



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201
held virtually via Zoom

MARCH 26, 2024

COMMISSIONERS PRESENT: *David Berarducci, Bradford Walker, Jeffrey Heyne, Justine Orlando.*

COMMISSIONERS ABSENT: *Lindsey Mac-Jones, Felicia Jacques, John Freeman, John Amodeo, Lynn Smiledge, Susan Goganian, Anne Renehan, Richard Henderson, Jeffrey Gonyeau, Chris Hart, Kirsten Hoffman. Angela Ward Hyatt,*

STAFF PRESENT: *Staff Architect, Chelsea Blanchard and BLC Executive Director, Rosanne Foley; Director of Office of Historic Preservation, Murray Miller; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Lorie Komlyn; Preservation Assistant, Sarah Lawton.*

A full recording of the hearing is available at [Boston.gov/landmarks](https://boston.gov/landmarks).

4:02 PM: Commissioner Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Alison Pultinas from the Fenway News was present.

Following this brief introduction he called the first Design Review application.



I. DESIGN REVIEW SUBCOMMITTEE

APP # 23.0611 BLC

ADDRESS: COMMONWEALTH AVENUE MALL

Applicant: List

Proposed Work: Improvements to the Mall at Charlesgate West & Restoration & Improvements to pedestal and new lighting at the Vendome Memorial.

PROJECT REPRESENTATIVES: Cassie Bethoney and Amy Linne were the project representatives. They presented the proposed scope of work to the Commission, which includes alterations to the Mall at Charlesgate West.

DOCUMENTS PRESENTED: Documents presented included a project schedule and funding document, historical images of the site, a site analysis rendering, images of existing condition, a community engagement timeline, the preferred site plan and materials, pavers precedents and details, proposed seating areas, site furnishings, preferred interpretive signage, a proposed view rendering, an existing plant palette, a proposed tree palette, and a proposed planting bed palette.

DISCUSSION TOPICS: Discussion topics included an overview of the licensing agreement with the MBTA, the Boston Parks request for funding the park's construction, an overview of the projects timeline, an overview of the site's history and significance, the location of the Kenmore Square and the Mall, a summary of feedback from the community, the City of Boston Arts Commission, and the Boston Landmarks Commission, how feedback received was incorporated into the revised proposal, the street views from the Mall, the existing conditions of the site, plans to relocate the existing Lombard lamp, an overview of the project's coordination with the current Charlesgate project, replacement paving patterns, plans to protect the existing green space in the Mall, an overview of the existing and appropriate planting types and native species from the Mall, new tree additions, proposed planting and material palette, the plans to maintain the existing and proposed greenery, whether pathways are ADA compliant, proposed seating area and benches, the possibility of incorporating interpretive signage throughout the park, whether new lighting features for pedestrian lighting would be feasible, the Mall plan layout, the proposed materials for pathways, seating, and gathering areas, the proposed scheme from the seating and picnic area, existing and proposed perimeter fencing, the visual impact of the project.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visual corridor from Kenmore Square to the Mall, the possibility of pulling the benches away from the visual access line, the color, material, and dimensions of the proposed symbolic train tracks in the pavement, whether the applicant explore the possibility of incorporating actual train rails, alternative materials for the proposed train tracks, examples of embedded rails in the pavement in Boston, whether the plants would have enough space between the pavement and perimeter fence, the proposed plant arrangements, the proposed granite block seating, whether there would be new interpretive signage that discusses the connection between Kenmore Square and the Mall, the possibility of future lighting for this project.

PUBLIC COMMENT: During the public comment period, the following participants spoke:

Alison Pultinas, from the Fenway News, asked for more clarification regarding the proposed landscape plan and greenery.

Margaret Pokorny, a representative from the Friend of the Public Garden offered comments in support of the proposed project.

Liz Vizza, offered comments in support of the proposed work.

COMMISSIONER BERADUCCI MOVED TO RECOMMEND THE APPLICATION BE APPROVED WITH PROVISOS.

- *That the grouping of dogwoods at the Western end of the park concentrate into 2 groups of 4, with a little bit wider opening in the center to articulate the central path.*
- *That a conduit be put in place to accept lighting for some future date.*
- *That a change to a metal rail would be approvable by staff.*

APP #24.0791 BLC

ADDRESS: COMMONWEALTH AVENUE MALL

Applicant: List

Proposed Work: Improvements to the Mall at Charlesgate West & Restoration & Improvements to pedestal and new lighting at the Vendome Memorial.

PROJECT REPRESENTATIVES: Cassie Bethoney and Gerald Powers were the project representatives. They presented the proposed scope of work to the Commission, which includes alterations to the existing Vendome Memorial.



DOCUMENTS PRESENTED: Documents presented included an overview of the project partners, project timeline, locus plan, memorial significance, existing site conditions, existing pavers, bench, and lights, memorial sculpture joints, lawn and asphalt condition, a proposed design, lighting fixture mock-up, in-ground fixture layout, and types, existing and proposed curb and paver design plan layout, proposed section cut, and proposed electrical components.

DISCUSSION TOPICS: Discussion topics included an overview of the projects aim to revitalize and improve the memorial dedicated to commemorating the lives lost in the fire at Hotel Vendome in 1972, the history of the memorials dedication, the significance of the memorial to the firefighting community, proposal to maintain the memorials original design, the sites existing condition, the proposed lighting layout, the curb and paver design and proposed electrical component, a summary of community feedback and recommendations, the projects preferred timeline, the location of the memorial and the former Hotel Vendome, the material of the existing plaza, current issues with the existing pavers, an overview of the maintenance required for the site, the current challenges to become ADA compliant, accessibility plans, the material of the existing and proposed pavers, deterioration of existing mortar, drainage issues, the installation of new electrical conduits, an overview of the new lighting fixtures and lighting mock up, location of the proposed lighting on the memorial walls, plans to protect existing greenery, new curb additions, proposed statue improvements, pathway repairs, the patterning on the pavers, the accessibility plans.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the symbolism of the pavers being turned at a diagonal, the possibility of incorporating interpretive signage that details the memorial's symbolism, the history of Hotel Vendome and the fire, whether the applicant was concerned with the lack of lighting on the benches, and whether the lights could be made dimmable.

PUBLIC COMMENT: During the public comment period, Margaret Pokorny spoke in support of the proposed work.

COMMISSIONER BERADUCCI MOVED TO RECOMMEND THE APPLICATION BE APPROVED WITH PROVISOS.

- *Suggest that there be dimming capabilities for these lights*
- *That mock ups of the final design for lights will be submitted to staff.*
- *Make sure that the bench that little curve section is going to be will stand out in some way so that it won't be a tripping hazard.*



APP # #24.0792 BLC

ADDRESS: FRANKLIN PARK - FORMER BEAR DEN CAGES

Applicant: List

Proposed Work: Phase One: Make-Safe Project

PROJECT REPRESENTATIVES: Amy Linne and Kyle Zick were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to provide critical safety improvements to the Franklin Park Bear Den Cages. .

DOCUMENTS PRESENTED: Documents presented included the project schedule, project scope of work, existing conditions, site overview, an overview of bear den history, original plan, bear den site plan from 1912, fence and canopy details, bear typology details, Franklin Park action plan from 2022, site inventory, existing and proposed conditions of cage 1, design images for cages one, two, three, and four, overall plaza and stair issues, and proposed fence option.

DISCUSSION TOPICS: Discussion topics included an overview of the history of the Franklin Park Bear Den Cages, an overview of safety and stabilization issues, specific and overall issues with the pavement and cages one, two, three and four, recommendations for all four cages and pavement, proposed conditions and design options for all four cages, an overview of site analysis and put together recommendations for the safety improvements, a summary of community feedback and recommendations, the current construction budget, the transfer of care and custody of the property from the state to the city, the site layout, the designers of Franklin Park Bear Den Cages, original and construction drawings of the site, existing conditions and materials of the enclosures, fence, walls, and pools, alternative options for fencing, plans to infill the existing pool with gravel, existing landscapes, and greenery, plans to replace greenery, plans to preserve fencing removed from the cages.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the plans to infill the existing pools, the material for infilling the pools, whether there is signage that references potential safety hazards, the removal of existing fencing, whether the removed fencing will be preserved.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI MOVED TO RECOMMEND THE APPLICATION BE APPROVED AS SUBMITTED.



ADJOURN – 5:45 PM

The Chair announced that the Commission would next review Advisory Review item(s).

II. BUSINESS HEARING

COMMISSIONERS PRESENT: *David Berarducci, Bradford Walker, John Amodeo, Susan Goganian, Anne Renehan, Richard Henderson, Jeffrey Gonyeau, Chris Hart, Jeffrey Heyne, Angela Ward Hyatt, Justine Orlando, Kirsten Hoffman. John Freeman, Felicia Jacques.*

COMMISSIONERS ABSENT: *Lynn Smiledge.*

STAFF PRESENT: *Staff Architect, Chelsea Blanchard and BLC Executive Director, Rosanne Foley; Director of Office of Historic Preservation, Murray Miller; Director of Design Review, Joseph Cornish; Chief of Environment, Energy and Open Space, Mariama White-Hamond; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Lorie Komlyn; Architectural Historian, Jennifer Gaugler; Preservation Assistant, Sarah Lawton.*

PUBLIC OFFICIALS PRESENT: *Charlestown Liaison from Boston City Councilor Gabriela Coletta's office, Elaine Donovan.*

6:02 PM: Commissioner Walker called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Alison Pultinas from the Fenway News was present.

Following this brief introduction Chelsea Blanchard called Subcommittee Chair Berarducci to recap the design review items from the Design Review Subcommittee Meeting.

REVIEW OF DESIGN REVIEW ITEMS

APP # 23.0611 BLC

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the possibility of incorporating actual train rails, alternative materials for the proposed train tracks, examples of embedded rails in the pavement in Boston, whether the plants would have enough space between the pavement and perimeter fence, the proposed plant arrangements, the proposed granite block seating, whether there would be new interpretive signage that discusses the connection between Kenmore Square and the Mall, the possibility of future lighting for this project.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI MOTIONED FOR THE APPLICATION TO BE APPROVED WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FELICIA JACQUES, JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, SUSAN GOGANIAN, DAVID BERARDUCCI, LINDSEY MAC-JONES, BRADFORD WALKER, KIRSTEN HOFFMAN)(N: NONE)(ABS: NONE).

- *That the grouping of dogwoods at the Western end of the park concentrate into 2 groups of 4, with a little bit wider opening in the center to articulate the central path.*
- *That a conduit be put in place to accept lighting for some future date.*
- *That a change to a metal rail would be approvable by staff.*

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significance of the memorial to the firefighting community, proposal to maintain the memorials original design, the sites existing condition, the proposed lighting layout, the curb and paver design and proposed electrical component, a summary of community feedback and recommendations, the projects preferred timeline, the location of the memorial and the former Hotel Vendome, the material of the existing plaza, current issues with the existing pavers, an overview of the maintenance required for the site, the current challenges to become ADA compliant, accessibility plans, the material of the existing and proposed pavers, deterioration of existing mortar, drainage issues, the installation of new electrical conduits, an overview of the new lighting fixtures and lighting mock up, location of the proposed lighting on the memorial walls, plans to protect existing greenery, new curb additions, proposed statue improvements, pathway repairs, the patterning on the pavers, the accessibility plans.

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PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI MOTIONED FOR THE APPLICATION TO BE APPROVED WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FELICIA JACQUES, JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, SUSAN GOGANIAN, DAVID BERARDUCCI, JEFFREY GONYEAU, BRADFORD WALKER, CHRISTOPHER HART)(N: NONE)(ABS: NONE).

- *That there be a dimmer switch for all of the lighting, so that that can be controlled.*

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DOCUMENTS PRESENTED: Documents presented included the project schedule,



project scope of work, existing conditions, site overview, an overview of bear den history, original plan, bear den site plan from 1912, fence and canopy details, bear typology details, Franklin Park action plan from 2022, site inventory, existing and proposed conditions of cage 1, design images for cages one, two, three, and four, overall plaza and stair issues, and proposed fence option.

DISCUSSION TOPICS: Discussion topics included an overview of the history of the Franklin Park Bear Den Cages, an overview of safety and stabilization issues, specific and overall issues with the pavement and cages one, two, three and four, recommendations for all four cages and pavement, proposed conditions and design options for all four cages, an overview of site analysis and recommendations for safety improvements, a summary of community feedback and recommendations, the current construction budget, the transfer of care and custody of the property from the state to the city, the site layout, the original designers of Franklin Park Bear Den Cages, original and construction drawings of the site, existing conditions and materials of the enclosures, fence, walls, and pools, alternative options for fencing, plans to infill existing pools with gravel, existing landscapes, and greenery, plans to replace greenery, plans to preserve fencing removed from the cages.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the plans to infill the existing pools, the material for infilling the pools, whether there is signage that references potential safety hazards, the removal of existing fencing, where and how removed elements such as fencing will be stored and preserved.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI MOTIONED FOR THE APPLICATION TO BE APPROVED AS SUBMITTED. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FELICIA JACQUES, JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, SUSAN GOGANIAN, DAVID BERARDUCCI, JEFFREY HEYNE, BRADFORD WALKER, LINDSEY MAC-JONES)(N: NONE)(ABS: NONE).

The Chair announced that the Commission would next review Administrative Review/Approval applications.

ADMINISTRATIVE REVIEW/ APPROVAL



24.0627 BV 29 WINCHESTER STREET, BAY VILLAGE - At Winchester Street facade replace non-historic egress door with historically appropriate window

24.0625 BSR 23 BAY STATE ROAD, BAY STATE ROAD - At roof, rebuild existing chimney in-kind.

24.0745 SB 29 CUMBERLAND STREET, ST. BOTOLPH - Replace roof and repair roof deck in-kind.

24.0761 199 ST. BOTOLPH STREET, ST. BOTOLPH - Repoint entire building in-kind, and repair lintels and sills in-kind.

24.0794 BLC - WILLOW POND ROAD, JAMAICA PLAIN - Olmstead Park - Tree Planting on Arbor Day

24.0769 BLC - 23 BAY STATE ROAD, BAY STATE ROAD - At rear elevation replace seven windows and one French door in-kind.

24.0800 BLC - 300 LONGWOOD AVE - Individual panes of glass in two non-visible skylights will be replaced with standing seam metal panels.

COMMISSIONER BERARDUCCI MOTIONED FOR THE ADMINISTRATIVE REVIEW TO BE APPROVED AS SUBMITTED. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FELICIA JACQUES, JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, SUSAN GOGANIAN, DAVID BERARDUCCI, KIRSTEN HOFFMAN, BRADFORD WALKER, JEFFREY GONYEAU)(N: NONE)(ABS: NONE).

The Chair announced that the Commission would next review Petitions, Study Reports, & Designations.

III. PETITIONS, STUDY REPORTS, & DESIGNATIONS

#277.21 APOLLOS FIELD HOUSE PUBLIC FEEDBACK

The Study Report was posted 2-20-24. The Chair and BLC Staff presented the feedback hearing portion tonight as part of the overall BLC designation process, and a summary of the study report.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner



comments.

PUBLIC COMMENT: During the public comment period, the following participants spoke;

Elaine Donovan, the Charlestown Liaison for Boston City Councilor Gabriela Coletta's office spoke in support of the proposed designation.

Ron Kulich, spoke in support of the proposed study report and designation and offered additional information about the project.

Kent Edwards Loren, offered comments regarding the Zoom protocols for BLC meetings.

Chair Brad Walker stated the public comment period will end on March 29, 2024.

The Chair announced that the Commission would next review the Advisory Review application.

IV. ADVISORY REVIEW

ADDRESS: CHESTNUT HILL PUMPING STATION

Proposed Work: Review of work at smoke stack.

PROJECT REPRESENTATIVES: James Gallagher, Mike Hughes, Doug Kelleher, Laurence Ronan, Martin Perlmutter were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal for work at the smokestack at the Chestnut Hill Pumping Station.

DOCUMENTS PRESENTED: Documents presented included existing conditions, smokestack adjacencies, the impact radius of smokestack failure, the historical background, the historic designation, the regulatory context, maintenance activities, original drawings, and elevations, structural performance analysis and results, mortar strength, and building influence, and the probability of a seismic event causing failure.

DISCUSSION TOPICS: Discussion topics included an overview of the historical background of the site and its landmark designation, regulatory context, preventative maintenance measures, existing conditions, safety and structural



issues with the smoke stack, other masonry structures that have similar safety issues, proposal to dismantle and remove the smoke stack in the interest of public safety, whether the smoke stack could be repaired and restored, the impact a seismic event could have on the smokestacks, the public safety risk associated with not removing the smokestacks, the costs associated with preventive maintenance on the slate roof and other repairs.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the applicants assessed the significance of the smokestack and the impact its removal would have on the site and the community, the possibility of exploring other alternatives to demolition, whether the applicant could examine the possibility of a full reconstruction of the site if the applicant could provide a linear scan, digital model, and photographs of the site for the historical records, and the potential cost to restore the smokestack. Commissioners also commented that the Boston Landmarks Commission would never make a decision that would compromise public safety.

V. CLARIFICATION ITEMS

Chief Mariama White-Hammond offered comments as a precursor to the Office of Historic Preservation presentation that Director Murray Miller presented. Chief White-Hammond offered comments in support of the vision and provided an overview of the history of the Office of Historic Preservation. Additionally, comments were offered concerning the progress and initiatives made by the Commemoration Commission, the Archeology Department, and the Landmarks Commission.

VI. OFFICE OF HISTORIC PRESERVATION - VISION PRESENTATION

Murray Miller, the Director of the Office of Historic Preservation, provided an updated version of the Office of Historic Preservation Vision Presentation. The presentation entailed an overview of Boston's history, the office priorities and functions, a summary of community feedback, changes to the vision based on community feedback, and the vision proposal.

PUBLIC COMMENT: During the public comment period, the following participants spoke;

James Berkman, mentioned that there have been consistent concerns regarding the vision statement and wanted to know if the vision would be revised based on community



feedback.

Kent Edwards Loren, offered comments regarding the vision's landmark designation process.

Serge Savard, offered comments regarding the development of a historic preservation ordinance.

Susan Prindle, offered comments regarding the expansion of the initiatives of the new vision and the potential costs associated with the expansion.

Martha Brest, expressed concern with how the Office of Historic Preservation dealt with community feedback regarding the vision.

VII. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of Public Hearing Minutes from 1/23/24.

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FELICIA JACQUES, JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, SUSAN GOGANIAN, DAVID BERARDUCCI, BRADFORD WALKER, CHRISTOPHER HART, ANGELA WARD-HYATT)(N: NONE)(ABS: NONE).

VIII. STAFF UPDATES

Joseph Cornish, the Director of Design Review, offered updates regarding commissioner appointments.

Jennifer Gaugler, Architectural Historian, announced that she will be returning to the Boston Landmarks Commission.

IX. ADJOURN – 8:30 PM

COMMISSIONER GONYEAU MOTIONED TO ADJOURN. COMMISSIONER HENDERSON SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.