



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APRIL 22, 2025

I. DESIGN REVIEW SUBCOMMITTEE 5:00 PM

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Justine Orlando, Fadi Samaha.

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, John Freeman, Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha, Brad Walker, Angela Ward-Hyatt.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Preservation Assistant, Sarah Lawton, Alexa Pinard, Interim Executive Director

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

5:06 PM: Commissioner Beraducci called the Design Review Subcommittee 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. There were no members of the press present.

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

APP #25.0760 BLC

ADDRESS: 276 WASHINGTON STREET, BLANK STREET COFFEE

Applicant: Robyn Kiernan

Proposed Work: Installation of new louver panels and new signage.

PROJECT REPRESENTATIVES: Robyn Kiernan, Matt Duell, and Evan were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed exterior signage and louver details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the Blank Street Coffee organization, the dimensions,



design, material and locations of the proposed exterior signage, the proposed plan options for the louver replacements, the proposed material and dimensions of the replacement louvers.

PUBLIC COMMENT: Erik Viggh, offered comments about the landmark design review process and the use of the property.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- That knife sign details to be further developed and remanded to staff.
- To eliminate the illumination, narrow thickness, design mounting bracket to remain in place for use by other/ future tenants.
- Reevaluate mounting height to not intrude on existing camera.

ADJOURN – 5:57 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, David Berarducci, John Freeman, Jeffrey Gonyeau, Christopher Hart, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Justine Orlando (Vice-Chair), Fadi Samaha, Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Celina Barrios-Millner, Senam Kumahia, Lindsey Mac-Jones, Brad Walker (Chair).

STAFF PRESENT: Preservation Projects Manager, Gabriela Amore; Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Architectural Historian, Jennifer Gaugler; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton; Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:00 PM: Commissioner Orlando called the public hearing to order. She 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. There were no members of the press present. Gabriela Ramirez, represented Boston City Councilor Gabriela Coletta Zapata for District 1.

Following this brief introduction Commissioner Beraducci summarized the design review items from the Design Review Subcommittee Meeting.



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PROJECT REPRESENTATIVES: Robyn Kiernan, Matt Duell, and Evan were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed exterior signage and louver details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the Blank Street Coffee organization, the dimensions, design, material and locations of the proposed exterior signage, the proposed plan options for the louver replacements, the proposed material and dimensions of the replacement louvers.

PUBLIC COMMENT: Erik Viggh, offered comments about the landmark design review process and the use of the property.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, KH, FJ, JO, FS, AWH) (N: NONE) (ABS: NONE).

- *That knife sign details to be further developed and remanded to staff.*
- *To eliminate the illumination, narrow thickness, design mounting bracket to remain in place for use by other/ future tenants.*
- *Reevaluate mounting height to not intrude on existing camera.*

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

III. ADMINISTRATIVE REVIEW/APPROVAL

25.0768 BLC - BOSTON CITY HALL, 1 CITY HALL SQUARE- Registry Department constituents improvements including creating three accessible transaction windows and installation of furniture.

25.0765 BLC- 89 BROAD STREET - DAGNY HOTEL- Facade improvements.

25.0761 BLC - 128 PARK STREET - BOSTON COMMON- Installation of a Bluebike



Station - Location remanded to staff.

25.0537 BLC - 10 POST OFFICE SQUARE- Revised exterior signage package remanded to staff - no restaurant signage included.

25.0711 MHT - 13 WIGGLESWORTH STREET- Emergency repair approval - fire escape connecting the balcony to be replaced in-kind.

25.0679 BLC - 700 BOYLSTON STREET- Install three digital people counters in the foyer of the McKim main entrance, one over each of the three exterior doors.

25.0676 BLC - JAMAICAWAY SHARED-USE PATH- Repave the Jamaicaaway shared-use asphalt path and repair/re-grade surrounding areas of eroded landscape between Willow Pond Road and Perkins Street. A concrete pad for a bike share station at Willow Pond Road will be added.

25.0641 SB - 17 BLACKWOOD STREET- At front facade and rear elevation repair and re-point masonry.

25.0757 SB - 159 ST BOTOLPH STREET- At side elevation repair existing fire escape.

25.0666 BSR - 17 BAY STATE ROAD- At roof, replace black rubber membrane roof, deck and copper gutter in-kind.

25.0607 BLC - 350 JAMAICAWAY - Strategic replantings of trees and woodland plants.

25.0645 BLC - EVANS WAY- A temporary public art work: A sculpture created by artist Nicholas Galanin for the 2025 Boston Public Art Triennial.

25.0723 AB 1871-1875 COMMONWEALTH AVENUE - Restoration of wood outer main doors and entry area woodwork (sidelight frames and paneling, lintels) at condo complex.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, JH, FJ, JO, FS, AWH) (N: NONE) (ABS: NONE).

The Chair announced that the Commission would next review petitions, study reports, and designation.

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

265.19 OLD NORTH CHURCH, NORTH END



Vote to Accept Study Report and Vote to Designate.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and site plans.

DISCUSSION TOPICS: Discussion topics included an overview of the petition submitted for Old North Church and Campus, and the historical and architectural significance of the property.

PUBLIC COMMENT: Two written comments were submitted in support of the designation from the Massachusetts Historical Commission and from Boston City Councilor Gabriela Coletta Zapata's office.

Gabriela Ramirez, a representative from Boston City Councilor Gabriela Coletta Zapata's office, reiterated Councilor Coletta Zapata's support of the landmark designation.

Nikki Stewart, Executive Director of Old North Illuminated, offered comments regarding the light projections at Old North on April 18, 2025 and clarified that they were not organized by Old North Illuminated.

COMMISSIONER JACQUES MOTIONED TO ACCEPT THE AMENDED STUDY REPORT. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: DB, JF, JG, JH, KH, FJ, JO, FS, AWH) (N: NONE) (ABS: NONE).

COMMISSIONER BERADUCCI MOTIONED TO DESIGNATE. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, JH, KH, FJ, JO, FS) (N: NONE) (ABS: NONE).

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

V. ADVISORY REVIEW

APP # 25.0295 BLC

ADDRESS: 16 HOWE STREET

Applicant: Fernando Dalfior

Proposed Work: Two new additional units proposed on the rear of the property attached by a breezeway.

PROJECT REPRESENTATIVES: Eileen Brito Rosa was the project representative.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the interior and exterior, 3D renderings, existing and proposed roof, site and floor plans, and existing and proposed elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the the previous design, a summary of Commissioner comments from previous meetings, code requirements, the proposed plans and details for interior work, the proposed dimensions, design, and material for the proposed dormers, the existing and proposed window materials and configurations, and details regarding the proposed shutters.

PUBLIC COMMENT: Marti Glynn offered comments regarding the proposed green space on the property, the proposed use of the property as condominiums, and the proposed shutters.

VI. RATIFICATION OF MINUTES

Review and ratification of Public Hearing Minutes from March 25, 2025 .

COMMISSIONER HEYNE MOTIONED TO APPROVE THE MINUTES. COMMISSIONER GONYEAU SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JH, KH, FJ, JO, FS, AWH) (N: NONE) (ABS: NONE).

VII. STAFF UPDATES

Elizabeth Sherva, Deputy Director of the Office of Historic Preservation announced that the next BLC meeting on May 13, 2025 at 6:00 PM will include the Annual Meeting. The Commission will vote to elect a Chair and Vice-Chair of the Boston Landmarks Commission.

VIII. ADJOURN – 7:30 PM

COMMISSIONER AMODEO MOTIONED TO ADJOURN THE HEARING. COMMISSIONER GONYEAU SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.