



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

JULY 22, 2025

I. DESIGN REVIEW SUBCOMMITTEE 5:00 PM

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Justine Orlando
(Vice-Chair), Brad Walker (Chair).

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, Angela Ward-Hyatt.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton, and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

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

4:03 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. Member of the press, Alison Pultinas, Fenway News made herself known.

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

APP # 25.0966 BLC

ADDRESS: 539 WASHINGTON STREET, KEITH MEMORIAL THEATER (BOSTON OPERA HOUSE)

Applicant: Mary Nastasi, Ryan, LLC

Proposed Work: Review of the proposed signage digitization scope for the B.F. Keith Memorial Theater (Boston Opera House). The intention is to replace the two blade signs with digitized banners and to digitize the front of the existing marquee.

PROJECT REPRESENTATIVES: Mary Nastasi, Albert Rex, and Maggie were the project representatives.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs of the theater from the 1930s, and exterior photographs of the signage at neighboring theaters.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the historical and architectural significance of the Opera House and Theater, a summary of the guidelines regarding illuminated signage, the dimensions, materials, and design of the existing banners and proposed digitized signage, and details the removal and installation of the marquee signage.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the design, material and dimensions of the existing and proposed signage, the purpose behind installing illuminated signage, and guidelines regarding illumination.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO CONTINUE THE APPLICATION.

II. ADMINISTRATIVE REVIEW/APPROVAL

25.0976 AB 1925 COMMONWEALTH AVENUE:

Upgrade existing cellular equipment on the rooftop. Equipment will be reconfigured, but utilize existing, vacant, pipe mounts currently installed on the rooftop façade and ballast. Hardware to match the color of the wall mounted to.

25.0992 BLC - 193 SALEM STREET, OLD NORTH CHURCH

The Old North Church will install a new slate roof with flashing, down spouts and soffits. Details and mock-ups will be provided to BLC staff.

25.1027 BLC - 1 FRANKLIN PARK ROAD, FRANKLIN PARK ZOO

Installation of new yurts not visible from a public way.. Installation of two 30' diameter yurts on the grounds of Franklin Park Zoo.

25.1050 BLC - 160 FEDERAL STREET, BATTERYMARCH BUILDING

Work includes limited exterior wall repairs at the 2nd to 21st levels, including, but not limited to, localized removal and replacement of cracked and displaced brick; treatment of underlying corroded steel; replacement of corroded steel lintels; repair of damaged cast stone window sill units; lintel coating; and replacement of joint sealant throughout the areas of work.

25.1053 BLC - 280 CHARLES STREET - ESPLANADE

New post signage in two locations at the spray pool.



25.1054 BLC - 12 SOUTH STREET -LORING-GREENOUGH HOUSE

Replace four short sections of shallow wooden gutters with replacement extruded aluminum Duragutter gutters having a very similar profile to the existing. The replacement Duragutter OG-5 type gutters will have a very similar profile and outside dimension as the Boston Profile gutter.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS.

ADJOURN – 6:07 PM

III. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: David Berarducci, John Freeman, Jeffrey Gonyeau,, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, Christopher Hart, Senam Kumahia, Fadi Samaha.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton, and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:07 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. Member of the press, Alison Pultinas, Fenway News made herself known.

The Chair announced that the Commission would next review the Ratification of Meeting Minutes.

IV. HEARING MINUTES

Review and ratification of public hearing minutes from June 24, 2025. The vote to ratify the minutes from the July 8, 2025 hearing were postponed until the next meeting.



**COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: DB,
JF, JG, JH, FJ, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).**

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

V. DESIGN REVIEW RECAP & VOTE

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COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the design, material and dimensions of the existing and proposed signage, the purpose behind installing illuminated signage, and guidelines regarding illumination.

PUBLIC COMMENT: There were no public comments.

**COMMISSIONER BERADUCCI MOTIONED TO CONTINUE THE APPLICATION.
COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y:
DB, JF, JH, KH, FJ, LMJ, JO, BW, AWH)(N: NONE)(ABS: NONE).**



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

VI. ADMINISTRATIVE REVIEW/APPROVAL

25.0976 AB 1925 COMMONWEALTH AVENUE:

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

VII. STAFF UPDATES



Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next Business Hearing will take place at 6:00 PM, on Tuesday, August 12, 2025.

VIII. ADJOURN – 6:19 PM

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