



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

**SEPTEMBER 24, 2024
APPROVED OCTOBER 8, 2024**

COMMISSIONERS PRESENT: John Amodeo, David Berarducci, John Freeman, Richard Henderson, Jeffrey Heyne, Felicia Jacques, Justine Orlando (Vice-Chair), Fadi Samaha, Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Celina Barrios-Millner, Susan Goganian, Jeffrey Gonyeau, Christopher Hart, Kirsten Hoffman, Senam Kumahia, Lindsey Mac-Jones, Anne Renehan.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Jennifer Gaugler; Preservation Assistant, Sarah Lawton.

CITY STAFF PRESENT: Interim Executive Director of the BLC, Alexa Pinard, Chief Climate Officer, Environment, Energy and Open Space Cabinet, Brian Swett and incoming Director of the Office of Historic Preservation, Kathy Kottardis.

6:03 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. There were no members of the press present.

Following this brief introduction he called the first speaker Brian Swett, the new Chief of the Environment, Energy, and Open Space Cabinet.

I. BUSINESS HEARING

Brian Swett, the Chief of Environment, Energy, and Open Space Cabinet, and Kathy Kottaridis, the new Director of the Office of Historic Preservation, were introduced to the BLC.

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



II. ADMINISTRATIVE REVIEW/ APPROVAL

25.0191 FPC 266 SUMMER STREET

Replacement of existing entry door and fire stair door due to damage and wear. Note new door leaves to match the proportion and color of existing doors. Provide new 4 ft offset stainless steel bar pulls at each door.

25.0203 FPC 35 CHANNEL CENTER STREET

Emergency repair due to leaks - Repointing of deteriorated mortar joints along the top two (2) floors of the exterior rear elevation. Replacement mortar will match existing.

25.0164 BLC - 314 COMMONWEALTH AVENUE

The Burrage Mansion Repair 14 mortar joints at dormers at exterior of building.

COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, RH, JH, JO, FS, BW, AWH)(N: NONE)(ABS: NONE).

III. WENTWORTH UNIVERSITY - NEW PROPOSAL AND PREVIOUS APPROVED PROVISOS

APP # 25.0207 BLC

ADDRESS: VIENNA BREWING COMPLEX - 37 STATION STREET, ROXBURY, MA

Applicant: List

Proposed Work: Repairs to the remaining Brew House and Administration Buildings on the Vienna Brewery Complex site at localized areas of the facades and roof, and for temporary shoring at localized areas of deteriorated framing and bracing of the brick masonry chimney at the Administration Building. The objectives of the repair and shoring work are to stabilize, replace, and/or repair deteriorated masonry at the facades of the two buildings, shore portions of the deteriorated framing, and reduce water infiltration. Also, there will be discussion of the provisos that were required in the approval letter in 2022, which were not fulfilled.

PROJECT REPRESENTATIVES: Nicole Benjamin-Ma, Dave Wahlstrom, Carlo Pavone, and Jennifer Schultz were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photographs of the property's existing condition, historic photographs, Southwest, Southeast,



Northwest, and Northeast elevation images, aerial views of the property, and plans.

DISCUSSION TOPICS: Discussion topics included an overview of Wentworth's history, mission, and stewardship, the existing conditions of the Brewery Complex buildings, the project timeline and BLC review timeline, the plans for the new Sweeney Field project, the previous approvals and provisos from the BLC, the suspension of the previous provisos, the proposed new repairs to the Brewery Complex buildings, the plans for the proposed stabilization of the Brew House.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions of the Brewery Complex buildings, the previous provisos and approvals from the BLC, and the plans and details for the proposed work.

IV. POLICY ITEMS

Staff presented an overview of the Boston Landmarks Commission Survey Rating Policy amendments. Staff offered comments regarding the current Survey Rating Policy and its proposed changes, which they will use to determine whether a property is eligible to be designated as a Boston landmark. A Commission vote to accept the updated policy will happen at a later hearing.

V. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of the meeting minutes of 08/27/2024 was postponed.

VI. STAFF UPDATES

Chelsea Blanchard, Staff Architect, mentioned that the October 8, 2024, BLC hearing may be canceled. The next Design Review meeting will be at 4:00 PM, and the Business Hearing will be at 6:00 PM on October 22, 2024.

VII. ADJOURN - 7:53 PM

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