



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall, Room 709
Boston, MA. 02201

(ONLINE HEARING ONLY [HTTPS://US02WEB.ZOOM.US/J/89410195456](https://us02web.zoom.us/j/89410195456))

Tuesday, July 26, 2022 at 6:00pm

Commissioners Present: John Amodeo; David Berarducci; John Freeman; Susan Goganian; Jeffrey Gonyeau; Christopher Hart; Richard Henderson; Kirsten Hoffman; Thomas Hotaling; Anne Renehan; Lynn Smiledge; and Bradford Walker.

Commissioners Absent: Joseph Castro; Felicia Jacques; Lindsey Mac-Jones; Justine Orlando; and Diana Parcon.

Staff Present: Executive Director Rosanne Foley; Director of Design Review Joseph Cornish; and Architectural Historian Jennifer Gaugler.

6:00pm: Commission Chair Smiledge 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.

Following this brief introduction she called the first agenda item:

DESIGN REVIEW

Commissioner Berarducci presented summaries of the following applications:

22.0784.0005 – Boston Public Garden, Boston, MA

Applicant: Keenan Brinn

Proposed work: At sidewalk along Charles Street replace existing street light pole with DAS Node.

Project Representative: Keenan Brinn

Documents Presented: Photos of existing conditions and a description of the current proposed work.

Discussion Topics: Commission members discussed the existing DAS nodes in this area, the width of the sidewalk, and the appropriateness of side mounted equipment on the shaft of the pole.

Public Comment: There was no public comment.

**COMMISSIONER BERARDUCCI motioned to APPROVE THE APPLICATION.
COMMISSIONER WALKER seconded the motion. The vote was 9-0 (Y: Berarducci,
Freeman, Goganian, Gonyeau, Henderson, Hotaling, Renehan, Smiledge, Walker) (N:**

None) (Abstention: None).

22.1349.0281– 10 Melville Avenue, Dorchester MA

Applicant: Derek Bloom

Proposed work: Renovate former Salvation Army office into a two-family house. Work includes: at rear elevation remove commercial exhaust fan hood, concrete ramp, door and window, and install new sliding doors with transoms, and enclose existing painted wood stair with new weather protective painted wood screening; and at side elevation replace third story window with egress door and install new painted steel fire balcony and spiral stair as required second means of egress from 3rd floor unit.

Project Representatives: Derek Bloom and Mallory Nurse.

Documents Presented: Photos of existing conditions and a description of the current proposed work.

Discussion Topics: Commission members discussed the location of the spiral stair and suggested simplifying the design details of the rear stair enclosure. They also suggested having the side upper floor egress door resemble a window with the addition of glass.

Public Comment: Joanne Thompson and Aughtney King asked for clarification on the details of the project.

COMMISSIONER BERARDUCCI motioned to CONTINUE THE APPLICATION.

COMMISSIONER WALKER seconded the motion. The vote was 9-0 (Y: Amodeo, Berarducci, Freeman, Goganian, Henderson, Hoffman, Renehan, Smiledge, Walker) (N: None) (Abstention: None).

- **The applicant should return with a simplified design for the rear stair enclosure, relocate the spiral staircase toward the rear of the house, reduce the size of the fire balcony, and add glass to the proposed upper story egress door to resemble a window.**

23.0004.0229 – Charles River Esplanade, Boston, MA

Applicant: Jennifer Mugar

Proposed work: Erect a monument to David G. Mugar on the west side of the Music Oval at the Esplanade.

Project Representatives: Jennifer Mugar, Bob Shore, Peter Brown and Dan Strom.

Documents Presented: Photos of existing conditions and a description of the current proposed work.

Discussion Topics: Commission members discussed the impact the project may have on adjacent trees, the dimensions of the concrete footing and having pavers connect the monument to the existing pathway.

Public Comment: Staff distributed public comment from DCR in support of the project, and an email message from R. Jefferson Smith in opposition to the design of the memorial.

COMMISSIONER BERARDUCCI motioned to APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WALKER seconded the motion. The vote was 9-0 (Y: Amodeo, Berarducci, Freeman, Goganian, Gonyeau, Henderson, Hotaling, Smiledge, Walker) (N: None) (Abstention: None).

- **The applicant will contact staff should the site be determined infeasible due to possible harm to the adjacent tree roots; the concrete footing be reduced further below grade; and pavers be installed to connect the memorial to the nearby pathway.**

22.0961.0025 – Jacob Wirth’s Restaurant, 31-39 Stuart Street, Boston MA

Applicant: Albert Rex

Proposed work: Revise approved application to reopen the restaurant as a full-service dining facility to include accessible front entrance.

Project Representatives: Albert Rex and Scott Treneer

Documents Presented: Photos of existing conditions and a description of the current proposed work.

Discussion Topics: Commission members discussed the fact that an exterior ramp is infeasible and asked for design details of the vestibule flooring and the entry door.

Public Comment: There was no public comment.

COMMISSIONER BERARDUCCI motioned to APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WALKER seconded the motion. The vote was 9-0 (Y: Berarducci, Freeman, Goganian, Henderson, Hoffman, Hotaling, Renehan, Smiledge, Walker) (N: None) (Abstention: None).

- The project is approved in concept; however, the applicant must return with more details on the paving, entry door and vestibule finishes.

23.0007.0223 – Christian Science Complex, Boston MA

Applicant: Catherine Weiskel

Proposed work: Install an elevator within the Sunday School Building (235 Huntington Avenue). The proposed elevator vestibule and elevator door opening occupies the currently exterior arched passage at the northeast corner of the building.

Project Representatives: Lan Yins and Nat Crosby

Documents Presented: Photos of existing conditions and a description of the current proposed work.

Discussion Topics: Commission members discussed the details of the curtain walls, grade changes, door closers and HVAC system details.

Public Comment: There was no public comment.

COMMISSIONER BERARDUCCI motioned to APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WALKER seconded the motion. The vote was 9-0 (Y: Amodeo, Berarducci, Freeman, Goganian, Gonyeau, Henderson, Hoffman, Smiledge, Walker) (N: None) (Abstention: None).

- The project is approved in concept; however, the applicant must return to the Commission with a further exploration of an interior lobby design at the elevator instead of the proposal to enclose the entire space; and more details of the plan to enclose the entire space including a study of the ramp, simpler doors, lighting, closers and HVAC plans.

ADMINISTRATIVE REVIEW/ APPROVAL

COMMISSIONER BERARDUCCI motioned to approve the Administrative Review/ Approval items as submitted. COMMISSIONER WALKER seconded the motion. The vote was 9-0 (Y: Berarducci, Freeman, Goganian, Gonyeau, Henderson, Hotaling, Renehan, Smiledge, Walker) (N: None) (Abstention: None).

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| 23.0029.0066 | 10 Marshall Street – Blackstone Block, Boston, MA: Replace damaged bollard in-kind and repair and repaint existing bollards. |
| 22.1410.0229 | Charles River Esplanade, Boston, MA: Install new equipment at the Miriam & Sidnev Stoneman Playground |
| 22.1268.0019 | Commonwealth Avenue Mall, Boston, MA: Install bronze plaque at Boston Women's Memorial. |
| 23.0005.0262 | Saint James African Orthodox Church, Roxbury, MA: Remove existing temporary rubber roof, install charcoal gray architectural and lead flashing. Loose bricks of a collapsing chimney will be removed for safety; chimney will be rebuilt at a later date. |
| 23.0010.0037 | Upham's Corner Comfort Station, Dorchester, MA: At front façade paint signage onto building. |

COMMISSIONER CHRISTOPHER HART JOINED THE HEARING at 6:15PM

Demolition Delav Hearing: 1 & 4 Terrace Place, Mission Hill, MA
Application # 22.0580D2889

Applicant: Bellerose Terrace LLC
Review of proposed demolition of the two multi-family residences at 1 and 4 Terrace Place, Mission Hill, MA

Project Representatives: Michael Ross and Thomas Maigtros

Discussion Topics: Staff reported that the property is significant under criteria D and E of the ordinance. Commissioners asked if a structural report has been submitted and discussed the importance of preserving early residential buildings in this neighborhood.

Public Comment: Alison Pultinas and Kara Silva spoke in support of invoking the demolition delay and asked if the houses could be moved.

There was no motion to invoke the demolition delay period.

Preliminary Hearing – Petition #287.22 Monument Square Landmark District, Charlestown, MA – Discussion and Vote

Petition Representatives: Amanda Zettel and Eric Hill were the project representatives. Ms. Zettel presented photos of existing conditions, historic maps showing the proposed district in context of the neighborhood, and summarized her opinion about the significance of the proposed district.

Public Comment: Elaine Donovan spoke on behalf of City Councilor Gabriela Coletta in support of the petition. Scott Haldane and Judith McDonough also spoke in support of the petition.

Discussion Topics: Commission members discussed the proposed boundaries of the district and its significance beyond the local level.

COMMISSIONER GOGANIAN motioned to accept the petition for further study. COMMISSIONER FREEMAN seconded the motion. The vote was 9-0 (Y: Amodeo, Berarducci, Gonyeau, Hotaling, Hoffman, Jacques, Orlando, Walker) (N: None) (Abstention: None).

Advisory Review – 63 Beech Glen Street, Highland Park Architectural Conservation District

Renovation and addition of an existing detached single family house to be converted to a two family house.

Project Representative: Rafi Segal

Discussion Topics: Staff read the sections of the district's standards and criteria that are pertinent to the project. Commissioners discussed the Study Committee's goals to preserve the diversity of the district, and preserving the rhythm and symmetry of the building's current design. Commissioners appreciated the proposed modern design and asked for more renderings showing the context of the front façade and rear elevation in relation to the neighborhood.

Public Comment: There was no public comment.

Review and ratification of public hearing minutes from 7/12/2022.

COMMISSIONER GOGANIAN motioned to approve the 7/12/2022 public hearing minutes. **COMMISSIONER WALKER** seconded the motion. The vote was 9-0 (Y: Berarducci, Freeman, Goganian, Gonyeau, Henderson, Hotaling, Renehan, Smiledge, Walker) (N: None) (Abstention: None).

Staff Updates

Executive Director Foley reported that details of money spent in FY 2022 and the budget for FY 2023 are not yet available. Commission members expressed thanks to the Red Sox for the tour of Fenway Park that took place on 7/11/2022.

ADJOURN – 7:44 pm

COMMISSIONER BERARDUCCI motioned to adjourn the hearing. **COMMISSIONER GOGANIAN** seconded the motion. The vote was 9-0 (Y: Amodeo, Berarducci, Goganian, Henderson, Hoffman, Orlando, Smiledge, Walker) (N: None) (Abstention: None).