



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

OCTOBER 22, 2024

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

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

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, John Freeman, Sue Goganian, 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; Preservation Assistant, Sarah Lawton, Alexa Pinard, Interim Executive Director

ELECTED OFFICIALS: Sharon Durkan, District 8 Boston City Councilor; Jay Livingstone, State Representative for the 8th Suffolk District.

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

4:05 PM: Commissioner Berarducci 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. Members of the press Alison Pultinas from the Fenway News made herself known.

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

APP #25.0207 BLC 4:11 PM

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

Applicant:

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. Wentworth is requesting approval of a new RFP process to search for a new owner or lessee for the complex. Draft Provisos for this applicant have been provided by BLC staff.



PROJECT REPRESENTATIVES: Carlo Pavone, Jennifer Schultz, Jessica Sawyer, Janine Murphy, and Baraja R were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, Brew House Southeast, Northeast, and Northwest elevations, masonry stitching detail, Administration building Southwest and Northeast elevation.

DISCUSSION TOPICS: Discussion topics included an overview of the project's BLC review timeline, Wentworth's mission statement and stewardship, the location of the landmark parcel, the causes of delay in construction, the existing conditions at the Brewhouse and Administration building, the proposed plans manage and reduce water infiltration and roof drainage, the proposed plans to repair and masonry at building facades, the structural stability of the Brewhouse and Administration building, water infiltration areas in both buildings, possible development partners to assist in rehabilitation of both buildings, the conditions of the wood flooring on the interior, and key milestones of the RFP process, the proposed steel bracing for the chimney.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included an overview of the existing conditions on the interior and exterior Brewhouse and Administration buildings, the recurring building inspections, proposed shoring on the wood floor, the proposed steel bracing on the chimney, existing and proposed square footage for the Wentworth Sports Facility, the previous project provisos from 2022, an overview of six suggested provisos from BLC staff, and a recommended list of changes to the suggested provisos.

PUBLIC COMMENT: Alison Pultinas, recommended changes to the language in suggested proviso number three.

COMMISSIONER WALKER RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOs.

- *The current list of provisos presented to Wentworth on Oct. 22, 2024, will nullify the provisos required by the 2022 BLC decision letter.*
- *Wentworth and their consultants shall include BLC staff at key milestones of the RFP process.*
- *The RFP shall allow for the option of including the entire rectangular open site adjacent to the Brewery parcel along Station Street with the understanding that any such development could include a certain*
- *square footage dedicated to Wentworth sports facility use. See companion graphic.*



- *There shall be a 1'-0" to 2'-0" border of crushed stone exposed around the footprint of the building. The new paving shall not meet the brick buildings directly. The paving would be a temporary condition put in*
- *place until the new owner or lessee can carry out the preservation of this industrial landscape.*
- *Provide BLC staff with details of a security fence and a method to secure the two brewery buildings. The fence would be kept in place until the buildings are preserved in the future by a new owner or lessee.*
- *These should be installed in the ground as opposed to jersey barriers.*
- *Require the applicant to return to BLC every two years with an updated conditions report and commit to timely ongoing stabilization repairs until such time as the buildings are redeveloped.*

APP # 24.0897 BLC 5:04 PM

**ADDRESS: VISITOR CENTER AT CHARLESBANK LANDING - CHARLES RIVER
ESPLANADE**

Applicant:

Proposed Work: The applicants request BLC advisory review for a new building and site work at the Charlesbank Landing area of the Esplanade. The project will involve the construction of a building, featuring public restrooms, community rooms and a deck. The building will be a visitor center, maintenance operations center, and office space for the Esplanade Association. The Esplanade Association will present design updates to the proposed Visitor Center at Charlesbank Landing based on feedback given at the Advisory Reviews on 08/27/24 BLC hearing and the 10/08/22 BLC hearing.

PROJECT REPRESENTATIVES: Jen Mergel, Maryann Thompson, Katie Moniz, Zac Cardwell, A. J Tourigny and Jesse Nicholson were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed site plans, proposed site signage, program diagram, proposed materials palettes, grading plans, Arts Lawn site section, Courts and Rain Garden site sections, proposed plan views, building elevation drawings, and proposed building materials.

DISCUSSION TOPICS: Discussion topics included the existing conditions, the location of the Esplanade in context with the surrounding neighborhoods, access & connection locations throughout the Esplanade, programs and events offered by the Esplanade Association and the Department of Conservation & Recreation (DCR), DCR branding guidelines and operational hours, the proposed interpretive site signage, the existing locations of site signage and kiosks, details regarding the existing and proposed lighting, existing and proposed plants species for the landscapes, existing and proposed accessibility paths, visibility of all proposed work



from Storrow Drive, proposed shading areas within the Entry Garden, Courts & Lawns, existing and proposed site fencing, proposed gate locations on Red Sox Field, challenges with fencing accessibility, existing grading levels, the proposed height of the fencing and new building, the material and dimensions of the proposed windows, and proposed building materials, public accessibility to the site throughout the year.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included public accessibility to the site, concerns regarding the amount of fencing throughout the site, details about signage approved by the BLC, the new locations of existing signage, the heights of operational yard fencing, the location of storage containers, the proposed surface treatment for the storage containers, plans for branding or marketing throughout the site, DCR branding guidelines.

PUBLIC COMMENT: Sharon Durkan, District 8 Boston City Councilor, submitted written comments in support of the proposed work.

Jay Livingstone, State Representative for the 8th Suffolk District, submitted written comments in support of the proposed work.

COMMISSIONER BERARDUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *The project is approved with the proviso that the Commission shall form a subcommittee to continue with Design Review details.*
- *Volunteer Commissioners: Justine Orlando, David Beraducci, Jeffrey Heyne.*

ADJOURN – 6:00PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, Celina Barrios-Millner, David Beraducci, John Freeman, Christopher Hart, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Justine Orlando (Vice-Chair), Fadi Samaha, Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Sue Goganian, Jeffrey Gonyeau, Richard Henderson, Lindsey Mac-Jones.

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



6:11 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. Members of the press Alison Pultinas from the Fenway News made herself known.

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

APP #25.0207 BLC 6:12 PM

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

Applicant:

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. Wentworth is requesting approval of a new RFP process to search for a new owner or lessee for the complex. Draft Provisos for this applicant have been provided by BLC staff.

PROJECT REPRESENTATIVES: Carlo Pavone, Jennifer Schultz, Jessica Sawyer, Janine Murphy, and Baraja R were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, Brew House Southeast, Northeast, and Northwest elevations, masonry stitching detail, Administration building Southwest and Northeast elevation.

DISCUSSION TOPICS: Discussion topics included an overview of the project's BLC review timeline, the location of the landmark parcel, and a summary of the existing conditions and proposed work at the Brewhouse and Administration building.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included an overview of the existing conditions on the interior and exterior Brewhouse and Administration buildings, proposed shoring on the wood floor, the proposed steel bracing on the chimney, existing and proposed square footage, the previous project provisos from 2022, and the recommended list of provisos.

PUBLIC COMMENT: Alison Pultinas, recommended changes to the language in suggested proviso number three.



COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JO, SK, DB, FS, BW, KH, JA, JH)(N: NONE)(ABS: NONE).

- The current list of provisos presented to Wentworth on Oct. 22, 2024, will nullify the provisos required by the 2022 BLC decision letter.
- Wentworth and their consultants shall include BLC staff at key milestones of the RFP process.
- The RFP shall allow for the option of including the entire rectangular open site adjacent to the Brewery parcel along Station Street with the understanding that any such development could include a certain
- square footage dedicated to Wentworth sports facility use. See companion graphic.
- There shall be a 1'-0" to 2'-0" border of crushed stone exposed around the footprint of the building. The new paving shall not meet the brick buildings directly. The paving would be a temporary condition put in
- place until the new owner or lessee can carry out the preservation of this industrial landscape.
- Provide BLC staff with details of a security fence and a method to secure the two brewery buildings. The fence would be kept in place until the buildings are preserved in the future by a new owner or lessee.
- These should be installed in the ground as opposed to jersey barriers.
- Require the applicant to return to BLC every two years with an updated conditions report and commit to timely ongoing stabilization repairs until such time as the buildings are redeveloped.

COMMISSIONER FREEMAN AND BARRIOS-MILLNER JOINED THE MEETING.

APP # 24.0897 BLC

6:18 PM

**ADDRESS: VISITOR CENTER AT CHARLESBANK LANDING - CHARLES RIVER
ESPLANADE**

Applicant:

Proposed Work: The applicants request BLC advisory review for a new building and site work at the Charlesbank Landing area of the Esplanade. The project will involve the construction of a building, featuring public restrooms, community rooms and a deck. The building will be a visitor center, maintenance operations center, and office space for the Esplanade Association. The Esplanade Association will present design updates to the proposed Visitor Center at Charlesbank Landing based on feedback given at the Advisory Reviews on 08/27/24 BLC hearing and the 10/08/22 BLC hearing.

PROJECT REPRESENTATIVES: Jen Mergel, Maryann Thompson, Katie Moniz, Zac Cardwell, A. J Tourigny and Jesse Nicholson were the project representatives.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed site plans, proposed site signage, program diagram, proposed materials palettes, grading plans, Arts Lawn site section, Courts and Rain Garden site sections, proposed plan views, building elevation drawings, proposed building materials,

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, visibility of proposed work from Storrow Drive, the existing and proposed lighting, accessibility pathways, landscape species, signage, and fencing, the proposed height of the new building and operation yard, existing and proposed building and landscape materials, and details regarding proposed windows.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the summary of the proposed work and the recommendation to host a Subcommittee to continue discussions around the proposed building design.

PUBLIC COMMENT: Sharon Durkan, District 8 Boston City Councilor, submitted written comments in support of the proposed work.

Jay Livingstone, State Representative for the 8th Suffolk District, submitted written comments in support of the proposed work.

COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, SK, DB, FS, BW, CBM, KH)(N: NONE)(ABS: NONE).

- *The project is approved with the proviso that the Commission shall form a subcommittee to continue with Design Review details.*
- *Volunteer Commissioners: Justine Orlando, David Beraducci, Jeffrey Heyne.*

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

COMMISSIONER HART JOINED THE MEETING.

III. ADMINISTRATIVE REVIEW/APPROVAL

25.0006 BLC - 87 BEACON STREET - BOSTON COMMON



The Applicant seeks permission to install a Small Cell Facility on an existing decorative light pole. The installation will include an antenna, a radio box, and cabling all within the City right of way.

25.0217 BLC - WORLD OF BIRDS PAVILION ROOF - FRANKLIN PARK ZOO

This application proposes to repair and/or replace in-kind, the roofing membrane, plywood sheathing, plaster soffit, copper gutters, and copper trim from the eaves at the full perimeter of the bird's world building at the Franklin Park Zoo.

25.0229 BLC - 12 SOUTH STREET, LORING GREENOUGH HOUSE

The Loring-Greenough House's connected barn ("Ell") has an existing dirt floor. The project intends to construct a pressure-treated, wood-framed floor structure with a painted, pressure-treated, plywood-finished floor over the existing dirt floor condition. The new floor will be removable.

25.0289 BLC- GOLDENSON BUILDING HARVARD MEDICAL SCHOOL

The exterior restoration will include the marble façade, cast iron spandrel panels, copper roofing and flashing, decorative metal grates, and the replacement of all windows and doors.

25.0298 BLC - AUSTIN BLOCK, 90 MAIN STREET, CHARLESTOWN, MA

Replace all windows on second floor with equivalent all-wood double hung windows. Consistent with previously BLC approved windows.

25.0218 BLC - DAGNY HOTEL, BATTERYMARCH BUILDING, 87 BROAD STREET, BOSTON, MA

Brick masonry, cast stone and roofing repairs on the Batterymarch Street facade of The Dagny Boston. WJE developed discrete and aesthetically pleasing repairs that align with the historic aesthetic of the facades, develop repairs to address the structural integrity deficiencies of the masonry facades, and improve exterior water management of the building envelope.

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



COMMISSIONER WARD-HYATT JOINED THE MEETING.

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

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

SURVEY RATING CATEGORY VOTE - 318 Metropolitan Ave, Roslindale, MA -
Commission Vote.

DOCUMENTS PRESENTED: Documents presented included historic photographs and existing condition photographs of the interior and exterior.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of 318 Metropolitan Ave, the current conditions of the interior and exterior, information about the architect, an overview of alterations and changes made to building since its construction, the current survey rating, and a summary of BLC staff recommendations.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner Freeman spoke in support of the survey rating change.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO ACCEPT THE SURVEY RATING CATEGORY. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, SK, DB, FS, BW, CBM, AWH)(N: NONE)(ABS: NONE).

COMMISSIONER SAMAHA LEFT THE MEETING.

COMMISSIONER SAMAHA JOINED THE MEETING.



#270.20 DANIEL WITHINGTON HOUSE (19 ASHLAND, DORCHESTER)

No Vote. Public feedback hearing, draft study report posted 10/1/2024.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, site plans, perspective images and elevation drawings.

DISCUSSION TOPICS: Discussion topics included a summary of the Daniel Withington House study report, an overview of the historical and architectural significance of the site, the proposal from the previous non-binding accelerated design review by the BLC in 2023, areas of the property that were demolished for new additions, the current conditions of the property, alterations made to the site since the non-binding accelerated design review.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner Amodeo made a comment regarding the roofline.

PUBLIC COMMENT: There were no public comments.

Commissioner Walker noted that the deadline for the written public comment period will be on Friday, October 25, 2024 at 5:00 PM.

COMMISSIONER KUMAHIA LEFT THE MEETING.

V. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 10/08/2024 .

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER BERARDUCCI SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: FJ, JF, JO, DB, FS, BW, KH, CH)(N: NONE)(ABS: AWH).

VI. STAFF & COMMISSIONER UPDATES

Chelsea Blanchard, Staff Architect, stated the next BLC Business Hearing will take place at 6:00 PM, on November 12, 2024.

Commissioner Walker, provided comments regarding the Esplanade subcommittee.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

Commissioner Hart, asked a question about the Jacob Wirth Building.

VII. ADJOURN – 7:03 PM

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