



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

DECEMBER 10, 2024

I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

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

COMMISSIONERS ABSENT: Celina Barrios-Millner, Susan Goganian, Kirsten Hoffman, Senam Kumahia Lynn Smiledge.

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; Interim Executive Director, Alexa Pinard; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Planner, Gabriela Amore; Senior Preservation Planner, Nicholas Armata; Preservation Planner, Rachel Ericksen.

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. Member of the press, Allison Pultinas Fenway News, made herself known. Elie Sanchez, Chief of Staff for District One Boston City Councilor Gabriela Coletta Zapata, was also present.

Following this brief introduction the Chair announced that the Commission would next review petitions, study reports, and designation.

II. PETITIONS, STUDY REPORTS, & DESIGNATIONS

318 METROPOLITAN AVE, ROSLINDALE, MA - PETITION HEARING

Vote to Accept Petition for Further Study



PETITION REPRESENTATIVE: Adam Shutes was the petition representative.

DOCUMENTS PRESENTED: Existing condition photographs of the interior and exterior, elevation drawings, land and aerial maps, and plans.

DISCUSSION TOPICS: Discussion topics included an overview of Clarendon Hill's history, the construction of 319 Metropolitan Ave, historical background on the Fox and Carroll family and other property owners, architectural details of the home's interior and exterior since its original construction, and details regarding the property split in 1943.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included The historical significance of the house, the significance of the property to the Roslindale neighborhood and whether the applicant would pursue National Register status.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO ACCEPT PETITION FOR FURTHER STUDY. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, DB, FS, LMJ, JA, AWH, BW) (N: NONE) (ABS: NONE).

COMMISSIONER FREEMAN LEFT THE MEETING.

33 CORDIS STREET, CHARLESTOWN, MA - PETITION HEARING

Vote to accept the Survey Rating

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and an historic photograph from the 1930s.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details regarding the property's construction, historical background on the Swallow family, who were the previous owners, a summary of architecturally significant details on the exterior, an overview of alterations made to the mansion since construction, and the significance of having a Greek revival property in Boston.

COMMISSIONER COMMENTS AND QUESTIONS: There were no comments.

PUBLIC COMMENT: Johanna Hynes asked questions about the inventory form for 33 Cordis Street and whether demolition plans were in place. (This comment was



taken during the public comment portion of the City Hall designation).

COMMISSIONER HENDERSON MOTIONED TO ACCEPT THE SURVEY RATING. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, RH, DB, FS, LMJ, JG, JA, JH, BW) (N: NONE) (ABS: NONE).

COMMISSIONER ORLANDO JOINED THE MEETING.

#224 BOSTON CITY HALL, 1 CITY HALL PLAZA, BOSTON, MA - DESIGNATION HEARING

Amended study report posted 11/27/2024

Vote to Accept Study Report & Vote to Designate

DOCUMENTS PRESENTED: Documents presented included existing condition photograph, section drawings, existing floor plans, and excerpts from the City Hall study report.

DISCUSSION TOPICS: Discussion topics included an overview of the changes made to the study report.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included changes to the study report, plans for more accessibility to City Hall, and appreciation of BLC staff for their work on the study report.

PUBLIC COMMENT: District 8 Boston City Councilor Sharon Durkan, spoke in support of the designation.

Eamon Shelton, Property Management, spoke in support of the designation.

Paul Chong, Boston Commissioner of City Records, spoke in support of the designations.

Kristen McCosh, Commissioner, spoke in support of the study report.

Ellie Sanchez, Chief of Staff for District One Boston City Councilor Gabriela Coletta Zapata, noted that Councilor Coletta Zapata submitted written comments in support of the designation.

Gary Wolf, Landmark Petitioner, spoke in support of the designation.



Mark Pasnik, spoke in support of the designation.

COMMISSIONER BERARDUCCI MOTIONED TO ACCEPT THE AMENDED STUDY REPORT. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, RH, JO, DB, FS, JA, CH, AWH, BW) (N: NONE) (ABS: NONE).

COMMISSIONER AMODEO MOTIONED TO DESIGNATE. COMMISSIONER GONYEAU SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, RH, JO, DB, FS, LMJ, JG, JA, BW) (N: NONE) (ABS: NONE).

III. ADVISORY REVIEW

#224 BOSTON CITY HALL, 1 CITY HALL PLAZA, BOSTON, MA

Proposed Work: Proposal to add a four stop elevator and all required work associated with this installation.

PROJECT REPRESENTATIVES: Maressa Perrault and Michael LeBlanc were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing conditions, building section and elevation drawings, and existing and proposed floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of city agencies collaborating on this project, the projected project schedule, the existing conditions of levels M, one, two, three, and four, the conservation management plans and Secretary of the Interiors Standards, the existing and proposed material palettes on the levels one through six, the proposed plans and details for the new elevator connecting levels two through four, plans for a new stair to connect Levels M, two, and three, the plans to remove and replace the original escalators, the dimensions of the escalators, whether the escalators are repairable, the historical significance of the escalators to the design of City Hall, the proposed plans to remove the existing curtain wall and transaction windows, and plans and details for the new vestibule, plans for the proposed new glass wall in line with the 5th-floor curtain wall.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the removal of the original escalators, whether they could be repaired, the historical significance of the escalators to the design of City Hall, the visual impact of the proposed work on the exterior of City Hall, plans for the proposed curtain wall, elevator, and stair, the proposed demolition of demolishing an existing steel strut and glass wall, and the materials for all proposed work.



PUBLIC COMMENT: Eamon Shelton, Property Management, offered comments regarding the HVAC project that would replace mechanical systems throughout City Hall.

Sam Lovison, Property Management, offered comments regarding the accessibility plans for the North entry.

Paul Chong, Boston Commissioner of City Records, offered comments regarding safety on the second floor and accessibility plans.

Mark Pasnik, offered comments regarding the proposed curtain wall.

Gary Wolf, Landmark Petitioner, offered comments regarding the proposed curtain wall and the existing escalators.

COMMISSIONER WARD-HYATT AND JACQUES LEFT THE MEETING.

IV. HEARING MINUTES

Review and ratification of Public Hearing Minutes from November 26, 2024.

COMMISSIONER HENDERSON MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER BERARDUCCI SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: RH, DB, FS, JH, LMJ, JG, BW) (N:NONE) (ABSTAIN: JO, CH).

V. STAFF UPDATES

Chelsea Blanchard, Staff Architect, stated the next BLC Business Hearing will take place at 6:00 PM, on January 14th.

Commissioner Henderson announced that he will be retiring from the Commission in 2025.

Commissioner Hart, asked for an update on the Jacob Wirth building.

VI. ADJOURN – 8:46 PM



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

**COMMISSIONER ORLANDO MOTIONED TO ADJOURN. COMMISSIONER AMODEO
SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL
COMMISSIONERS PRESENTED VOTED IN FAVOR.**