



**BOSTON LANDMARKS COMMISSION  
PUBLIC HEARING MINUTES**

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

**JANUARY 14, 2025**

**I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:04 PM**

**COMMISSIONERS PRESENT:** Celina Barrios-Millner, David Berarducci, Jeffrey Gonyeau, Kirsten Hoffman, Senam Kumahia, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Fadi Samaha, Brad Walker (Chair), Angela Ward-Hyatt.

**COMMISSIONERS ABSENT:** John Amodeo, John Freeman, Susan Goganian, Christopher Hart, Jeffrey Heyne, Felicia Jacques.

**STAFF PRESENT:** Staff Architect, Chelsea Blanchard; Assistant Survey Director, Dorothy Clark; Director of Design Review, Joseph Cornish; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton; Interim Executive Director of the Boston Landmarks Commission, Alexa Pinard.

**6:04 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. Elected officials present included Senator Nick Collins, Boston City Councilor Gabriela Coletta and her staff member Elaine Donovan, Kevin O'Sullivan, a representative from Boston City Councilor Erin Murphy's office, and a representative from Boston City Councilor Ed Flynn.

Following this brief introduction Commissioner next reviewed petitions, study reports, and designation.

**II. PETITIONS, STUDY REPORTS, & DESIGNATIONS**

**33 CORDIS STREET, CHARLESTOWN, MA - PETITION HEARING**

Vote to Accept Petition for Further Study

**PETITION REPRESENTATIVE:** The petition representative was Judith McDonough.

**DOCUMENTS PRESENTED:** Documents presented included existing condition



photographs and photographs from 2020 and the 1930s.

**DISCUSSION TOPICS:** Discussion topics included a summary of the property's previous owners, its historical and architectural significance, discussions regarding similar Greek revival historic houses that were restored, and a summary of alterations made to the property since its construction.

**COMMISSIONER COMMENTS AND QUESTIONS:** There were no comments.

**PUBLIC COMMENT:** Paul Flavin, an attorney representing the property owners, expressed concerns regarding the designation and offered questions regarding the study report process.

**COMMISSIONER GONYEAU MOTIONED TO ACCEPT THE PETITION FOR FURTHER STUDY. COMMISSIONER MAC-JONES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JO, SK, DB, FS, BW, LMJ, CBM, KH, JG)(N: NONE)(ABS: NONE).**

#### **MEMORIAL HALL, 14 GREEN STREET, CHARLESTOWN, MA - PETITION HEARING**

Vote to accept the Survey Rating Vote and the Petition for Further Study

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and historic photographs from the 1850s and 1930s.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the modifications and restorations made to the property, elements of the property that are original to the 1791 building, the previous and current owners, the historical significance of the property, and staff recommendations regarding the survey rating of local importance.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed which elements of the property were original and restored.

**PUBLIC COMMENT:** Joseph Zuffante, a petitioner representative, spoke in support of the petition and landmark designation.

Boston City Councilor Gabriela Coletta Zapata, spoke in support of the petition.



**COMMISSIONER GONYEAU MOTIONED TO ACCEPT THE SURVEY RATING. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JO, SK, DB, FS, BW, CBM, KH, JG, AWH)(N: NONE)(ABS: NONE).**

**COMMISSIONER ORLANDO MOTIONED TO ACCEPT THE PETITION FOR FURTHER STUDY. COMMISSIONER KUMAHIA SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JO, SK, DB, FS, BW, LMJ, CBM, KH, AWH)(N: NONE)(ABS: NONE).**

### **#291.24 MOAKLEY HOUSE, 1812 COLUMBIA RD, S. BOSTON -STUDY REPORT FEEDBACK HEARING**

Draft study report posted 11/19/2024, Public Feedback (No Vote)

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and front elevation drawings.

**DISCUSSION TOPICS:** Discussion topics included a summary of the study report and the possible changes to the study report.

**COMMISSIONER COMMENTS AND QUESTIONS:** There were no comments.

**PUBLIC COMMENT:** Twenty-eight written comments and a letter of support from Boston City Councilor Ed Flynn were submitted to support the landmark designation. An online petition with 530 signatures supporting the landmark designation was also submitted. Caitlin Bricker Moakley's written comments were also submitted to support the designation.

Five written comments were submitted in opposition to the landmark designation. Letters from the property owners' legal representatives stated that the property does not meet the criteria for designation. An online petition with 112 signatures opposing the landmark designation was also submitted.

Richard Lynds, the property owner's attorney, commented on the landmark designation process and the study report.

Douglas Stefanov, the property owner's representative, offered comments regarding the criteria for landmark designation and the property's architectural elements.

State Senator Nick Collins, spoke in opposition to the designation.



Kevin O Sullivan, a representative from Boston City Councilor Erin Murphy's office, spoke in opposition to the designation.

A representative from Boston City Councilor Ed Flynn's office, spoke in support of the landmark designation.

Elizabeth Smith, spokesperson for the petitioner, spoke in support of the designation.

Robin Adams, spoke in support of the designation.

Robert Allison, spoke in support of the designation.

Bob Swirbalus, spoke in support of the designation.

Lisa Weiss, petitioner, spoke in support of the designation.

William O Hollaran, spoke in support of the designation.

Allison McDonald, offered comments regarding the petition filing and landmark designation process.

Paul Sobchuk, spoke in opposition to the designation.

Tom McGarth, spoke in opposition to the designation.

Rene Martin, spoke in opposition to the designation.

Maryadele Robinson, offered possible changes to the study report and spoke in opposition to the designation.

Carrie & Peter Alto, spoke in opposition to the designation.

Joseph Cook, spoke in opposition to the designation.

Donna Rans, spoke in opposition to the designation.

Ginny Lane, spoke in opposition to the designation.

Joe, a resident at 1784 Columbia Road, spoke in opposition to the designation.



Michael Hayes, spoke in opposition to the designation.

Bob Ferrara, spoke in opposition to the designation.

### III. ADVISORY REVIEW

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

Proposal to add a four stop elevator and all required work associated with this installation. **POSTPONED**

### IV. HEARING MINUTES

Review and ratification of public hearing minutes from December 10, 2024.

**COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES.**

**COMMISSIONER BERARDUCCI SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: JO, SK, DB, FS, BW, LMJ, KH, AWH)(N: NONE)(ABS: CBM).**

### V. STAFF UPDATES

Chelsea Blanchard, Staff Architect, stated the Design Review Hearing will take place at 4:00 PM, on January 28, 2025 & BLC Business Hearing will take place at 6:00 PM.

### VI. ADJOURN – 7:57 PM

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