



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

MAY 28, 2024

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

COMMISSIONERS ABSENT: *Felicia Jacques, John Freeman, Richard Henderson, Lynn Smiledge, Fadi Samaha, Kirsten Hoffman, Jeff Gonyeau, John Amodeo, Angela Ward-Hyatt, Sue Goganian, Lindsey Mac-Jones and Chris Hart.*

STAFF PRESENT: *Staff Architect, Chelsea Blanchard; Director of the Office of Historic Preservation, Murray Miller; Director of Design Review, Joseph Cornish; Preservation Assistant, Sarah Lawton.*

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

5:00 PM: Commissioner Berarducci 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 Design Review application.

I. DESIGN REVIEW

APP # 24.1009 BLC

ADDRESS: CHESTNUT HILL RESERVOIR PUMPING STATION, 2400-2450 BEACON ST, BRIGHTON, MA

Applicant: List

Proposed Work: Review of the demolition and interpretation of the existing smoke stack.

PROJECT REPRESENTATIVES: Mike Hughes, Doug Kelleher, Bob Uhlig were the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to demolish the existing smoke stack at the Chestnut Hill Reservoir Pumping Station.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs, internal concrete core drawing, concept diagrams, aerial views of the site.

DISCUSSION TOPICS: Discussion topics included an overview of the historic background of the property, including the designation of the property as a landmark, the Smokestack structure background and current conditions, the possible plans to dismantle the existing smoke stack and rebuild to mass building code, pathways through the site, planter proposals, safety concerns regarding the existing Smokestack and the potential threat to public safety, an overview of the all alternative options.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing condition of the smokestack, the possibility of rebuilding the stack to its original state or a functioning state, the foundation of the existing smokestack, the original construction of the smokestack, whether the community or board would be interested in salvaging the smokestack, whether there were cost associated with each option presented and removal, the specifications for the removal plan, whether residents would have to be relocated during demolition, the impact of the loss of the smokestack for the local community.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI RECOMMENDED THAT THE COMMISSION APPROVES THE DEMOLITION AND THAT THE DESIGN REVIEW IS REMANDED TO A SUBCOMMITTEE.

- *Alternative mitigation measures include possible "skeleton" representation of the stack, a "shadow" of the stack on the ground, or other options.*
- *Final plans for demolition.*
- *Commitment for interpretation / representation within the museum.*

ADJOURN – 5:31 PM



II. BUSINESS HEARING

COMMISSIONERS PRESENT: Felicia Jacques, John Freeman, Richard Henderson, Justine Orlando, David Beraducci, Lynn Smiledge, Fadi Samaha, Brad Walker, Kirsten Hoffman, Jeff Gonyeau, John Amodeo, Angela Ward-Hyatt, Sue Goganian, Jeffery Heyne.

COMMISSIONERS ABSENT: Lindsey Mac-Jones and Chris Hart

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

CITY STAFF PRESENT: Assistant Corp Counsel, City of Boston, Thomas Broom; Interim Chief of Environment, Energy and Open Space, Chris Osgood; Boston Planning and Development Agency, Alexa Pinard.

6:00 PM: Commissioner Orlando 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 Chelsea Blanchard called Subcommittee Chair Berarducci to recap the design review items from the Design Review Subcommittee Meeting.

REVIEW OF DESIGN REVIEW ITEMS

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PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI RECOMMENDED THAT THE COMMISSION APPROVES THE DEMOLITION AND THAT THE DESIGN REVIEW IS REMANDED TO A SUBCOMMITTEE.

- *Alternative mitigation measures include possible "skeleton" representation of the stack, a "shadow" of the stack on the ground, or other options.*
- *Final plans for demolition.*
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COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, JO, DB, LS, FS, BW, SG)(N: NONE)(ABS: NONE).

III. ADMINISTRATIVE REVIEW/APPROVAL

24.0928 BLC - PARCEL 8 MELNEA CASS BLVD ROXBURY, MA: The performance of test soil bores in the existing lot.

24.1008 BLC - 160 FEDERAL STREET, BOSTON, MA. Work includes limited exterior wall repairs at the 2nd to 21st floors.



24.0982 BLC - 121 HIGH STREET, BOSTON, MA: Remove existing non-functioning chimneys and install zinc panels over existing masonry wall. Install new membrane roofing on all roofs. Replace skylight w/walkable glass.

24.0989 BLC - 177 MILK STREET, BOSTON, MA: Remove existing roof system, install 1 layer of 2" ISO insulation, install 1/2" insulation.

24.0000 BLC - FRANKLIN PARK ZOO - SAUSAGE PARKING LOT EXPANSION: Install temporary lot expansion with gravel. (Need application number.)

24.1017 BV 52 CHURCH STREET, BOSTON, MA: Repoint and repair masonry.

24.0842 BV 19 FAYETTE STREET, BOSTON, MA: Replace eight second story six-over-six non-historic windows in-kind.

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

PUBLIC COMMENT: Karen, a representative from the Emerald Necklace Conservancy provided public comments.

IV. BLC EXECUTIVE SESSION - LITIGATION MATTERS

Litigation Matters - Eben Jordan House, 46 Beacon Street, Boston, MA.

COMMISSIONER BERARDUCCI MOTIONED TO ENTER INTO THE EXECUTIVE SECTION. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, JO, DB, LS, FS, BW, SG)(N: NONE)(ABS: NONE).

COMMISSIONER HOFFMAN MOTIONED TO EXIT THE EXECUTIVE SECTION. COMMISSIONER SMILEDGE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, JO, DB, LS, FS, BW, SG)(N: NONE)(ABS: NONE).

V. PETITIONS, STUDY REPORTS, & DESIGNATIONS

~~**#24.77 EBEN JORDAN HOUSE (INTERIOR), 46 BEACON STREET, BOSTON, MA:**~~ For a vote of study report acceptance and a vote for designation, **CONTINUED BY COMMISSION CHAIR.**



190 BOWDOIN STREET, DORCHESTER, MA: BLC Vote on Survey Rating Category.

COMMISSIONER SMILEDGE MOTIONED TO ACCEPT THE SURVEY RATING CATEGORY. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, JO, DB, LS, FS, BW, SG)(N: NONE)(ABS: NONE).

FORT POINT CHANNEL STUDY REPORT AMENDMENT: Amendment to Section 8 of the Fort Point Channel Landmark District Study Report regarding provisions for the selection of commission members and alternates from the district.

COMMISSIONER BERARDUCCI MOTIONED TO ACCEPT THE STUDY REPORT AMENDMENTS. COMMISSIONER GOGANIAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, JO, DB, LS, FS, BW, SG)(N: NONE)(ABS: NONE).

VI. ANNUAL BLC ELECTIONS

Slate of Officers for the Annual BLC Elections:

Commissioner Brad Walker, Boston Landmarks Commission Chair.

Commissioner Justine Orlando, Boston Landmarks Commission Vice Chair.

COMMISSIONER FREEMAN MOTIONED TO ACCEPT THE SLATE OF OFFICERS FOR CHAIR AND VICE CHAIR. COMMISSIONER SMILEDGE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, JO, DB, LS, FS, BW, SG)(N: NONE)(ABS: NONE).

VII. WHITE STADIUM SUBCOMMITTEE UPDATES

VIII. RATIFICATION OF HEARING/ MEETING MINUTES

Vote for the ratification of the April 23, 2024 meeting minutes was continued onto the next BLC hearing on June 11, 2024.

IX. STAFF UPDATES

X. ADJOURN – 8:20 PM

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