



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

JUNE 24, 2025

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Justine Orlando (Vice-Chair), Brad Walker (Chair).

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, John Freeman, Jeffrey Gonyeau, Christopher Hart, 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 Planner, Rachel Ericksen; Preservation Assistant, Sarah Lawton.

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

4:03 PM: Commissioner Beraducci 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. There were no members of the press present.

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

APP # 25.0856 FPC

ADDRESS: 268 SUMMER STREET

Applicant: Dennis Greenwood

Proposed Work: Install new black metal panel signage “portal” at existing facade entry with new coverlighting, exterior sconces and recessed lighting.

PROJECT REPRESENTATIVES: Dennis Greenwood was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed construction plans, existing and proposed ceiling plans, proposed lighting specifications, existing and proposed elevations, portal details,



and proposed renderings.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, Fort Point Channel district guidelines regarding entrance materials, the material and dimensions of the existing and proposed entry signage, lighting specifications and details for the proposed cover lighting and sconces, the proposed installation method for the new sconces, the impact of the proposed portal and lighting would have on the existing masonry columns and pilasters.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, Fort Point Channel district guidelines, whether the proposed work is compliant with the guidelines, the proposed details and plans for the panel signage, whether the proposed portal will be flush with the facade, the current condition and dimensions of the brick plaster, possible alternative materials for the liner rather than white plaster, details for the proposed planters, and the proposed method for watering the planters.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO DENY THE APPLICATION WITHOUT PREJUDICE.

- *Portal design and lighting proposal is denied without prejudice because the proposed project generates a lit border which obscures the existing columns and obstructs one of the character defining features of the building.*

APP # 25.0935 FPC

ADDRESS: 15 CHANNEL CENTER STREET

Applicant: Andrew Motta

Proposed Work: Removal of existing granite curb to allow entrance to be flush with street level to allow for accessible entrance; installation of new entry doors and widen opening.

PROJECT REPRESENTATIVES: Drew Motta was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial map views, existing and proposed elevations, front facade photographs of 5 & 9 Channel Center street.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of neighborhood context, Fort Point Channel district guidelines regarding accessibility, the material and dimensions of the existing and proposed entry doors, the proposed plans for a new elevator, an overview of the accessibility concerns and proposed accessibility improvements, and the proposed



plans to remove the existing granite curb.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed existing conditions, the proposed dimensions of the existing and proposed doors, accessibility code requirements, whether the existing granite that's being removed could be salvaged or recessed.

PUBLIC COMMENT: Sara McCammond, spoke in support of the recessed granite plinth and offered recommendations to the Commission.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- Existing granite curb to be dropped to a flush threshold condition, or it should be removed and stored on site. Updated drawings remanded to staff.
- Revise door design to wood doors similar to existing historic doors, updated drawings remanded to staff.

APP # 25.0973 BLC

ADDRESS: 1 CITY HALL SQUARE - BOSTON CITY HALL

Applicant: Maurico Gomez, Sasaki

Proposed Work: Waterproofing upgrades, skylight updates, and accessibility improvements primarily at the Boston City Hall 4th Floor Terrace. Work presented will also include waterproofing upgrades, structural repairs, and accessibility improvements at the Boston City Hall South Plaza area.

PROJECT REPRESENTATIVES: Maurico Gomez was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, section drawings, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the feedback received during previous Advisory Review meetings, references to the Conservation Management Plans, details regarding the proposed precast bench that will assist with drainage, an overview of the proposed improvements to resolve drainage issues, the proposed materials and dimensions of the central and gridded skylight, the daylight and sun exposure that can be seen throughout the proposed skylights, an overview of the proposed plans for accessibility improvements, the proposed design and material of the 4th Floor Terrace.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed an



overview of the existing conditions, comments regarding the proposed drainage plans, the importance of constructing mockups for the proposed work, a summary of the recommendations offered by BLC staff and the Disabilities Commission, whether there are artificial lights in the gridded skylights, the plans for the proposed ramps to Congress Street, and the proposed paving materials.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *That the wirecut brick paving be limited to ramps, with brick with mortar at the flat terraces. BLC staff to review with Disabilities Commission*
- *That the removed concrete wall at C24 floor terrace to be a flush "ghost" in concrete.*

APP # 25.0606 BLC

ADDRESS: 16 HOWE STREET

Applicant: Eileen Brito Rosa

Proposed Work: Construction of two additional units at rear of property attached to existing house by a breezeway, site modifications, and repairs and modifications to exterior and interior of existing house.

PROJECT REPRESENTATIVES: Eileen Brito Rosa was the project representative.

DOCUMENTS PRESENTED: Documents presented included interior and exterior existing condition photographs, proposed site plan, existing and proposed floor and roof plans, existing and proposed elevations, and 3D view images.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the window configuration, material, and paint color of the existing and proposed windows, the proposed plans to remove the existing storm windows, the proposed height of the existing and new building, the material of the proposed siding, the design of the proposed dormers for the new building, details regarding the paving for the existing walkways, the proposed materials for paving, the existing greenspace between the existing and new building, the visibility of the mechanical equipment.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, whether the interior storm windows were proposed, and the height of the existing and proposed building. Commissioners also recommended that the new building be different from the existing building and recommended a different dormer.



PUBLIC COMMENT: Marti Glynn, offered comments about the spacing between the existing and proposed building and offered recommendations for the proposed work.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Massing and siting approved as submitted. Applicant to review continued design development on building trim and dormers, added exterior railing and other details with staff.*
- *That the applicant should continue to consult with the City Archaeologist.*

APP # 23.0314 BLC

ADDRESS: NUBA PROJECT (PARCEL 8) 400-402 MELNEA CASS BLVD

Applicant: Roxanna Weldon

Proposed Work: Final approval of the site plan; and final details regarding archaeology are remanded to the City Archaeologist.

PROJECT REPRESENTATIVES: Michael Malynowski and Kamran Zahedi were the project representatives.

DOCUMENTS PRESENTED: Documents presented included proposed site, amenities, and landscape plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing site plans, a summary of the feedback received from community meetings and city and state agencies, an overview of the approval process for the projects, the proposed plans to construct two buildings, the proposed planting materials and landscaping design, a summary of the findings from the City Archeologist, and proposed lighting details for the walkways.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the proposed benches and the proposed landscaping design and materials.

PUBLIC COMMENT: Alison Pultinas, offered comments regarding the proposed landscaping and amenities.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION AS SUBMITTED.



APP # 25.0878 BLC

ADDRESS: NAWN FACTORY 2080 WASHINGTON STREET

Applicant: Jonathan Smalls

Proposed Work: The Nawn Factory redevelopment will restore and renovate the existing building, and reconstruct the full massing of the original structure on its existing building foundation.

PROJECT REPRESENTATIVES: Jon Smalls and Donnie Garrity were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing and proposed floor and roof plan, proposed demolition plans, wall and window sections and details, and existing and proposed elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments received from the Commission during Advisory Review, the design, massing, height and material of the existing and proposed building,

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed an overview of the existing conditions, the existing and proposed height of the building, the existing and proposed floor plans, the visibility of the proposed rooftop mechanicals, details about the pergola structure on the top, proposed window material, dimensions, and configurations, details about abutting burial ground, and details about the proposed bricks.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Remanded to staff for: Further design development including window details and window headers to differentiate the new construction from the historic building.*
- *Further details of a full brick with veneer.*
- *Further design details and plans related to the integration of the building with the historic wall.*
- *Any proposed public artwork proposed for the building must be reviewed by the BLC and shall be temporary in nature.*

ADJOURN – 6:34 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM



COMMISSIONERS PRESENT: John Amodeo, Celina Barrios-Millner, David Berarducci, Jeffrey Heyne, Kirsten Hoffman, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: John Freeman, Jeffrey Gonyeau, Christopher Hart, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton, and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:34 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. There were no members of the press present.

The Chair announced that the Commission would next review the Ratification of Meeting Minutes.

III. HEARING MINUTES

Review and ratification of Public Hearing Minutes from June 10, 2025 meeting.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

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

IV. DESIGN REVIEW RECAP & VOTE

APP # 25.0856 FPC

ADDRESS: 268 SUMMER STREET

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PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, CBM, DB, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

- *Portal design and lighting proposal is denied without prejudice because the proposed project generates a lit border which obscures the existing columns and obstructs one of the character defining features of the building.*

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PROJECT REPRESENTATIVES: Drew Motta was the project representative.

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photographs of 5 & 9 Channel Center street.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of neighborhood context, Fort Point Channel district guidelines regarding accessibility, the material and dimensions of the existing and proposed entry doors, the proposed plans for a new elevator, an overview of the accessibility concerns and proposed accessibility improvements, and the proposed plans to remove the existing granite curb.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed existing conditions, the proposed dimensions of the existing and proposed doors, accessibility code requirements, whether the existing granite that's being removed could be salvaged or recessed.

PUBLIC COMMENT: Sara McCammond, spoke in support of the recessed granite plinth and offered recommendations to the Commission.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

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PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

- *That the wirecut brick paving be limited to ramps, with brick with mortar at the flat terraces. BLC staff to review with Disabilities Commission*
- *That the removed concrete wall at C24 floor terrace to be a flush "ghost" in concrete.*

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PUBLIC COMMENT: Marti Glynn, offered comments about the spacing between the existing and proposed building and offered recommendations for the proposed work.

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- *Massing and siting approved as submitted. Applicant to review continued design development on building trim and dormers, added exterior railing and other details with staff.*
- *That the applicant should continue to consult with the City Archaeologist.*

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COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the



proposed benches and the proposed landscaping designs and materials.

PUBLIC COMMENT: Alison Pultinas, offered comments regarding the proposed landscaping and amenities.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE AS SUBMITTED. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

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COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed an overview of the existing conditions, the existing and proposed height of the building, the existing and proposed floor plans, the visibility of the proposed rooftop mechanicals, details about the pergola structure on the top, proposed window material, dimensions, and configurations, details about abutting burial ground, and details about the proposed bricks.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE AS SUBMITTED. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

- *Remanded to staff for: Further design development including window details and window headers to differentiate the new construction from the historic building.*



- Further details of a full brick with veneer.
- Further design details and plans related to the integration of the building with the historic wall.
- Any proposed public artwork proposed for the building must be reviewed by the BLC and shall be temporary in nature.

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

V. ADMINISTRATIVE REVIEW/APPROVAL

25.0854 FPC - 308 CONGRESS STREET

Installation of new signage, outdoor cafe furniture, lighting, planters and awning.

25.0863 FPC - 330 CONGRESS STREET

Remove existing wall sign and install (1) new wall sign consisting of face-lit channel letters mounted to aluminum backer (Dunkin letters are 15"h x 80-3/4"w, 8.41 SF; backer is 3'h x 99-1/2"w); Install (2) replacement faces for existing double sided blade sign (non-illuminated), faces are 2' diameter, no change in size or location.

25.0862 FPC - 63 MELCHER STREET

Washing of the masonry facades of 63 Melcher St. Replace damaged bricks as needed in several areas particularly along bottom courses. Rebuild (6) fire door arch lintels on Necco St elevation fire escape. Repoint mortar joints as needed on rear alleyway elevation. Repoint 100% of elevation to the right of the firescape on Necco St elevation. Remove downspout on alleyway elevation and repoint behind. Repair masonry around steel embeddings. Re-paint downspouts the same green color and put them back.

25.0923 BLC - 189 PERKINS STREET - BLUE BIKES STATIONS THROUGHOUT EMERALD NECKLACE

These five locations for our publicly-owned bike share system, Bluebikes, were finalized after a planning effort in February and March 2025. The stations consist of a payment kiosk, a map/advertising panel, and fifteen or nineteen docks for bikes. The stations are fully solar-powered, wireless, and modular. No excavation or utility hookup is required.

25.0965 BLC - 30 NORTH BENNET STREET - NAZARRO CENTER



Exterior façade repairs to address damage and deterioration will include the repair and replacement masonry elements, stone, and wood elements. Design modifications include the replacement of two non-original exterior doors and the replacement of a single handrail at the east entrance with a pair of code compliant painted steel railings at each side of the stair. New rooftop equipment included, and not visible.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

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

VI. PETITIONS, STUDY REPORTS, & DESIGNATIONS

300.25 KENTON/GREENWOOD ARCHITECTURAL CONSERVATION DISTRICT

Vote to Accept Petition for further study

PETITION REPRESENTATIVES: Jennifer Uhrhane was the petition representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of properties within the proposed districts, aerial map images, and MACRIS inventory forms.

DISCUSSION TOPICS: Discussion topics included an overview of the historical and architectural significance of the neighborhood and properties located in the proposed district, and overview of the petition submitted, and the proposed boundaries of the district.

COMMISSIONER COMMENTS AND QUESTIONS: There were no comments.

PUBLIC COMMENT: Two written comments were submitted in support of the district designation. One written comment was submitted in opposition to the designation.

COMMISSIONER HEYNE MOTIONED TO ACCEPT THE PETITION. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).



225.07 ANNA HARRIS SMITH HOUSE, 65 PLEASANT STREET

Vote to Accept Study Report & Designate.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the historical and architectural significance of the property.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed whether this property had other historic designations.

PUBLIC COMMENT: One written comment was submitted in support of the landmark designation.

Stacey Cordeiro, property owner, spoke in support of the landmark designation.

COMMISSIONER ORLANDO MOTIONED TO ACCEPT THE STUDY REPORT. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

COMMISSIONER AMODEO MOTIONED TO DESIGNATE. COMMISSIONER BERADUCCI SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

VII. STAFF UPDATES

Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next BLC Business Meeting will take place at 6:00 PM on Tuesday, July 8, 2025.

VIII. EXECUTIVE SESSION

COMMISSIONER ORLANDO MOTIONED TO ENTER INTO THE EXECUTIVE SESSION. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JA, CBM, DB, JH, KH, JO, BW, AWH)(N: NONE)(ABS: NONE).

IX. ADJOURN – 7:24 PM



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu