



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

JULY 23, 2024

COMMISSIONERS PRESENT: Justine Orlando, David Beraducci, Jeffery Heyne, Senam Kumahia, Fadi Samaha, Celina Barrios-Millner, David Beraducci.

COMMISSIONERS ABSENT: John Freeman, Richard Henderson, Felicia Jacques, Jeff Gonyeau, Sue Goganian, Lindsey Mac-Jones, Chris Hart, Brad Walker, Kirsten Hoffman, John Amodeo, Angela Ward-Hyatt.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Preservation Planner, Rachel Ericksen; Director of Design Review, Joseph Cornish; Preservation Assistant, Sarah Lawton.

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

5:06 PM: Commissioner Orlando called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

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

I. DESIGN REVIEW SUBCOMMITTEE HEARING

APP # 24.1063 FPC

ADDRESS: 332-340 SUMMER STREET

Applicant: Christopher Kennedy

Proposed Work: Landscaping adjustments to an existing garden.

BOSTON LANDMARKS COMMISSION

Lynn Smiledge, John Amodeo, David Berarducci, John Freeman, Susan Goganian, Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Kirsten Hoffman, Jeffrey Heyne, Angela Ward-Hyatt, Felicia Jacques, Lindsey Mac-Jones, Justine Orlando (Vice-Chair) Anne Renahan, Brad Walker (Chair)

cc: Mayor/City Council/City Clerk/Boston Planning & Development Agency/Law Department/Parks Department/ Inspectional Services Department/Boston Art Commission/Neighborhood Services/Owner(s)/Applicants/Abutters/ Massachusetts Historical Commission/Boston Preservation Alliance



PROJECT REPRESENTATIVES: Christopher Kennedy and Timothy Burke were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to make landscaping adjustments to an existing garden.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed landscape plans, existing parking lot plan, and enlarged planting plans.

DISCUSSION TOPICS: Discussion topics included an overview of the owners of the property and sidewalk, existing conditions, the proposed landscaping plans, previous approvals for landscaping, the existing and proposed greenery, the methods for watering the existing and proposed plants, the dimensions of the proposed landscape, the proposed gates, the locations of the existing greenery, the existing buttress on the property, whether ISD has been contact to inspect the property, safety concerns regarding the buttress, the amount of parking spots on the property, the possibility of utilizing a watering company to maintain the plants, the proposed new black metal edge,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the owner of the property and sidewalk, whether there are photographs or documentation for the existing gates, whether ISD has conducted an inspection of the property, whether the paving will be changed, the dimensions and plant types for the existing landscape, whether the Fort Point Channel Landmark District Commission previously approved the existing planting beds, whether the planting will be decorative or screening for the parking lot, an overview of the native plant species for the Fort Point Channel District, an overview of the environment needed for the landscape to survive, whether a water company could maintain landscape, whether the proposed gate would be used to access the property, the edging to separate the landscaping from the parking area, the number of parking spaces on the property,

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

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Steve Hollinger, offered comments regarding the watering of the proposed landscape and the ownership of the sidewalk.

Sara McCammond, offered comments regarding the maintenance and preservation of the proposed landscape.

COMMISSIONER BERARDUCCI RECOMMENDED THAT THERE BE AN ANNUAL MAINTENANCE AGREEMENT WITH A LANDSCAPING COMPANY TO ENSURE THE LANDSCAPE IS TENDED TO AND WATERED. ALSO, THAT THE STEEL FENCING DETAIL BE RELEGATED TO STAFF FOR REVIEW. THAT A NEW METAL EDGING MATERIAL BE A ¼ OR ⅛ INCH THICK.

ADJOURN – 5:55 PM

II. BUSINESS HEARING

COMMISSIONERS PRESENT: John Freeman, Richard Henderson, Justine Orlando, David Berarducci, Fadi Samaha, Kirsten Hoffman, Senam Kumahia, Lindsey Mac-Jones, Jeffery Heyne, Felicia Jacques, Celina Barrios-Millner.

COMMISSIONERS ABSENT: Sue Goganian, Jeff Gonyeau, Brad Walker, Angela Ward-Hyatt, Chris Hart, John Amodeo.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Preservation Planner, Rachel; Erickesen; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Jennifer Gaugler; Preservation Assistant, Sarah Lawton.

CITY STAFF PRESENT: Boston Planning and Development Agency, Alexa Pinard.

6:04 PM: Commissioner Orlando called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

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Following this brief introduction Commissioner Orlando called Subcommittee Chair Berarducci to recap the design review items from the Design Review Subcommittee Meeting.

REVIEW OF DESIGN REVIEW ITEMS

APP # 24.1063 FPC

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Commission previously approved the existing planting beds, whether the planting will be decorative or screening for the parking lot, an overview of the native plant species for the Fort Point Channel District, an overview of the environment needed for the landscape to survive, whether a water company could maintain landscape, whether the proposed gate would be used to access the property, the edging to separate the landscaping from the parking area, the number of parking spaces on the property,

PUBLIC COMMENT: There were no public comments.

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

- *That new and more substantial edging rises above the surface by about 6 inches and better defines the planting edge and the parking area.*
- *The existing honey locust tree will be incorporated into the planting bed. This tree will be a part of that edging and protect it from any parking.*
- *That there be an annual maintenance agreement with a landscaping company to maintain the landscape by way of any necessary weeding that needs to be done, replacement of plants as they need to be done, and a water program.*
- *That all details be mandated to staff.*

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

25.0014 FPC - 370 CONGRESS STREET

Applicant: Derrick Fitzgerald
In kind masonry repointing.

24.1179 BLC - 216 MASSACHUSETTS AVE

Applicant NEU
Rooftop HVAC Equipment Changes.

24.1184 BLC - 44 PROVINCE STREET - HUTCHINSON BUILDING

Replace two granite pieces (14"x41")on the building. Replacement to match existing stone.

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Replace 8 cracked glass window panes.

COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y:FJ, JF, RH, DB, FS, JH, LMJ, CBM, JO)(N: NONE)(ABS:NONE).

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

Jennifer Gaugler, the Architectural Historian for the Boston Landmarks Commission, gave a comprehensive presentation about petitions and study report audits. She provided an overview of the local significance petition data, including the number of petitions submitted, closed, and pending, as well as the outcome of the petitions. She also detailed the designations per neighborhood, the staff responsibilities and roles, the FY 2019 prioritization report, the 2020-2024 study report projects, and prioritization for FY 2025 and beyond for petitions.

V. STUDY REPORT SUBCOMMITTEE

Chelsea Blanchard, the Staff Architect, provided an update on the Study Report Subcommittee, specifically concerning the number of vacant seats, the current Commissioners on the committee, and whether commissioners were interested in volunteering to be on the committee that would meet only as needed when an owner or public was provided amendments on a study report. Commissioner Hoffman volunteered to serve on the Subcommittee. Commissioner Freeman offered to be standby for the Committee.

VI. RATIFICATION OF MEETING/PUBLIC HEARING MINUTES

Ratification of the public meeting minutes for June 25, 2024.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE MINUTES. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, FS, LMJ, JH, KH, CBM, JO)(N: NONE)(ABS: NONE).

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VII. STAFF UPDATES

New BLC Commissioner Celina Barrios-Millner introduced themselves.

Chelsea Blanchard, Staff Architect, announced that the new Chief, Brian Swett is slated to attend the August 27, 2024 hearing.

Dorothy Clark, Assistant Survey Director, offered comments regarding the subcommittee that met to discuss the Parker House Study Report, draft inventory forms, an overview of the survey and planning grants from the Massachusetts Historical Commission.

VIII. ADJOURN - 7:00 PM

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

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