



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

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

AUGUST 27, 2024

COMMISSIONERS PRESENT: David Beraducci, Jeffery Heyne, Senam Kumahia, Justine Orlando, Brad Walker.

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, John Freeman, Susan Goganian, Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Kirsten Hoffman, Felicia Jacques, Lindsey Mac-Jones, Anne Renahan, Fadi Samaha, Angela Ward-Hyatt.

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

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

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

4:06 PM: Commissioner Beraducci 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. Members of the press Allison Pultinas from the Fenway News made themselves known.

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

I. DESIGN REVIEW SUBCOMMITTEE HEARING

4:06 PM

APP # 24.0718 BLC

ADDRESS: UPHAM'S CORNER COMFORT STATION - 611 COLUMBIA ROAD

Applicant: List

Proposed Work: Building tenant, Comfort Kitchen Restaurant, wishes to cover 2 existing patios to increase seating capacity for 3-4 seasons rather than just summer months. This project came for Advisory Review with the BLC in February.

PROJECT REPRESENTATIVES: Nate and Olga (?) were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs and plans for the proposed work.



DISCUSSION TOPICS: An overview of the existing conditions, the locations of the patios, summary of feedback provided by the BLC in previous hearings, the materials of the proposed work, rainwater drainage, the redesign of the North and South patio roof, proposed lighting, translucent panels and windows, and elevations from Columbia Road.

COMMISSIONER COMMENTS AND QUESTIONS: An overview of the existing conditions, the materials and dimensions of the proposed work, whether the proposed covers included heating and cooling systems, the proposed plans for drainage, and comments regarding the impact of the proposed work on the existing structure.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Construction details and materials remand to staff.*
- *Consider two design changes to be remanded to staff.*

ADJOURN – 5:15 PM

II. BUSINESS HEARING

6:04 PM

COMMISSIONERS PRESENT: John Amodeo, Christopher Hart, Richard Henderson, Jeffrey Gonyeau, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Celina Barrios-Millner, David Berarducci, John Freeman, Susan Goganian, Lindsey Mac-Jones, Anne Renehan, Fadi Samaha, Lynn Smiledge,

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 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. Members of the press Allison Pultinas from the Fenway News made themselves known.



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

APP # 24.0718 BLC

6:05 PM

ADDRESS: UPHAM'S CORNER COMFORT STATION - 611 COLUMBIA ROAD

Applicant: List

Proposed Work: Building tenant, Comfort Kitchen Restaurant, wishes to cover 2 existing patios to increase seating capacity for 3-4 seasons rather than just summer months. This project came for Advisory Review with the BLC in February.

PROJECT REPRESENTATIVES: Nate and Olga (?) were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs and plans for the proposed work.

DISCUSSION TOPICS: An overview of the existing conditions, plans, and a summary of Commissioner comments and recommendations from the Design Review subcommittee hearing.

COMMISSIONER COMMENTS AND QUESTIONS: There were no comments.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER KUMAHIA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, CH, RH, JG, KH, SK, JO, BW, AWH)(N: NONE)(ABS: NONE).

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

25.0133 BLC - CHRISTIAN SCIENCE CENTER COMPLEX - MASONRY REPAIRS

Exterior repairs to The Mother Church Original edifice, at 250 Massachusetts Avenue, to address water infiltration to the interior of The Mother Church Original edifice, which is causing water damage to the interior plaster and paint.

25.0133 BLC - CHRISTIAN SCIENCE CENTER COMPLEX - TREE REPLACEMENT



Our arborist will replace the two dead trees with replacement in-kind Little-leaf Lindens in the same 2 locations upon removal of the dead trees in the allee of trees on Huntington.

25.0133 BLC - CHRISTIAN SCIENCE CENTER COMPLEX - ENTRANCE LETTERING

Add 3" high letters in brushed brass (mounted with VHB tape) to the door header at the accessible entrance to The Mother Church Extension edifice entry. This proposed installation matches the same wording over the portico entrance.

25.0121 BLC - ENTRANCE GATES AT HEMENWAY STREET AND WESTLAND AVE

Repair masonry components of the Johnson Memorial Gates, located at Westland Avenue and Hemenway Streets in the East Fenway neighborhood, and protect the two piers from future damage through the installation of decorative bollards.

25.0119 BLC - JAMES BLAKE HOUSE - 735 COLUMBIA AVE, DORCHESTER, MA

Wooden gutters at the James Blake House have deteriorated and need replacement. Requesting approval to replace the wooden gutters with fiberglass in a matching profile.

24.1194 BBW - 610 BEACON STREET, BOSTON, MA

Replace two existing plaques at existing plaza.

25.0038 BBW - 20 CHARLESGATE WEST, BOSTON, MA

Repair two existing fire escapes.

COMMISSIONER WALKER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, CH, RH, JG, FJ, SK, JO, BW, AWH)(N: NONE)(ABS: NONE).

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

24.77 EBEN JORDAN HOUSE (INTERIOR), 46 BEACON STREET

Amended study report posted 8/15/2024.
Vote to Accept Study Report & Vote to Designate



COMMISSIONER COMMENTS AND QUESTIONS: An overview of the policy regarding pending landmarks, the existing conditions, and recommended changes to the study report.

PUBLIC COMMENT: Three written comments were submitted in support of accepting the study report and designation of the interior.

John Curtin, spoke in opposition to the designation and offered comments regarding the study report.

Richelle Gewertz, spoke in support of the designation of the interior.

Andrea Higashibaba, spoke in support of the designation of the interior.

Martha McNamara, spoke in support of the designation of the interior.

Martha Brest, spoke in support of the designation of the interior.

Laurie Thomas, offered comments regarding the significance of the interior at 46 Beacon St.

COMMISSIONER ORLANDO MOTIONED TO ACCEPT THE AMENDED STUDY REPORT. COMMISSIONER SECONDED THE MOTION. THE VOTE WAS 7-2-0 (Y: JA, RH, JG, FJ, SK, JO, BW)(N: CH, KH)(ABS: NONE).

COMMISSIONER KUMAHIA MOTIONED TO NOT DESIGNATE. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 8-1-0 (Y: JA, RH, JG, KH, FJ, SK, JO, BW)(N: CH)(ABS: NONE).

#243.11 WILLIAM LLOYD GARRISON HOUSE, 17 HIGHLAND PARK ST, ROXBURY

Amended study report posted 8/15/2024.

Vote to Accept Study Report & Vote to Designate

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail:

PUBLIC COMMENT: Bill Otero, offered comments regarding the ownership and the



current condition of the William Lloyd Garrison House.

Sr. Anne Mary Donovan, offered comments regarding the restoration of the William Lloyd Garrison House.

COMMISSIONER ORLANDO MOTIONED TO ACCEPT THE AMENDED STUDY REPORT. COMMISSIONER HENDERSON SECONDED THE MOTION. THE VOTE WAS 7-0-1-1 (Y: JG, CH, RH, JH, JO, BW, AWH)(N: NONE)(ABS: FJ)(RECUSED: JA).

COMMISSIONER HENDERSON MOTIONED TO DESIGNATE. COMMISSIONER HART SECONDED THE MOTION. THE VOTE WAS 7-1-1-1 (Y: JG, CH, RH, JH, JO, BW, AWH)(N: SK)(ABS: FJ)(RECUSED: JA).

V. ADVISORY REVIEWS

APP # 24.0897 BLC

ADDRESS: VISITOR CENTER AT CHARLESBANK LANDING - THE CHARLES RIVER ESPLANADE

Proposed Work: The applicants request BLC advisory review for a new building and site work at the Charlesbank Landing area of the Esplanade. The Project will involve the construction of a two-story building, featuring public restrooms, community rooms and a deck with views of the Charles River. The building will be a visitor Center, maintenance operations center, and office space for the Esplanade Association.

PROJECT REPRESENTATIVES: Jen Mergel, A.J. Tourigny, Katie Moniz, and Maryann were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and plans for all proposed work, the dimensions and materials of the proposed work, the community partners and agencies involved in the project, and the standards and criteria section of the Esplanade study report

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the proposed building complements the existing sites, whether the footbridge would be replaced,



PUBLIC COMMENT: There were no public comments.

(RECUSED: AWD).

APP # 25.0137 BLC

ADDRESS: 88 LAMBERT AVE - THE BOND HAMPTON HOUSE

Proposed Work: The applicants request BLC advisory review for work on the main house exterior and three new units in the rear yard. This is a new proposal after receiving approval for a similar project from the BLC previously.

PROJECT REPRESENTATIVES: Elizabeth Whittaker and Michael Winston were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the owners of the property, a summary of community feedback, approvals received from other city agencies, the existing and proposed materials, the property lines, and other comments related to the plans for the proposed work.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions, the existing and proposed materials, and recommendations for the proposed improvements.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER JACQUES AND COMMISSIONER KUMAHIA LEFT THE MEETING.

VI. RATIFICATION OF HEARING/ MEETING MINUTES

Review and vote to approve the minutes of the 07/23/24 and the 8/13/24 hearings.

COMMISSIONER ORLANDO MOTIONED APPROVE THE MINUTES. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: RH, JO, KH, JG, JA, CH, JH, BW)(N: NONE)(ABS: AWH).

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: RH, JO, KH, JG, JA, CH, JH, BW)(N: NONE)(ABS: AWH).



VII. STAFF UPDATES

Chelsea Blanchard, Staff Architect mentioned that the Business Meeting on September 10th, 2024 at 6:00 PM will most likely be canceled.

VIII. ADJOURN – 9:03 PM

**COMMISSIONER ORLANDO MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER HART SECONDED THE MOTION. A VOICE VOTE WAS CALLED
AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR OF ADJOURNMENT.**