



ATTENTION: THIS HEARING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE HEARING BY GOING TO [HTTPS://ZOOM.US/J/98692200856](https://zoom.us/j/98692200856) OR CALLING 301-715-8592 AND ENTER MEETING ID 98692200856. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BLC@BOSTON.GOV

NOTICE OF PUBLIC HEARING

The BOSTON LANDMARKS COMMISSION will hold a virtual public hearing:

DATE: Tuesday, February 27, 2024

TIME: Design Review 4:00 PM & Business Meeting 6:00 PM

Subject of the Public Hearing will be action on the agenda below, and such other business as may come before the Commission in accordance with Chapter 772 of the Acts of 1975, as amended.

I. DESIGN REVIEW HEARING 4:00 PM

24.0718 BLC - UPHAMS CORNER COMFORT STATION, COLUMBIA ROAD, DORCHESTER

Building tenant, Comfort Kitchen restaurant, wishes to cover 2 existing patios to increase seating capacity for 3-4 seasons rather than just summer months.

24.0729 BLC - 2080 WASHINGTON STREET, ROXBURY

The plan is to restore the existing building and build an addition on the existing foundation. In addition, an enclosed stair and two areaways to bring light into the basement. The project will be for use as dance studios and will incorporate a visual art gallery.

II. BUSINESS HEARING 6:00PM

REVIEW AND VOTE ON DESIGN REVIEW ITEMS

Chair of the Design Review subcommittee will summarize applications reviewed earlier in the evening and the Commission will vote to accept the recommendations of the subcommittee.

ADMINISTRATIVE REVIEW/APPROVAL

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to Commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

24.0674 BLC - 537 WASHINGTON STREET, DOWNTOWN

The project is related to the updating of signs with the Citizens Bank Logo, representing the theater's sponsor, to the new Citizens Logo consistent with the current branding.

24.0684 BLC - 125 BOYLSTON STREET, DOWNTOWN

Repair and stabilization of 15 underground burial tombs at Central Burying Ground, 125 Boylston Street.

24.0705 BLC - 1 COURT STREET, DOWNTOWN

Suffolk University is seeking to change the previously approved window decals on our cafe at 1 Court Street to reflect the new partnership with Sal's Pizza. Sal's Pizza is now operating in the Cafe.

24.0723 BLC - 401 PARK DRIVE, FENWAY

Install new interior vestibule with new exterior door at the glass building housing Trillium Brewing.

24.0727 BLC - 665 HUNTINGTON AVENUE, FENWAY

AT&T modifications include replacing (6) antennas, adding (3) antennas, replacing (6) RRUs, removing (3) RRUs, replacing (3) surge arrestors, adding (3) DC cables, and adding (3) fiber cables in the existing equip.

24.0731 BLC - 121 HIGH STREET, RICHARDSON BLOCK, CENTRAL BUSINESS DISTRICT, MA

Replace an existing single ply membrane roof system and wood roof deck on an existing low slope roof. Work is not visible from a public way. Affects 4 of the building roofs within the landmark.

24.0747 BLC - 700 BOYLSTON STREET, BOSTON PUBLIC LIBRARY, COPLEY SQUARE

Partial depth concrete slab repairs at loading dock. Trench drain replacement and slab on grade removal and replacement at entrance of the loading dock. Waterproofing at the slab at loading dock.

23.0466 BLC - 351 BOYLSTON STREET, BOSTON PUBLIC GARDEN, DOWNTOWN

A small cell/DAS node on Boylston Street, near the intersection of Boylston and Arlington Streets (on the public garden side) installed in a base cabinet pole design. (A change, from a previous BLC approval in order to allow two companies to use the pole and avoid an additional piece of equipment in the congested area of the sidewalk.)

24.0703 BLC - 401 PARK DRIVE, THE FENWAY

ARE-MA Region No. 111, LLC (ARE) is the owner of 401 Park Drive, Boston, otherwise known as Landmark Center. ARE is planning a rehabilitation of the building exterior including masonry repair of the tower and window replacement throughout the building with units that match the existing windows as much as possible in appearance, configuration, and profile.

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET, NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below. The electronic building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval. If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or BLC@boston.gov. Thank you.

BOSTON LANDMARKS COMMISSION

Lynn Smiledge, John Amodeo, David Berarducci, John Freeman, Susan Goganian,
Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Jeffrey Heyne, Kirsten Hoffman, 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

III. PETITIONS, STUDY REPORTS, & DESIGNATIONS

#219.06 - #220.06 PUTNAM NAIL COMPANY GEORGE LAWLEY & SON SHIPYARD STUDY REPORT HEARING

The study report was posted on February 7, 2024. [STUDY REPORT LINK](#)
Commission to review feedback received and any public testimony offered.

#225.16 BLUE CROSS BLUE SHIELD BUILDING 133 FEDERAL STREET DESIGNATION HEARING

Two votes: Accept Amendments to Study Report; Designation. [STUDY REPORT LINK](#)
Public Feedback closed 2/06/2024
Amended Study Report posted 2/16/2024

#134.00 HUTCHINSON BUILDING FEEDBACK HEARING

Two votes: Accept Amendments to Study Report; Designation. [STUDY REPORT LINK](#)
Public Feedback closed 2/13/2024
Amended Study Report posted 2/16/2024

IV. ARTICLE 85 APPLICATIONS

D.24.0049 - 33 PEARL STREET, BOSTON, MA 02125

Building Address: 33 Pearl Street, Dorchester, MA 02125
Application: D24.0049
Applicant: Patrick Mulligan
Owner: Patricia McDonald

Review of proposed demolition of 33 Pearl Street

IV. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 01/23/24.

V. STAFF UPDATES

03/12/2024 - NEXT BLC HEARING
Business Hearing at 6pm

PROJECTED ADJOURNMENT: 8:30PM

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