



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
December 9, 2025

NOVEMBER 12, 2025

I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

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

COMMISSIONERS ABSENT: John Amodeo, John Freeman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Architectural Historian, Jennifer Gaugler; Director of the Office of Historic Preservation, Kathy Kottaridis; and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:00 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 at the time the hearing started. A zoom participant "Boston 25 News" joined at 6:30pm, when asked to identify themselves there was no response. Elected officials present included Boston City Councilor, Ed Flynn, who arrived at 6:19pm and left after the Quaker Lane vote.

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

II. HEARING MINUTES

Review and ratification of Public Hearing Minutes from October 28, 2025 meeting.

COMMISSIONER ORLANDO MOVED TO APPROVE THE MINUTES. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: JO, DB, KH, JG, CH, AWH, JH) (N: NONE) (ABS: BW, CBM).



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

III. PETITIONS, STUDY REPORTS, & DESIGNATIONS

304.25 – JORDAN MARSH, DOWNTOWN

Presentation of the petition and discussion and vote.

PETITION REPRESENTATIVES: Jeff Cronin was the petition representative.

DOCUMENTS PRESENTED: Documents presented included slide presentation by petitioner. BLC staff read into the record a letter from the owner of the Jordan Marsh building who has serious concerns about the potential designation of the property as a Landmark.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner comment and discussion period Commissioner Hart noted that the MBTA station is underneath the building and wondered if the MBTA would have comments. Commissioner Heyne inquired if the petition was for exterior and/or interior. Jennifer Gaugler clarified that no interior designation was requested.

PUBLIC COMMENT: None taken. Public comment is not taken on petitions.

COMMISSIONER ORLANDO MOVED TO ACCEPT THE PETITION . COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, DB, JG, CH, JH, KH, JO, BW, AWH) (N: NONE) (ABS: NONE).

103.85 - QUAKER LANE, DOWNTOWN

Public feedback, discussion, vote to accept the study report and vote on designation.

DOCUMENTS PRESENTED: Documents presented included a slide presentation illustrating the evolution of the area and Quaker Lane roadway itself. BLC Commissioners were provided with the Study Report prior to the hearing.

DISCUSSION TOPICS: Discussion topics included that Quaker Lane is a public way owned by the Department of Public Works. It is located in the block bounded by State, Congress, Water, and Devonshire Streets. Quaker Lane is historically significant as the remnant of one of the earliest streets of Boston, as its origin dates



back to 1632. The earliest section of Quaker Lane was laid out ca. 1632, but the full streetscape that became today's Quaker Lane developed over four phases between the mid-17th and early 19th centuries. Because Quaker Lane does not satisfy the criteria for Landmark designation established by Chapter 772 of the Acts of 1975, Boston Landmarks Commission staff recommended that the Commission not vote to designate Quaker Lane. MHC accepted the Study Report and concurred with BLC staff.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: No public comment was received.

COMMISSIONER GONYEAU MOVED TO ACCEPT THE STUDY REPORT.

COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, DB, JG, CH, JH, KH, JO, BW, AWH) (N: NONE) (ABS: NONE).

COMMISSIONER HEYNE MOVED TO DESIGNATE. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 2-7-0 (Y: DB, CH) (N: CBM, JG, JH, KH, JO, BW, AWH) (ABS: NONE).

152.89 - FERDINAND'S BLUE STORE, ROXBURY

Public feedback, discussion, vote to accept the study report and vote on designation.

DOCUMENTS PRESENTED: Documents presented included a slide presentation by staff. The Study Report was provided to Commissioners prior to the hearing.

DISCUSSION TOPICS: Discussion topics included details about the renowned furniture retailer Ferdinand's Blue Store contributions to the development of Roxbury's principal business district, Dudley Square (now called Nubian Square), during the late 19th century and into the mid- 20th centuries. The store's presence was one of the most notable in Dudley Square as the area evolved into a dense, urban commercial and transportation center. Ferdinand's Blue Store (which is today part of the Bruce C. Bolling Building) meets the criteria A, B, and D for designation as a Landmark as established in Section 4 of Chapter 772. Boston Landmarks Commission staff recommended that the Commission designate the former Ferdinand's Blue Store (Bruce C. Bolling Building) as a Landmark under Chapter 772. The effect of this designation would be that review by the Boston Landmarks Commission and/or Commission staff shall be required for any proposed alterations



to the following elements; the historic facade of the former Ferdinand's Blue Store; the air space above the five-story portion of the Bruce C. Bolling Building facing the intersection of Washington and Warren Streets.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner comment and discussion period,

PUBLIC COMMENT: No public comment was received.

COMMISSIONER ORLANDO MOVED TO ACCEPT THE STUDY REPORT.

COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, DB, JG, CH, JH, KH, JO, BW, AWH) (N: NONE) (ABS: NONE).

COMMISSIONER WARD HYATT MOVED TO DESIGNATE. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, DB, JG, CH, JH, KH, JO, FS, BW, AWH) (N: NONE) (ABS: NONE).

The Chair announced that the Commission would next review Advisory Review applications.

IV. ADVISORY REVIEW

APP # 26.0341 BLC

ADDRESS: BOSTON COMMON FREEDOM TRAIL/ BEACON MALL ACCESSIBILITY RAMP

Applicant: Cathy Baker-Eclipse, Interim Parks Director

Proposed Work: Installation of accessible ramp from Beacon Street to Beacon Mall.

PROJECT REPRESENTATIVES: Kevin Bogle, Parks Department and Cassie Bethoney, Weston Sampson were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation of proposed ramp options.

DISCUSSION TOPICS: Discussion topics included the pros and cons of the four options that are currently under consideration, finishes on the proposed ramp/walkway, handrails and fall protection needed with each proposed option. The discussion also included clarification between a ramp and walkway and grade of the slope.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed a variety of topics including questions regarding alternative locations and what was



previously considered. Commissioners asked questions regarding the plantings that are proposed and made suggestions of alternative planting options. Commissioners stated their preferences for Option B or D. Commissioners discussed the walkway option and its ease of use. Commissioners requested that the project team provide different 3D views of the final proposal along with views and drawings of the proposed ramp in context of the Joy Street stairs and the Shaw Memorial.

PUBLIC COMMENT: It is the Chair's discretion to take public comments. No public comments were taken.

APP # 26.0399 BLC

ADDRESS: BOSTON COMMON TADPOLE PLAYGROUND

Applicant: Cathy Baker-Eclipse, Interim Parks Director

Proposed Work: Expand the existing playground, replace playground equipment, and add seating, picnic area, perimeter fencing and plantings.

PROJECT REPRESENTATIVES: Kevin Bogle, Parks Department and Cassie Bethoney, Weston Sampson were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation illustrating the proposed new playground.

DISCUSSION TOPICS: Discussion topics included an overview of public feedback received during public engagement efforts which shaped the design of the proposed playground. The Parks Department and Weston Sampson have also consulted with City Archaeologist Joe Bagley and the Massachusetts tribe. Design was based on accessibility, increased space based on use, bringing native elements into the design.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed potential signage at the edge of the proposed playground. Commissioners asked questions about the surface of the playground, height of structures, proposed plantings, and seating for adults and caregivers. Commissioners discussed the proposed cattail structure at the entrance. Commissioners requested more information on numerous items and requested that those items be presented to the Commission when the applicant returns for design review.

PUBLIC COMMENT: It is the Chair's discretion to take public comments. No public comments were taken.

V. STAFF UPDATES



Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next Design Review Hearing will take place at 4:00 PM, and the next BLC Business Meeting will take place at 6:00 PM on Tuesday, November 25, 2025.

VI. ADJOURN – 9:00 PM

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