



**BOSTON LANDMARKS COMMISSION  
PUBLIC HEARING MINUTES**

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

**DECEMBER 9, 2025**

**APPROVED BY COMMISSION**  
January 13, 2026

**I. DESIGN REVIEW SUBCOMMITTEE 5:00 PM**

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

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

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

**5:00 PM:** Commissioner Berarducci 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. Alison Pultinas of the Fenway News arrived at 6:09 pm.

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

**APP #26.0485 BLC**

**ADDRESS: 33 UNION STREET**

Applicant: Luis Fernando, RODE Architects

Proposed Work: Restore storefront windows, entry doors, signage, and glass block entry flooring; install two blade signs; replace two light fixtures with pendant fixtures; replace bookstore door; replace window on Scott Alley with an operable window; replace three windows on Marsh Lane in-kind; at Salt Lane clean and repaint building, replace two entry doors in-kind, install ADA compliant handrails, and install lighting.

**PROJECT REPRESENTATIVES:** (Michael Dellefave and Luis Fernando, RODE Architects) were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included current photographs of the front facade of the building including storefront systems and doors;



presentation by RODE Architects of proposed building plans.

**DISCUSSION TOPICS:** Discussion topics included proposed changes to the storefront systems, lighting, basement window changes to accommodate bookstore tenant conveyor belt, restoration of glass block at entry floor, and details regarding additional lights on side of building, including sconces and handrails.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed whether the rolldown security grate would remain and asked about proposed door swings.. They asked for clarification on where the proposed canned sconce lighting will be located and why small lights are proposed on the new double doors. Staff suggested removing extra conduit and gooseneck lighting. Commissioner Orlando, suggested that storefront details be remanded to staff.

**PUBLIC COMMENT:** Matt Kilty (Trinity Construction), wood with metal core for door, is what he has recommended. Can he submit to ISD?

#### **COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.**

Remand to staff, removal of exposed conduits, review of shop drawings for windows and any other items with shop drawings, details of door hardware, handrails, paint colors, and light fixtures. Commissioners prefer that ductwork on the side of the building be removed if possible.

Commissioner Beraducci announced the Design Review Subcommittee would next review Administrative Review/ Approval items.

#### **ADMINISTRATIVE REVIEW/APPROVAL**

##### **APP #26.0393 BSR**

##### **25 BAY STATE ROAD**

Replace eight non-historic windows in-kind.

##### **APP #26.0479 BSR**

##### **MUSEUM OF FINE ARTS, 465 HUNTINGTON AVENUE**

Repoint masonry, replace flashing at balconies and waterproof drains.

##### **APP #26.0433 BLC**

##### **U.S. CUSTOM HOUSE, 3 MCKINLEY SQUARE**

Repair, repoint and clean masonry, replace stucco and numeral and minute marker at clock face, install zinc-coated copper flashing at cornices, repair copper window frames, and replace window sealants.



**COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS.**

**ADJOURN – 6:03 PM**

**II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:09 PM**

**COMMISSIONERS PRESENT:** David Berarducci, John Freeman, Jeffrey Heyne, Felicia Jacques, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

**COMMISSIONERS ABSENT:** John Amodeo, Celina Barrios-Millner, Jeffrey Gonyeau, Christopher Hart, Kirsten Hoffman, 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; and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

**6:05 PM:** Commissioner Walker was unable to call the meeting to order due to zoom issues. Commissioner Orlando called the public hearing to order. They 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. They also briefly explained how to participate in the online hearing. The following members of the press made themselves known: Alison Pultinas, Fenway News

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 the November 12, 2025 meeting.

**COMMISSIONER HEYNE MOVED TO APPROVE THE MINUTES. COMMISSIONER BERADUCCI SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: DB, JH, BW, JO, AWH, FJ, JF ) (N: NONE) (ABS: NONE).**

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



#### IV. DESIGN REVIEW RECAP & VOTE

**APP #26.0485 BLC**

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Commissioner Beraducci provided a summary of the scope of work, the presentation that was heard at the design review subcommittee meeting, and shared the subcommittee's observations and recommendations.

**COMMISSIONER BERADUCCI MOVED TO APPROVE THE APPLICATION WITH THE FOLLOWING PROVISOS:**

**REVIEW FINAL DETAILS INCLUDING PAINT COLORS, HANDRAILS, DOOR HARDWARE AND SHOP DRAWINGS WITH STAFF:**

- **AT THE MAIN ENTRY, THE NEW BLADE SIGNS IN EXISTING MASONRY SHOULD BE MOUNTED USING HOLES FROM PREVIOUS MOUNTINGS. HOLES IN STEEL OR WOOD TO BE FILLED AND PAINTED.**
- **AT THE FRONT FAÇADE, THE EXISTING GOOSENECK LIGHT FIXTURES AND CONDUIT BE REMOVED.**
- **AT THE MAIN ENTRY, THE EXISTING GRANITE BASE MOLDINGS SHALL BE RETAINED AND/OR RESTORED.**
- **AT THE REAR, USE WOOD AND GLASS DOORS, WITH DESIGN DETAILS REMANDED TO STAFF.**
- **AT THE BUILDING FAÇADES ON THE LOWER LEVEL, CLEAN UP AND REMOVE UNUSED LIGHTING, CONDUIT, CONDENSER "SCREENS," ETC. NO ADDED CONDUIT IS PERMITTED.**

**COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: DB, BW, JO, JF, JH, AWH, FJ )(N: NONE)(ABS: NONE).**

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

#### V. ADMINISTRATIVE REVIEW/APPROVAL



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**COMMISSIONER BERADUCCI MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: DB, BW, JO, JH, JF, AWH, FJ) (N: NONE) (ABS: NONE).**

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

**VI. 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, January 13, 2026. A new BLC RSVP tracking spreadsheet will be distributed for 2026.

She announced that it was David Berarducci's last BLC meeting and thanked him for his years of service.

Elizabeth also announced that the Office of Historic Preservation staff will be moving to 26 Court Street. The last day in the current Kirstein space will be December 11, 2025. Staff will be remote until their first day in the new office space at 26 Court Street on December 17, 2025. Feel free to stop in once we've settled.

**VII. ADJOURN – 6:23 PM**