



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/97149369887](https://zoom.us/j/97149369887) OR CALLING 301-715-8592 AND ENTER MEETING ID 971 4936 9887 #. 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, October 25, 2022

TIME: 4:00 P.M.

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 4:00 P.M.

23.0320.0050 – The Exchange Building, 53 State Street, Boston, MA

Applicant: Michael Kaplan

Proposed work: At Kirby Street elevation replace upper sections of four ground level windows with mechanical louvers.

23.0331.0141 – Sears Building, 401 Park Drive, Boston, MA

Applicant: Christopher Caine

Proposed work: Revisions to Phase III of redevelopment approved by the Commission on 7-27-2021 including massing and design changes to the approved 13-story building.

23.0266.0280 – 10 Melville Avenue, Dorchester, MA

Applicant: Derek Bloom

Proposed work: Renovation of existing carriage house.

23.0321.0032 – 2148 Washington Street, Roxbury, MA – Eustis Street Protection Area

Applicant: Richard Taylor

Proposed work: Development of 2.45 acre site partially located within the Eustis Street Protection Area. Project includes three new structures and landscaped greenspace partially located within the protection area.

23.0314.0032 – 400 & 402 Melnea Cass Boulevard, Roxbury, MA – Eustis Street Architectural Conservation District & Eustis Street Protection Area

Applicant: Kamran Zahedi

Proposed work: Construction of six-story mixed-use building.

II. 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:**

► 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 617.635.3850 or BLC@boston.gov. Thank you.

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| 23.0323.0224 | <u>Boston City Hall, 1 City Hall Plaza, Boston, MA:</u> At Congress Street elevation replace door to mayors elevator lobby with door and frame to match existing. |
| 23.0265.0003 | <u>Donald McKay House, 80 White Street, East Boston, MA:</u> Selective removal of cladding for investigation and temporary repairs to protect the building. |
| 23.0297.0003 | <u>Donald McKay House, 80 White Street, East Boston, MA:</u> Replace the existing asphalt shingle roof with a new CertainTeed Integrity architectural grade 30 year asphalt shingle roof. |
| 23.0253.0181 | <u>Old Corner Bookstore, 3 School Street, Boston, MA:</u> At roof replace copper flashing and broken slate in-kind. |
| 23.0248.0037 | <u>Upham's Corner Comfort Station, Dorchester, MA:</u> At front façade install blade sign. |

III. BUSINESS HEARING 6:00 PM

1. Discussion and Vote on Design Review Applications.

The Design Review Committee will present summaries of applications and make recommendations for a vote on each agenda item discussed at the Design Review Hearing, which met earlier.

2. Designation Hearing and Vote on Petition #259.17 – Bond-Hampton House, 88 Lambert Avenue, Roxbury, MA

3. Review and Discussion of Boston Landmarks Commission Statement of Commission Member Goals and Priorities

4. Review and ratification of public hearing minutes from 10-11-2022.

5. Staff Updates

PROJECTED ADJOURNMENT: 7:30 PM

BOSTON LANDMARKS COMMISSION

Lynn Smiledge (Chair), John Amodeo, David Berarducci, Joseph Castro, John Freeman, Susan Goganian, Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Kirsten Hoffman, Thomas Hotaling, Felicia Jacques, Lindsey Mac-Jones, Justine Orlando, Anne Renehan, Brad Walker (Vice 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