



Office of the City Clerk

ALEX GEOURNTAS
City Clerk

March 17, 2025

TO THE CITY COUNCIL

Submitted herewith for your consideration, please find the designation of the Petition #293.24, 318 Metropolitan Avenue, Roslindale, MA, as a Landmark.

The foregoing designation was approved by the Boston Landmarks Commission on March 11, 2025 and having been presented to the Mayor was returned signed March 14, 2025.

In accordance with the provisions of Chapter 772 of the Acts of 1975, as amended, if not acted upon within thirty days (April 13, 2025), the designation shall be deemed as if approved.

Respectfully,

Alex Geourntas
City Clerk

cc Kathy Kottaridis, Executive Director
Boston Landmarks Commission

**VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION**

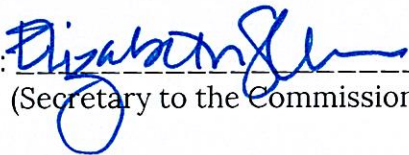
PROPERTY: 318 Metropolitan Avenue, Roslindale, Boston, MA

STANDARDS AND CRITERIA TO BE APPLIED:

As described in the section titled "Standards and Criteria" included in the study report for the subject property.

APPROVED BY THE BOSTON LANDMARKS COMMISSION:

Date approved: **3/11/2025**

Signature: 
(Secretary to the Commission)


PRESENTED TO THE MAYOR:

Date: **MAR 14 2025**

DECISION OF THE MAYOR:

Approved Disapproved

Date: **MAR 17 2025**

Signature: 
(Mayor)

(OR) DEEMED IN EFFECT WITH NO ACTION BY THE MAYOR:

Date: _____

Signature: _____
(City Clerk)

PRESENTED TO THE CITY COUNCIL:

Date: **MAR 19 2025**

DECISION OF THE CITY COUNCIL:

Approved Disapproved

Date: _____

Signature: _____
(City Clerk)

(OR) DEEMED IN EFFECT WITH NO ACTION BY CITY COUNCIL:

Date: _____

Signature: _____
(City Clerk)

**VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION**

PROPERTY: 318 Metropolitan Avenue, Roslindale, Boston, MA

VOTED: That on March 11, 2025, the Boston Landmarks Commission designates 318 Metropolitan Avenue as a Boston Landmark under Chapter 772 of the Acts of 1975, as amended.

VOTING IN FAVOR:

Celina Barrios-Millner	Felicia Jacques	Justine Orlando
John Freeman	Senam Kumahia	Fadi Samaha
Jeffrey Heyne	Lindsey MacJones	Brad Walker

VOTING IN OPPOSITION:

None.

GENERAL CHARACTERISTICS OF THE SITE:

318 Metropolitan Avenue is a particularly fine example of the asymmetrical massing, wrap-around porch, and window detailing of the Queen Anne style combined with the Doric columns and triangular pedimented portico of the Colonial Revival style. The house is prominently sited on a corner lot, and is one of the grandest in the neighborhood. It is a fascinating case study in architectural alteration as it was cut into two pieces in 1943, and the eastern portion was moved around the corner to 44 Maynard Street. The house is also notable for its unusually intact and well-preserved interior elements, which provide a precious glimpse into the past.

The earliest owners of the house at 318 Metropolitan Avenue include two prominent local families: the Foxes and the Carrolls. Albert Fox was an important figure in newspaper advertising in the late nineteenth and early twentieth centuries, and his daughter Blanche Hamilton Fox was an international opera star whose European and American performances were reported on by papers across the United States. Francis Carroll, the patriarch of the family that bought the house from the Foxes, was a close ally of Mayor John F. Fitzgerald, serving in a number of appointed roles including as a Fire Safety Commissioner.

GENERAL BOUNDARIES OF THE SITE:

The boundaries of the designated property are limited to the following address and parcel number: 318 Metropolitan Avenue, parcel number 1804809001.

RECEIVED
CITY CLERKS OFFICE
2025 MAR 14 A 10:20
BOSTON, MA



City of Boston
Historic Preservation



City of Boston
Mayor Michelle Wu

Alex Geourntas
City Clerk, City of Boston
Boston City Hall - Room 601
Boston, MA 02201

March 12, 2025

RE: Petition #293.24 – 318 Metropolitan Avenue, Roslindale

Dear Mr. Geourntas,

On March 11, 2025, the Boston Landmarks Commission unanimously voted to designate 318 Metropolitan Avenue in Roslindale as a Landmark under the provisions of Chapter 772 of the Acts of 1975, as amended.

According to the Landmarks Commission’s statute, a designation approved by the Commission is presented to the Mayor for signing. If the Mayor approves the designation, they sign and date the provided signature page. If the Mayor disapproves the designation, they return the signature page to the City Clerk with objections noted in writing. If no mayoral action is taken on a designation, it is deemed approved by the Mayor after fifteen days.

The statute states that within thirty days following mayoral approval, the City Council can override a designation by a two-thirds vote. In the absence of City Council action, the designation is approved after the thirty-first day.

I appreciate your supervision of this approval process. Please call me at (617) 635-1935 if you have any questions.

Best Regards,



Elizabeth Sherva
Executive Director
Boston Landmarks Commission

RECEIVED
CITY CLERKS OFFICE
2025 MAR 14 A 10: 20
BOSTON, MA



City of Boston
Historic Preservation



City of Boston
Mayor Michelle Wu

The Honorable Michelle Wu
Mayor of the City of Boston
Boston City Hall
Boston, MA 02201

March 12, 2025

RE: Petition #293.24 – 318 Metropolitan Avenue, Roslindale

Dear Mayor Wu:

On March 11, 2025, the Boston Landmarks Commission unanimously voted to designate 318 Metropolitan Avenue in Roslindale as a Landmark under the provisions of Chapter 772 of the Acts of 1975, as amended.

318 Metropolitan Avenue is owned by Adam Shutes and Vissia Viglietta, who both testified to their enthusiastic support of the designation at the Landmarks Commission Hearing. Their house at 318 Metropolitan Avenue is a particularly fine example of the asymmetrical massing, wrap-around porch, and window detailing of the Queen Anne style combined with the Doric columns and triangular pedimented portico of the Colonial Revival style. The house is prominently sited on a corner lot, and is one of the grandest in the neighborhood. It is a fascinating case study in architectural alteration as it was cut into two pieces in 1943, and the eastern portion was moved around the corner to 44 Maynard Street. The house is also notable for its unusually intact and well-preserved interior elements, which provide a precious glimpse into the past.

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The study report contains Standards and Criteria that have been prepared to guide future physical changes to the property in order to protect its integrity and character.

The Boston Landmarks Commission asks that you give full consideration to the designation of 318 Metropolitan Avenue as a Boston Landmark.

Please don't hesitate to call me at (617) 635-1935 if you have any questions.

Best Regards,



Elizabeth Sherva
Executive Director
Boston Landmarks Commission

CITY of BOSTON

20 CITY HALL AVENUE BOSTON, MA 02108-4301 | 617-635-1935 | BLC@BOSTON.GOV