



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
June 23, 2026

MAY 26, 2026

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: Jeffrey Heyne, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

STAFF PRESENT: Senior Preservation Planner, Nicholas Armata; Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Preservation Assistant, Sarah Lawton, and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

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

4:03PM: Commissioner Orlando 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. There were no members of the press present. Liam Rimas from Boston City Councilor Councilor Fitzgerald and Michael Fishbein from Boston City Councilor Weber's office were both present.

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

APP #26.0915 AB

ADDRESS: 9 KILSYTH TERRACE

Applicant: Rachael Gerry

Proposed Work: Install new heat pump and screening.

PROJECT REPRESENTATIVE: Rachael Gerry was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and detailed specifications for the screen panels.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the proposed location of the new



heat pump and screening, as well as the dimensions and materials of the proposed screening.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the material for the proposed screening and district guidelines regarding the screening of mechanical equipment.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION AS SUBMITTED.

APP #26.0705 AB

ADDRESS: 133 SUTHERLAND ROAD

Applicant: Robert Le Blanc

Proposed Work: Replace front door and large picture window.

PROJECT REPRESENTATIVES: Greg Arsenault and Barry Pell were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, details for the proposed door, specifications for the proposed windows, and a historic photograph of the front facade.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of alterations made to the building's front facade, and details about the proposed windows.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the tint of the proposed windows, district guidelines concerning windows and low e glass, the comparison between the existing and proposed windows, and the building's original window design before alterations.

PUBLIC COMMENT: Helen Pillsbury, current commissioner for the Aberdeen Architectural Conservation District Commission offered a recommendation for the proposed work.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *That the bay window is replaced with a single, solid pane of glass in the center with two flanking one over 6 casement windows as seen in the historic photos shown on*



the MACRIS survey form. That the door be a wood panel door with a six light fixed window at the top third with details remanded to staff.

APP #26.0898 AB

ADDRESS: 1757 COMMONWEALTH AVENUE

Applicant: Jose Palencia Briceno

Proposed Work: Replace all, non-historic windows with 1-over-1 fiberglass windows with low-e glass.

PROJECT REPRESENTATIVE: Allison Mooney was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed window specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed material and configuration for the replacement windows, concerns about energy efficiency, and the visual impact of low-e glass.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions and district guidelines related to windows and the use of low-e glass.

PUBLIC COMMENT: Helen Pillsbury, current commissioner for the Aberdeen Architectural Conservation District Commission, submitted written comments opposing the proposal, specifically citing concerns about the use of low-e glass and the window frame materials.

Frank Williams, spoke in support of the proposed work and provided comments on the window guidelines for the Aberdeen district.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- Staff to review low e vs. non-coated with the applicant on site to see if reflectivity is in conformance with the district standards.

APP #26.0941 BLC

ADDRESS: FIRST CHURCH ROXBURY, 10 PUTNAM STREET, ROXBURY

Applicant: Rev. Mary Margaret Earl

Proposed Work: Installation of window opening and window at north elevation of the Putnam Chapel.



PROJECT REPRESENTATIVES: Rev. Mary Margaret Earl and Thea Massouh were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevation drawings, and proposed floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, a summary of feedback from BLC staff on the proposal, an overview of the applicants community engagement process, a review of windows at other elevations of the building, and the proposed windows design, materials and configuration.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, applicable building standards and criteria, and the proposed material, configuration, size, and design of the new window.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER ORLANDO RECOMMENDED TO CONTINUE THE APPLICATION WITH PROVISOS.

- *That the applicant will work with staff to return with an option to match existing window width, an option to match proportions of divided lites of adjacent windows, but a wider overall aspect relative to the flanking windows, and an option more distinct from the historic windows. Window to be wood, not clad.*

II. ADMINISTRATIVE REVIEW

APP# 26.0864 BLC	BERKELEY BUILDING 422 BOYLSTON STREET Installation of wall sign, blade sign, and window sign.
APP# 26.0893 BLC	BOND-HAMPTON HOUSE 88 LAMBER AVENUE, ROXBURY Installation of a chicken coop and enclosed run.
APP# 26.0942 BLC	50 BROAD STREET Repointing masonry and repainting windows.
APP# 26.0950 BLC	CHRISTIAN SCIENCE CHURCH COMPLEX 200 MASSACHUSETTS AVENUE Completion of necessary maintenance of the existing concrete arch and adjacent garden walls at the Publishing House.



APP# 26.0938 BLC

**FRANKLIN PARK
278 CANTERBURY STREET**

Installation of fabric shelter structure at existing Park Ranger paddock.

APP# 26.0922 BLC

**NATIONAL SHAWMUT BANK BUILDING
40 WATER STREET**

Installation of two blade signs and four wall signs.

APP# 26.0948 BLC

**OLD CORNER BOOK STORE
3-11 SCHOOL STREET**

Installation of seven temporary ground-level signs interpreting the history of the Old Corner Bookstore complex.

APP# 26.0884 BLC

BLACKSTONE BLOCK, 1 UNION STREET

At roof antenna replacement and equipment upgrades to existing telecommunication array.

APP# 26.0881 AB

4 CHISWICK ROAD

Limited Reconstruction of the existing brick and cast stone masonry parapet. Restoration of the remaining conditions not being reconstructed. Removal and replacement of limited areas of the roof edge fascia with new 16 oz copper fascia, to match the existing fascia profile. Limited replacement of the existing damaged/ cracked/ spalled cast stone masonry with new cast stone masonry with matching stone face dimensions and profiles; Patching of limited areas of damaged cast stone masonry with patching mortar. Cutting and repointing of the remaining areas of the brick masonry parapet. Cutting and repointing of selected areas of the brick chimney at the top floor and above the roof line. Cleaning and recoating of the cast stone masonry at the parapet with new elastomeric masonry coating, to match the current coating cast stone color. All replacement face brick, cast stone, and mortar is to match the current existing materials.

APP# 26.0909 AB

24 LEAMINGTON ROAD

Replace all windows on the facade with 1-over-1 wood windows, spot repoint masonry.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS.

ADJOURN – 6:05 PM



III. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, Jeffrey Gonyeau, Christopher Hart, Jeffrey Heyne, Kirsten Hoffman, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: John Freeman, Felicia Jacques, Senam Kumahia, Fadi Samaha.

STAFF PRESENT: Senior Preservation Planner, Nicholas Armata; Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton, and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:10 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. Liam Rimas from Boston City Councilor Councilor Fitzgerald and Michael Fishbein from Boston City Councilor Weber's office were both present.

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

IV. HEARING MINUTES

Review and ratification of Public Hearing Minutes from May 12, 2026 meeting.

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

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

V. DESIGN REVIEW RECAP & VOTE

Commissioner Orlando (Chair of the Design Review Subcommittee) summarized the design review items from the Design Review Subcommittee Meeting.



APP #26.0915 AB

ADDRESS: 9 KILSYTH TERRACE

Applicant: Rachael Gerry

Proposed Work: Install new heat pump and screening.

COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

APP #26.0705 AB

ADDRESS: 133 SUTHERLAND ROAD

Applicant: Robert Le Blanc

Proposed Work: Replace front door and large picture window.

COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

- *That the bay window is replaced with a single, solid pane of glass in the center with two flanking one over 6 casement windows as seen in the historic photos shown on the MACRIS survey form. That the door be a wood panel door with a six light fixed window at the top third with details remanded to staff.*

APP #26.0898 AB

ADDRESS: 1757 COMMONWEALTH AVENUE

Applicant: Jose Palencia Briceno

Proposed Work: Replace all, non-historic windows with 1-over-1 fiberglass windows with low-e glass.

COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WARD HYATT SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

- *Staff to review low e vs. non-coated with the applicant on site to see if reflectivity is in conformance with the district standards.*

APP #26.0941 BLC

ADDRESS: FIRST CHURCH ROXBURY, 10 PUTNAM STREET, ROXBURY

Applicant: Rev. Mary Margaret Earl

Proposed Work: Installation of window opening and window at north elevation of the Putnam Chapel.

COMMISSIONER ORLANDO MOVED TO CONTINUE THE APPLICATION WITH PROVISOS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).



- *That the applicant will work with staff to return with an option to match existing window width, an option to match proportions of divided lites of adjacent windows, but a wider overall aspect relative to the flanking windows, and an option more distinct from the historic windows. Window to be wood, not clad.*

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

VI. ADMINISTRATIVE REVIEW/APPROVAL

COMMISSIONER ORLANDO MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

The Chair announced that the Commission would next review Article 85 demolition delay applications.

6:39 PM: COMMISSIONER HART JOINED THE MEETING.

VII. ARTICLE 85 DEMOLITION DELAY HEARING

D.26.0343

ADDRESS: 123-127 HEATH STREET, MISSION HILL

Presentation of findings of significance | Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included interior and exterior existing condition photographs, sanborn maps, and neighborhood context photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and a summary of architectural and historical significance of the property.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the structural system of the building, the condition of the decking and roof, of the building and demolition by neglect.

PUBLIC COMMENT: Peter Zagorianakos, the property owner, described the buildings' existing interior and exterior conditions and expressed support for demolition.



Jeremy Donovan, offered comments regarding demolition by neglect.

RJ La Muram offered comments regarding the safety concerns with the building's existing condition.

Kartik, offered comments regarding the existing condition of the building.

Alison Pultinas, offered comments regarding demolition by neglect and whether the owner could be penalized for the condition of the building.

Seventeen written public comments were submitted in support of the demolition delay. One written comment was submitted in opposition to invoking the demolition delay.

COMMISSIONER ORLANDO MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER HART SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JG, CH, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

D.26.0342

ADDRESS: 117 HEATH STREET, MISSION HILL

Presentation of findings of significance | Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included interior and exterior existing condition photographs, sanborn maps, and neighborhood context photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and a summary of architectural and historical significance of the property.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the structural system of the building, the condition of the decking and roof, of the building and demolition by neglect.

PUBLIC COMMENT: Peter Zagorianakos, the property owner, described the buildings' existing interior and exterior conditions and expressed support for demolition.



Jeremy Donovan, offered comments regarding demolition by neglect.

RJ La Muram offered comments regarding the safety concerns with the building's existing condition.

Kartik, offered comments regarding the existing condition of the building.

Alison Pultinas, offered comments regarding demolition by neglect and whether the owner could be penalized for the condition of the building.

Six written public comments were submitted in support of the demolition delay. Four written comments were submitted in opposition to invoking the demolition delay.

COMMISSIONER HEYNE MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JG, CH, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

VIII. ADVISORY REVIEW

APP # 26.0949 BLC

ADDRESS: MISSION CHURCH COMPLEX, 94 ST. ALPHONSUS STREET

Applicant: Marc LaCasse

Proposed demolition of existing grammar school building and construct a new grammar school building.

PROJECT REPRESENTATIVES: Marc LaCasse and Matthew Teismann were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included background information about Mission Grammar School, an overview of existing conditions, a summary of previously approved projects for the site, details about the proposed demolition of the current building, challenges associated with the existing structure and the design of the proposed new building.



COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the design of the new building, whether the applicant intended to demolish the below-grade foundation, potential encroachment on existing garden areas, and plans for construction operations.

PUBLIC COMMENT: Ali Dutson, President of the Mission Grammar School, spoke in support of the proposed project.

Alison Pultinas, spoke in support of the proposed project.

IX. 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, June 9, 2026.

X. ADJOURN – 7:30 PM

**COMMISSIONER ORLANDO MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER AMODEO SECONDED THE MOTION. A VOICE VOTE WAS CALLED
AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.**