



**BOSTON LANDMARKS COMMISSION  
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION  
July 14, 2026

**JUNE 23, 2026**

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

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

**STAFF PRESENT:** 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://boston.gov/landmarks).

**5:03PM:** 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. Alison Pultinas, member of the Fenway News.

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

**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 of the interior and exterior, 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 and Commissioners on the previous proposal, the dimensions of the proposed new window opening and adjacent windows, the proposed configuration, material, and dimensions of the new window at the North Elevation and various trim designs.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the existing conditions, the building's standards and criteria, the proposed material, configuration, size, and design of the new window. Commissioners also discussed the balance between the adjacent window trims and proposed trim and lintel designs.

**PUBLIC COMMENT:** Alison Pultinas, Fenway News, offered comments regarding the permits that were pulled for previous projects.

A letter of support was submitted by the Highland Park Neighborhood Coalition and the Roxbury Historical Society.

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

- *Approval of option 2, provided that it is a wood window, with true divided lights, or simulated divided lights, with a spacer bar and applied muntins, with shop drawings remanded to staff for final review.*
- *That the width of the muntins will be consistent with the width of the muntins on the adjacent windows.*
- *That the applicant will work to refine a simplified trim with staff that differentiates this window from the existing windows at the elevation and is compatible with historic materials size, scale, and proportion of the windows found at other elevations of the Putnam Chapel.*
- *That the header casing be a more simplified straight head casing - not a pediment.*

## **II. ADMINISTRATIVE REVIEW**

**APP# 26.1043 BLC**

**33 UNION STREET SIGNAGE**

New facade signage.

**APP# 26.0837 BLC**

**19 UNION STREET SIGNAGE**

New facade signage

**APP# 26.1020 BLC**

**ARLINGTON STREET CHURCH  
351 BOYLSTON STREET**



Replacement of deteriorated sandstone and copper gutter at south entrance.

**APP# 26.1033 BLC**

**BACK BAY FENS**

Planting of four trees to replace removed trees.

**APP #26.1050 BLC**

**BOSTON COMMON**

Installation and planting of temporary planting beds at Charles Street and planting of existing beds at Tremont entrance to Boston Common for 2026 season only.

**APP# 26.0993 BLC**

**CHINA TRADE BUILDING  
2 BOYLSTON STREET**

Installation of temporary art installation that includes window decals at China Trade Building from June 11, 2026 to August 1, 2026.

**APP# 26.1049 BLC**

**CHRISTIAN SCIENCE CENTER COMPLEX  
235 HUNTINGTON AVENUE**

Replacement of existing mechanical equipment at roof of Sunday School building.

**APP# 26.1014 BLC**

**LORING-GREENOUGH HOUSE  
12 SOUTH STREET, JAMAICA PLAIN**

Installation of temporary outdoor art exhibit from November 2026 to April 2027.

**APP# 26.0940 FPC**

**21 WORMWOOD STREET,  
FORT POINT**

Emergency window replacement due to leaks. Windows to be replaced in kind.

**APP# 26.1047 SB**

**130 ST. BOTOLPH STREET, ST. BOTOLPH**

Repoint upper section of front facade, repoint chimney at front portion of roof.

**APP# 26.1071 SB**

**15 ALBEMARLE STREET, ST. BOTOLPH**

Emergency repair – Install new EPDM rubber roof, replace damaged roof deck – keeping same dimensions and configuration.

**COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS.**

**ADJOURN – 5:40 PM**



### III. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

**COMMISSIONERS PRESENT:** John Amodeo, John Freeman, Sue Goganian, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

**COMMISSIONERS ABSENT:** Christopher Hart, Jeffrey Gonyeau, Senam Kumahia.

**STAFF PRESENT:** 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.

**6:01 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. Member of the press Alison Pultinas from the Fenway News made herself known.

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 26, 2026 and June 9, 2026 meeting.

**COMMISSIONER ORLANDO MOVED TO APPROVE THE 5/26/26 MINUTES.**

**COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, SG, LMJ, JA, AWH, JH, BW)(N: NONE)(ABS: NONE).**

**COMMISSIONER HEYNE MOVED TO APPROVE THE 6/9/26 MINUTES.**

**COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, SG, LMJ, JA, AWH, JH, BW)(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



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Applicant: Rev. Mary Margaret Earl

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

**COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, SG, LMJ, JA, AWH, JH, BW)(N: NONE)(ABS: NONE).**

- *Approval of option 2, provided that it is a wood window, with true divided lights, or simulated divided lights, with a spacer bar and applied muttons, with shop drawings remanded to staff for final review.*
- *That the width of the muttons will be consistent with the width of the muttons on the adjacent windows.*
- *That the applicant will work to refine a simplified trim with staff that differentiates this window from the existing windows at the elevation and is compatible with historic materials size, scale, and proportion of the windows found at other elevations of the Putnam Chapel.*
- *That the header casing be a more simplified straight head casing versus the pediment.*

**6:12 PM: COMMISSIONER CONYEAU JOINED THE MEETING.**

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

**VI. ADMINISTRATIVE REVIEW/APPROVAL**

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Emergency repair – Install new EPDM rubber roof, replace damaged roof deck – keeping same dimensions and configuration.

**COMMISSIONER ORLANDO MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WARD-HYATT SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, SG, LMJ, JA, AWH, JH, BW)(N: NONE)(ABS: NONE).**

**VII. 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, July 14, 2026. She also announced projected agenda items for the next Business meeting.



Chair Walker recognized that Sue Goganian is returning to the Landmarks Commission as a Commissioner.

**VIII. ADJOURN – 6:15 PM**

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