BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES
Boston City Hall, Boston, MA, 02201
held virtually via Zoom

APPROVED BY COMMISSION
November 10, 2026

OCTOBER 27, 2026

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: *Jeffrey Heyne, Justine Orlando (Vice-Chair), & Brad Walker (Chair).*
COMMISSIONERS ABSENT: *John Amodeo, David Dixon, John Freeman, Susan Goganian, Jeffrey Gonyeau, Vineet Gupta, Christopher Hart, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, 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.

4:07 PM: Commissioner Orlando called the Design Review Subcommittee public hearing to order. She 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

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

APP # 27.0109 AB
ADDRESS: 1962 BEACON STREET, BRIGHTON
Applicant: Keith Dubois, Dunkin Donuts
Proposed Work: New store signage

PROJECT REPRESENTATIVES: Nicole and Keith Dubois were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the Dunkin Donuts and Jimmy Johns branding, the design, dimensions, materials, and locations of the proposed signage, alternative signage locations and their impact on the pediment, concerns regarding quorum issues with the Aberdeen Commission, confirmation from the applicant that no window signage is planned, and details regarding the proposed mounting methods and materials.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the proposed signage location and explored alternatives that would preserve the building's architectural features, including the pediment. The Commission also discussed reducing the size of the signage lettering and the proposed mounting method, bracket material, and color.

PUBLIC COMMENT: Eva Webster, submitted written comment and recommended shifting the signage to avoid the pediment.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *That the signage will be shifted so as not to obscure the decorative entry pediment. Updated drawings are to be submitted to staff for final approval.*

APP # 27.0189 BLC
ADDRESS: LORING-GREENOUGH HOUSE, 12 SOUTH STREET, JAMAICA PLAIN
Applicant: Nancy Leask, Loring Greenough House
Proposed Work: Renovate the existing perennial borders and lawn path, and replace the path with bluestone pavers. The borders will be replanted with new perennials and shrubs.

PROJECT REPRESENTATIVES: Nancy Leask and Andy Hatcher were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, plans to renovate the perennial borders on each side of the lawn path with new perennials and shrubs, and details regarding the renovation of the lawn path itself. The bluestone pavers will match the size of those currently in place.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions and that the bluestone looked modern and recommended wire-cut brick, especially with cobblestone edging. Commissioners also emphasized that brick pavers on a proper base and with steel edging offer durability and

stability. Commissioners questioned the purpose of the cobbles outside the perennial bed and suggested varying the bluestone pattern so joints do not align.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *That bluestone or wirecut brick are suitable surfaces . If bluestone, use a running bond pattern that plays into the geometry of the pathway.*

APP # 27.0301 BLC
ADDRESS: BLUE CROSS BLUE SHIELD BUILDING, 133 FEDERAL STREET, DOWNTOWN
Applicant: Mai Luo, 133 Federal LLC
Proposed Work: Rehabilitation of the existing Brutalist style property for residential use on upper floors, with continued first-floor retail uses. The exterior scope of work will include new secondary glazing panels at existing windows, new window openings at the thirteenth floor level, and new rooftop mechanical equipment.

PROJECT REPRESENTATIVES: Erin Doherty, Doug Kelleher, Mai Luo, Jess Smiley, and Phil Sima, were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and background information about the building, which is part of the Mayor's Office of Housing's residential conversion program. The discussion also covered plans to add an interior window insert using silicone, without a frame, to improve resident comfort and to upgrade existing single-pane windows to triple-pane units. There was discussion of a mock-up and the visual impact of the proposed alterations on both the interior and exterior. Additionally, the group reviewed the plans to convert the 13th floor's mechanical space into residential units, which would require new window openings. The applicant referenced previous conversations about using exterior lighting to reduce interior night shining, but there were concerns that bright outside lights could negatively affect residents and require additional shading.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions and the structural silicone detail for holding panes of glass and expressed concern about potential distortion and the glass's texture from the interior and exterior. Commissioners recommended alternative solutions to improve

light filtration and create more shadowing, and recommended mock-ups to assess the visual impact. Commissioners also offered recommendations for the proposed windows including suggesting the use of a black spacer bar instead of a silver, noting that the deep window shadow boxes would minimize transparency variations. The conversion of the 13th floor's mechanical space into residential units was generally supported, with emphasis on taking an approach to preserve the building's character. There was a recommendation to leave the 13th floor chamfered corners untouched and focus alterations on the side surfaces to maintain the building's appearance.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Approved with the proviso that details and mockups be remanded to a subcommittee. Asked applicant to update renderings to show intended window proportions, and to consider eliminating new windows at the 13th floor chamfered corners. Consider spandrel glass at Level 13 so that the entire "cornice" would be glass.*

ADMINISTRATIVE REVIEW/APPROVAL

APP # 27.0089 BLC — **37 SOUTH MARKET STREET**
Installation of new signage at the granite entablature above door; no new penetrations in the masonry.

APP # 27.0200 BLC — **10 POST OFFICE SQUARE**
Replace storefront door to restaurant space on Milk Street with new Brass clad door and transom.

APP # 27.0228 AB — **9 BRAEMORE ROAD #13**
Replace non-historic door with historically appropriate wood door.

APP # 27.0201 AB — **15 COLLISTON ROAD**
Remove 3 rotted decks/balcony's and replace them with composite decking. All supports and fascia boards will remain wood.

APP # 27.0251 AB — **151 ENGLEWOOD AVENUE #24**
Replace windows in unit with 1 over 1 aluminum windows.

APP # 27.0252 AB — **141 ENGLEWOOD AVENUE #24**
Replace windows in unit with 1 over 1 aluminum windows.

APP # 26.1081 AB **34 KINROSS ROAD**
Replace 6, 6 over 1 windows in unit with 6 6 over 1 fibrex windows with exterior and interior applied muntin bars. And no low-e glass.

APP # 27.0242 BLC **FRANKLIN PARK, 1 CIRCUIT DRIVE**
Remove small shelter structure at William Devine Golf Course.

APP # 27.0305 BLC **RICHARDSON BLOCK, 149 PEARL STREET**
Emergency masonry and EPDM roof repairs.

APP # 25.0320 HP **1 ELMWOOD STREET**
Extend October 24, 2024 approval with provisos to demolish existing building and construct a new 6 story building for one year to expire October 24, 2027.

Approval of the proposed demolition and approval of the proposed new building's height and massing with the proviso that further design details be remanded to a subcommittee. The provisos are further enumerated as follows: 1. Demolition of the existing building will not take place until a building permit or foundation permit for the new building has been secured; 2. Further design development and final project approval to be remanded to a subcommittee of 2 Commissioners (Angela Ward Hyatt and Ernest Coston) that will meet at scheduled public meetings where review will focus on the refinement of the building's facade design and materials to ensure that they complement the character-defining aspects of the district; and 3. That approval of an onsite materials mockup be remanded to the subcommittee.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS.

ADJOURN – 5:55 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

COMMISSIONERS PRESENT: *John Amodeo, John Freeman, Jeffrey Gonyeau, Kirsten Hoffman, Jeffrey Heyne, Felicia Jacques, Angela Ward-Hyatt, Justine Orlando (Vice-Chair), & Brad Walker (Chair).*
COMMISSIONERS ABSENT: *David Dixon, Susan Goganian, Vineet Gupta, Christopher Hart, Senam Kumahia, Lindsey Mac-Jones.*

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.*

6:02 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. Members of the press Alison Pultinas, Fenway News, made herself known.

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

III. HEARING MINUTES

Review and ratification of the public hearing minutes from October 13, 2026.

COMMISSIONER GONYEAU MOVED TO APPROVE THE MINUTES. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, JG, KH, JH, FJ, AWH, JO, BW) (N: NONE) (ABS: NONE).

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

IV. DESIGN REVIEW RECAP & VOTE

APP # 27.0109 AB
ADDRESS: 1962 BEACON STREET, BRIGHTON
Applicant: Keith Dubois, Dunkin Donuts
Proposed Work: New store signage

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

- *That the signage will be shifted so as not to obscure the decorative entry pediment. Updated drawings are to be submitted to staff for final approval*

APP # 27.0189 BLC

ADDRESS: LORING-GREENOUGH HOUSE, 12 SOUTH STREET, JAMAICA PLAIN
Applicant: Nancy Leask, Loring Greenough House
Proposed Work: Renovate the existing perennial borders and lawn path, and replace the path with bluestone pavers. The borders will be replanted with new perennials and shrubs.

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

- *That the pathways are approved as bluestone or wirecut brick on suitable substrates. If bluestone, use a running bond pattern to coordinate with the geometry of the pathway.*

APP # 27.0301 BLC
ADDRESS: BLUE CROSS BLUE SHIELD BUILDING, 133 FEDERAL STREET, DOWNTOWN
Applicant: Mai Luo, 133 Federal LLC
Proposed Work: Rehabilitation of the existing Brutalist style property for residential use on upper floors, with continued first-floor retail uses. The exterior scope of work will include new secondary glazing panels at existing windows, new window openings at the thirteenth floor level, and new rooftop mechanical equipment.

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

- *Approved with the proviso that details and mockups be remanded to a subcommittee. Asked applicant to update renderings to show intended window proportions, and to consider eliminating new windows at the 13th floor chamfered corners. Consider spandrel glass at Level 13 so that the entire "cornice" would be glass.*

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

V. ADMINISTRATIVE REVIEW/APPROVAL

APP # 27.0089 BLC — **37 SOUTH MARKET STREET**
Installation of new signage at the granite entablature above door; no new penetrations in the masonry.

APP # 27.0200 BLC — **10 POST OFFICE SQUARE**
Replace storefront door to restaurant space on Milk Street with new Brass clad door and transom.

APP # 27.0228 AB — **9 BRAEMORE ROAD #13**
Replace non-historic door with historically appropriate wood door.

APP # 27.0201 AB **15 COLLISTON ROAD**
Remove 3 rotted decks/balcony's and replace them with composite decking. All supports and fascia boards will remain wood.

APP # 27.0251 AB **151 ENGLEWOOD AVENUE #24**
Replace windows in unit with 1 over 1 aluminum windows.

APP # 27.0252 AB **141 ENGLEWOOD AVENUE #24**
Replace windows in unit with 1 over 1 aluminum windows.

APP # 26.1081 AB **34 KINROSS ROAD**
Replace 6, 6 over 1 windows in unit with 6 6 over 1 fibrex windows with exterior and interior applied muntin bars. And no low-e glass.

APP # 27.0242 BLC **FRANKLIN PARK, 1 CIRCUIT DRIVE**
Remove small shelter structure at William Devine Golf Course.

APP # 27.0305 BLC **RICHARDSON BLOCK, 149 PEARL STREET**
Emergency masonry and EPDM roof repairs.

APP # 25.0320 HP **1 ELMWOOD STREET**
Extend October 24, 2024 approval with provisos to demolish existing building and construct a new 6 story building for one year to expire October 24, 2027.

Approval of the proposed demolition and approval of the proposed new building's height and massing with the proviso that further design details be remanded to a subcommittee. The provisos are further enumerated as follows: 1. Demolition of the existing building will not take place until a building permit or foundation permit for the new building has been secured; 2. Further design development and final project approval to be remanded to a subcommittee of 2 Commissioners (Angela Ward Hyatt and Ernest Coston) that will meet at scheduled public meetings where review will focus on the refinement of the building's facade design and materials to ensure that they complement the character-defining aspects of the district; and 3. That approval of an onsite materials mockup be remanded to the subcommittee.

COMMISSIONER ORLANDO MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: JA, JF, JG, KH, JH, AWH, JO, BW) (N: NONE) (ABS: FJ).

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, November 9, 2026.

VII. ADJOURN – 6:20 PM

COMMISSIONER ORLANDO MOTIONED TO ADJOURN THE HEARING. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, JG, KH, JH, FJ, AWH, JO, BW) (N: NONE) (ABS: NONE).