



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
September 23, 2025

AUGUST 26, 2025

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Justine Orlando
(Vice-Chair), Brad Walker (Chair).

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, John Freeman, Jeffrey Gonyeau, Christopher Hart, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha, Angela Ward-Hyatt.

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.

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

4:05 PM: Commissioner Beraducci 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. Lorraine Payne, a representative from District 7 City Council office was present. There were no members of the press present.

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

APP # 26.0105 BLC

ADDRESS: WILLIAM LLOYD GARRISON HOUSE, 17 HIGHLAND PARK STREET, ROXBURY

Applicant: Patricia Tower

Proposed Work: Site restoration including restoration of grade at porch along with retaining walls and site stairs.

PROJECT REPRESENTATIVES: Rayford Law and Tricia Tower were the project representatives.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, and existing and proposed site plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of alterations made to the property since its construction, the current restoration project, the difference in grade between the porch floor and adjacent landscape, the proposed grade change, details about the migration of geology, the current condition of the retaining walls, the proposed dimensions and material of the replacement walls, the visual impact of the retaining walls on the property, the proposed realignment of the existing stairs, the dimensions of the porch, and the condition of the buildings foundation.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions of the property, the condition of the house's foundation, whether the proposed work would impact the house's foundation, whether the existing retaining wall could be retained and restored, the visual impact of the retaining wall on the house's view from Highland Street, the proposed material and dimensions of the retaining wall, and the proposed railing material and design.

PUBLIC COMMENT: David Black, offered comments regarding the proposed changes to the retaining wall.

Kate Phelps, offered comments regarding the proposed ground and structural work.

Joan Seamster, spoke in support of restoring the property.

Caliga, spoke in support of restoring and preserving the property.

COMMISSIONER BERADUCCI RECOMMENDED TO CONTINUE THE APPLICATION.

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

ADMINISTRATIVE REVIEW/APPROVAL

APP # 26.0138 BLC JABEZ LEWIS FARMHOUSE 1060 CENTRE STREET, JAMAICA PLAIN: Install new asphalt roof, copper flashings, crickets and drip edges and copper gutter system and downspouts; repoint chimneys; replace deteriorated wood rafters and facias in-kind; and repaint front entry door to match existing color.

APP # 26.0101 BLC LORING GREENOUGH HOUSE, 12 SOUTH STREET, JAMAICA



PLAIN: Replace entrance signage.

APP # 26.0106 BLC LORING GREENOUGH HOUSE, 12 SOUTH STREET, JAMAICA

PLAIN: At interior, repaint flooring on the third floor.

APP # 26.0110 BLC ST JAMES AFRICAN ORTHODOX CHURCH, 50 CEDAR STREET,

ROXBURY: Exterior building envelope repairs.

COMMISSIONER BERADUCCI READ THE ADMINISTRATIVE REVIEW ITEMS INTO THE RECORD.

ADJOURN – 5:15 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, David Berarducci, Jeffrey Gonyeau, Christopher Hart, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Celina Barrios-Millner, John Freeman, Jeffrey Heyne, Lindsey Mac-Jones, Fadi Samaha.

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.

6:03 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.

The Chair announced that the Commission would next review the ratification of meeting minutes.

III. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 8/12/25 meeting.



COMMISSIONER HART MOTIONED TO APPROVE THE MINUTES. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: FJ, JP, DB, KH, JA, CH)(N: NONE)(ABS: SK, JG).

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

IV. DESIGN REVIEW RECAP & VOTE

APP # 26.0105 BLC

ADDRESS: WILLIAM LLOYD GARRISON HOUSE, 17 HIGHLAND PARK STREET, ROXBURY

Applicant: Patricia Tower

Proposed Work: Site restoration including restoration of grade at porch along with retaining walls and site stairs.

PROJECT REPRESENTATIVES: Rayford Law and Tricia Tower were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, and existing and proposed site plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of alterations made to the property since its construction, the current restoration project, the difference in grade between the porch floor and adjacent landscape, the proposed grade change, details about the migration of geology, the current condition of the retaining walls, the proposed dimensions and material of the replacement walls, the visual impact of the retaining walls on the property, the proposed realignment of the existing stairs, the dimensions of the porch, and the condition of the buildings foundation.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions of the property, the condition of the house's foundation, whether the proposed work would impact the house's foundation, whether the existing retaining wall could be retained and restored, the visual impact of the retaining wall on the house's view from Highland Street, the proposed material and dimensions of the retaining wall, and the proposed railing material and design.

PUBLIC COMMENT: David Black, offered comments regarding the proposed changes to the retaining wall.

Kate Phelps, offered comments regarding the proposed ground and structural work.



Joan Seamster, spoke in support of restoring the property.

Caliga, spoke in support of restoring and preserving the property.

COMMISSIONER BERADUCCI MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FJ, JO,SK, DB, KH, JG, AWH, BW)(N: NONE)(ABS: NONE).

(RECUSED: JA)

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

V. ADMINISTRATIVE REVIEW/APPROVAL

APP # 26.0138 BLC JABEZ LEWIS FARMHOUSE 1060 CENTRE STREET, JAMAICA PLAIN: Install new asphalt roof, copper flashings, crickets and drip edges and copper gutter system and downspouts; repoint chimneys; replace deteriorated wood rafters and facias in-kind; and repaint front entry door to match existing color.

APP # 26.0101 BLC LORING GREENOUGH HOUSE, 12 SOUTH STREET, JAMAICA PLAIN: Replace entrance signage.

APP # 26.0106 BLC LORING GREENOUGH HOUSE, 12 SOUTH STREET, JAMAICA PLAIN: At interior, repaint flooring on the third floor.

APP # 26.0110 BLC ST JAMES AFRICAN ORTHODOX CHURCH, 50 CEDAR STREET, ROXBURY: Exterior building envelope repairs.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JO, SK, DB, JG, JA, CH, AWH, BW) (N: NONE) (ABS: NONE).

VI. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that the next BLC Business Meeting will take place at 6:00 PM on Tuesday, September 9, 2025.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

VII. ADJOURN – 6:30 PM

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