



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
February 24, 2026

JANUARY 27, 2026

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: 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; 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).

4:00 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 # 26.0468 FPC

ADDRESS: 15 CHANNEL CENTER STREET

Applicant: Andrea Sonan

Proposed Work: At the rear of 15 Channel Center Street replace "Fire Escape B" in kind.

Address masonry repairs around fire escape as needed.

PROJECT REPRESENTATIVE: Yasmin Maura-Orihuela was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and the plans for the proposed work.



DISCUSSION TOPICS:

Commissioners asked if fire escape A was in the same condition as fire escape B. Commissioners asked what the anchoring system would be, and were in agreement that the replacement fire escape must exactly match the existing fire escape. They further commented that shop drawings of both fire escape A and fire escape B must be submitted to staff for review.

PUBLIC COMMENT: Steve Hollinger asked if the removal of fire escape B was approved, and if there is a timeline for construction.

Sara McCammond commented that she believes that there was a timeline for construction requested as a proviso in the past, and recommended that a timeline be added as a proviso for this project.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS:

- A detailed drawing of the fire escape which also shows how it will be installed onto the building is submitted by the applicant to staff for final review.
- That the applicant submit to staff a timeline for the funding, design and construction of the project.

APP # 26.0576 FPC

ADDRESS: 308 CONGRESS STREET

Applicant: Jug Chokshi

Proposed Work: Boston Children's Museum proposes to add a waterproof membrane over the existing brick façade of the Atlas Stores Building, extending up to approximately 6 feet above ground level and 1 foot below the sidewalk. New brick veneer will be installed over the waterproofing membrane. Fittings for stop logs will be installed at openings.

PROJECT REPRESENTATIVES: Nicole Benjamin-Ma (VHB), Michael Frechette (Sasaki), James Poche (Sasaki), Scott Bascom (Sasaki), Jug Chokshi (Boston Children's Museum), Amy Auerbach (Boston Children's Museum), Michele Ranker (Boston Children's Museum), Charlayne Murrell-Smith (Boston Children's Museum), and Max Weatherwax (Turner Construction) were the project representatives.

DOCUMENTS PRESENTED: Documents presented included a slide presentation that contained photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included larger project vision, building level threat and resilience approach, key considerations, preferred strategy evaluation, design approach and cladding strategy, and feedback from the Fort Point



Channel LDC 12/11 Advisory review.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the comments raised at the Fort Point Channel LDC Advisory Review on 12-11-2025, and asked if work is currently planned for the Harborwalk area of the site. Commissioners discussed the building's lot lines and the project's impact on the city's future work on the sidewalks at Sleeper Street. Staff noted that the streets department member spoke in favor of the project during the 12-11-2025 Advisory Review.

PUBLIC COMMENT: Staff read into the record a letter from City Councilor Ed Flynn in support of the project.

Steve Hollinger thanked the applicant for aggressively approaching resiliency and asked why the project is lowering to a 2050 resiliency standard and not the 2070 standard.

Commissioner Orlando asked for clarification from the project representatives. Mike Frechtte clarified that the 2050 standard provides a level of protection that the museum felt is sufficient along with longer term initiatives for city wide flood management efforts and plans. James Poche at Sasaki added that planning to the 2070 standard requires a different level of investment and would require abandoning the first floor.

Jeffrey Alexis (PWD) commented that the city is working to prevent flooding in the area, and is looking at other alternatives and strategies, including deployables. He commented that the city is in full support of this project.

COMMISSIONER WALKER RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS DISCUSSED AT THE FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION'S ADVISORY REVIEW OF THE PROJECT THAT INCLUDED:

- Final drawings, including sections showing the integration of the proposed work into the new building are remanded to staff for final approval,
- Onsite material mockups are scheduled with staff to review proposed materials including brick and granite,

Any changes to the proposed waterproofing strategy will be remanded to staff with the option for staff to return the project to the Commission.

COMMISSIONER ORLANDO SUGGESTED ADDING THE FOLLOWING PROVISO:



- The project will be coordinated with the city’s schedule for sidewalk replacement at Sleeper Street.

Commissioner Orlando announced the Design Review Subcommittee would next review Administrative Review/ Approval items.

ADMINISTRATIVE REVIEW/APPROVAL

APP #26.0511 BLC

**BOSTON CITY HALL
1 CITY HALL SQUARE**

Temporary art installation at east brick wall facing Congress Street.

APP #26.0553 BLC

**DORCHESTER NORTH BURYING GROUND
611 COLUMBIA ROAD**

Repair of gates and cast stone at entrance to burying ground.

APP #26.0456 BLC

**MOUNT CALVARY CHURCH
15 OTISFIELD STREET**

Installation of historically appropriate windows at the church building.

APP #26.0577 BLC

**QUINCY MARKET
4 SOUTH MARKET STREET**

Maintenance and repair work Quincy Market, South Market and North Market buildings, and the landscape area of granite pavers and slabs along South Market Street. The scope of work will include the masonry cleaning ~~and repair of all buildings, painting and repair of all wood and aluminum windows, and the painting of the structure and mullions of the Ben Thompson glass sheds,~~ **WITHDRAWN BY APPLICANT** and finally the re-setting of the granite cobblestones and slab pavers in the South Market Street area.

APP #26.0518 BLC

**SEARS BUILDING
421 PARK DRIVE**

Installation of new signage at entrance canopy and five wayfinding signs.

APP #26.0517 FPC

214 A STREET

Install into the mortar joints an exterior blade sign and plaque.

APP #26.0524 FPC

333 SUMMER STREET



Cut and repoint exterior facade where needed, remove and replace deteriorated brick in kind, replace window sealant.

COMMISSIONER WALKER RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS.

ADJOURN – 5:30 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

COMMISSIONERS PRESENT: *John Amodeo, Celina Barrios-Millner, John Freeman, Jeffrey Gonyeau, Jeffrey Heyne, Felicia Jacques, Justine Orlando (Vice-Chair), Brad Walker (Chair), and Angela Ward-Hyatt.*

COMMISSIONERS ABSENT: *Christopher Hart, Kirsten Hoffman, Senam Kumahia, Lindsey Mac-Jones, and Fadi Samaha.*

STAFF PRESENT: *Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Director of the Office of Historic Preservation, Kathy Kottaridis; and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.*

6:06 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. 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 Public Hearing Minutes from the January 13, 2026 meeting.

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



Following this agenda item Commissioner Orlando summarized the design review items from the Design Review Subcommittee Meeting.

IV. DESIGN REVIEW RECAP & VOTE

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Address masonry repairs around fire escape as needed.

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

APP # 26.0576 FPC

ADDRESS: 308 CONGRESS STREET

Applicant: Jug Chokshi

Proposed Work: Boston Children’s Museum proposes to add a waterproof membrane over the existing brick façade of the Atlas Stores Building, extending up to approximately 6 feet above ground level and 1 foot below the sidewalk. New brick veneer will be installed over the waterproofing membrane. Fittings for stop logs will be installed at openings.

COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y:)(N: NONE)(ABS: NONE).

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

V. ADMINISTRATIVE REVIEW/APPROVAL

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COMMISSIONER ORLANDO MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, JO, CBM, JG, JA, AWH, JH) (N: NONE) (ABS: NONE).

The Chair announced that the Commission would next review a presentation for the proposed Huntington Tower Historical Exhibit.

VI. OTHER

HUNTINGTON TOWER HISTORICAL EXHIBIT

Presentation of proposed historic exhibit to fulfill the proviso of the Article 85 Determination dated July 25, 2018 for the demolition of 252-254 Huntington Avenue and 256-258 Huntington Avenue.



REPRESENTATIVES: Cassie Malatesta, Suzi Hlavacek, Stephanie Jones were the project representatives.

DISCUSSION TOPICS: The project representatives reviewed the details of the proposed historic display within the lobby of the new building that will be visible through the buildings windows and extend into other areas of the building.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner asked what will happen to the salvaged architectural elements after copies for the exhibit are cast. They are open to suggestions of how to handle them. Commissioners were in agreement that this is an appropriate project to fulfill the 2018 provisos of the Commission's determination that waived the 90 demolition delay period. Commissioners asked how this exhibit will be shared with the public and suggested ideas for educational opportunities including QR codes mounted outside the building, multi lingual postings on the building's leasing website, and publications.

PUBLIC COMMENT: Alison Pultinas shared information about the architect of the former Post Office building, and suggested that an area in underground parking garage could be used to store the architectural elements salvaged from the demolished buildings.

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, February 10, 2026.

VIII. ADJOURN – 6:43PM

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