



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
May 13, 2026

APRIL 14, 2026

I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

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

COMMISSIONERS ABSENT: Celina Barrios-Millner, Jeffrey Gonyeau, Christopher Hart, Senam Kumahia, Fadi Samaha.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Architectural Historian, Jennifer Gaugler; and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

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. Alison Pultinas clarified that she was not representing The Fenway news this evening.

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

II. HEARING MINUTES

Review and ratification of Public Hearing Minutes from March 24, 2026 meeting.

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

The Chair announced that the Commission would next review petitions, study reports, and designation.



III. PETITIONS, STUDY REPORTS, & DESIGNATIONS

295.25 - MEMORIAL HALL, 14 GREEN STREET, CHARLESTOWN

Presentation of [Study Report](#). Public feedback on Study Report. Discussion of Study Report. Vote to accept the Study Report. Vote on Designation.

DOCUMENTS PRESENTED: Jennifer Gaugler presented the findings of the study report and recommended that the Commission accept the study report and vote to designate.

OWNER COMMENTS: Owner representative Joe Zuffante spoke in support of the landmarking of the building.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner comment and discussion period, Commissioner Amodeo asked for clarification on the boundaries of the proposed designated property. John Freeman asked for clarification on the inclusion of the Vietnam Veterans memorial in the designation.

PUBLIC COMMENT:

Jennifer Gaugler provided information on written comments. Molly Donahue, Director of Advocacy for the Boston Preservation Alliance provided written comment in support of landmark designation. Judy McDonough, former Executive Director of the Boston Landmarks Commission, wrote in support of the landmark designation. Amanda Zettle from the Charlestown Preservation Society spoke in support of the landmark designation.

COMMISSIONER JACQUES MOVED TO ACCEPT THE STUDY REPORT.

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

COMMISSIONER JACQUES MOVED TO DESIGNATE. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

#305.26 - FOLSOM HOUSE, 3-4 FOLSOM AVENUE, MISSION HILL

Presentation of Petition. Discussion and Vote.

PETITION REPRESENTATIVE:



Petitioner Alison Pultinas presented information on the building at 3-4 Folsom Avenue.

DOCUMENTS PRESENTED: Alison Pultinas, petitioner, presented historic maps, newspaper clippings, photographs, and other documentation.

OWNER COMMENTS: Correspondence was received from the owner's counsel, Richard C. Lynds, Esq. in objection to the petition.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner comment and discussion period, Commissioner Amodeo advocated for the further study of the building at 3-4 Folsom Avenue.

PUBLIC COMMENT: Jennifer Gaugler informed the Commission that four public comments were received in support of the petition.

COMMISSIONER AMODEO MOVED TO ACCEPT THE PETITION FOR FURTHER STUDY. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

IV. ARTICLE 85 DEMOLITION DELAY HEARING

D.25.0310

ADDRESS: 40R-42 TEMPLE STREET, MATTAPAN

Proposed demolition of | Discussion and Vote

PROPERTY REPRESENTATIVE: No project representative made themselves known during the hearing.

DOCUMENTS PRESENTED: Documents presented included maps and photographs and alternative designs which avoid demolition. These were provided by the owner's representatives and the BLC staff.

DISCUSSION TOPICS: The staff architect presented the demolition delay documents and responded to the chair's Article 85 review questions - In the first part of the hearing the Commission voted to invoke the demolition delay. In the second part of the hearing the commission considered the alternative designs and did not vote to waive the delay, citing that there were feasible alternatives to demolition.



COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the option of inviting the applicant back to waive the delay if they would consider one of the options which included preservation of the significant building. Staff agreed to extend that invitation to the applicant.

PUBLIC COMMENT:

There was no public comment presented.

**COMMISSIONER AMODEO MOTIONED TO INVOKE A DEMOLITION DELAY.
COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA,
JF, JH, KH, FJ, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).**

V. STAFF UPDATES

Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next BLC Hearing will take place at 6:00 PM on Tuesday, April 28, 2026. At this time it does not appear that there will be the need for a design review subcommittee. Design review items for administrative review will occur during the business hearing in addition to an advisory review.

She also announced that the Study Committee for the Monument Square Landmark District will host a free, public event to engage with members of the Charlestown community regarding their work to provide recommendations for designation of the proposed Landmark District. The Study Committee will share updates on the work they've done so far and gather feedback on the proposed district. The event will occur tomorrow evening (April 15) at the Bunker Hill Monument Museum.

VI. ADJOURN – 7:18 PM

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