



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

Boston, MA, 02108
held virtually via Zoom

APPROVED BY COMMISSION
May 12, 2026

APRIL 28, 2026

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

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

COMMISSIONERS ABSENT:

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.

4:02PM: Commissioner ORLANDO called the Design Review Subcommittee public hearing to order. They 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. They also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction they noted that the Loring-Greenough House was removed from the agenda per the request of the applicant.

~~APP #26.0827-BLC~~

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

~~Applicant:~~

~~Applicant: Nancy Leask, Loring-Greenough House~~

~~Proposed Work:~~

~~Replant the existing perennial borders located on the north side of the existing house and replace the existing lawn path with a new bluestone paver walk.~~

~~WITHDRAWN BY APPLICANT~~



APP #26.0829 BLC

CHESTNUT HILL RESERVOIR & PUMPING STATIONS, BRIGHTON

Applicant: Jeffrey Harris, MA Dept. of Conservation & Recreation

Proposed Work: Replace a portion of the existing Chestnut Hill Reservoir Trail and construct new stormwater management features to improve drainage, including a new bioretention swale and bioretention rain garden.

PROJECT REPRESENTATIVES: Jeffrey Harris (DCR) and Thomas Valton (DCR) were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included why regrading was needed in the areas presented, including a need for a barrier between asphalt and gravel with a lot of grade change. Interventions are also needed to protect the water sheet flow into the reservoir, the MWRA treats all reservoirs the same so they can take water at any point. DCR discussed that there is no sidewalk in a portion of the trails around the reservoir and so there is a need for the asphalt path of travel.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the pastoral nature of the reservoir and if what is being proposed is too structured and urban on the north side. Commissioners inquired what was originally at the proposed areas of intervention and if a graded stone dust path can meet ADA compliance. Based on the discussion, the commissioners asked that DCR return to the commission with better grading plans, more dimensions on sections, bench replacement or other park items on a plan. The commissioners were generally less favorable of a granite structured rain garden, and suggested that other less structured solutions may be preferred. It was asked if a higher curb could be used as a seat wall.

PUBLIC COMMENT: Eva Webster provided comment, member of the Chestnut Hill Reservoir Conservancy, over 30 years in the neighborhood. A paved path is there because of public demand. DCR cannot clear a stone dust path in the winter. Cheap stone dust just turns into dust, but possible resurface with higher grade stone dust.



COMMISSIONER ORLANDO RECOMMENDED TO CONTINUE THE APPLICATION.

II. ADMINISTRATIVE REVIEW

- APP #26.0864 BLC BATTERY MARCH BUILDING, 89 BROAD STREET**
Expansion of previously approved scope of work to repair facade deficiencies to include the main facades of the building.
- APP #26.0814 BLC BOND-HAMPTON HOUSE, 88 LAMBERT AVENUE, ROXBURY**
Removal of two trees, replacement of deteriorated wood siding and trim in-kind, and replacement of entry steps and deck railings as previously approved in 2020.
- APP #26.0875 BLC BOSTON CITY HALL, 1 CITY HALL SQUARE**
Rooftop HVAC installation and related work previously approved in 2023.
- APP #26.0783 FPC 15 CHANNEL CENTER, FORT POINT**
Installation of temporary signage at awning and entry doors to the Boston Lyric Opera.
- APP #26.0811 FPC 15 CHANNEL CENTER, FORT POINT**
At the front facade repair dislodged masonry at parapet.
- APP #26.0785 SB 11 DURHAM STREET**
Replace existing windows with new.
- APP #26.0799 SB 20 FOLLEN STREET**
Cut and repoint masonry joints to repair cracked and failing masonry.
- APP #26.0838 BLC FRANKLIN PARK, CIRCUIT DRIVE**
Restoration of Ellicott Arch. Work includes removal of vegetation, masonry repair and repointing, repainting interior, installation of security lighting and cameras, and repaving.
- APP #26.0802 BLC 149-151 PEARL STREET**
At roof, replace existing antennas and telecommunication equipment.
- APP #26.0840 SB 69 ST. BOTOLPH STREET**



Cut and repoint masonry joints to repair cracked and failing masonry.

APP #26.0818 SB

244 WEST NEWTON STREET

Emergency repair - Waterproof the walkway to address leak. Scrape, prime, and paint the stairs to match existing.

COMMISSIONER COMMENTS AND QUESTIONS: None.

PUBLIC COMMENT: None.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS.

ADJOURN – 5:05 PM

III. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

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

*AWH arrived at 6:19pm.

COMMISSIONERS ABSENT: Chris Hart, Senam Kumahia, 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. **

** Kathy Kottaridis arrived at 6:27pm.

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. There were no members of the press present.

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



PROJECT REPRESENTATIVES: Scott Thomas, was the project representative.

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

DISCUSSION TOPICS: Discussion topics included the siting of the new building and its relationship to the existing church structure, proposed ramps, and streets.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners asked if it is possible to attach the building to the existing church, and if the existing trees will be in danger during construction. Commissioners questioned the asymmetry of the new building's design, the proposed placement of windows, and the height and pitch of the roof. It was also noted that the main facade of the new building on Hawthorne Street reads as more utilitarian and does not match the stature of the church building. It was suggested that the proposed colors of the new building should relate to the colors of the existing church. More information about the proposed fencing, retaining walls, paving and utility equipment location was requested.

PUBLIC COMMENT: James Rice, direct abutter, had questions about the red oak tree on the property line.

II. STAFF UPDATES

Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next Hearing will take place at 6:00 PM on May 12, 2026. At that hearing the BLC will be presented with the Study Report for the Swallow Mansion at 33 Cordis Street, Charlestown. She also announced that the Bussey House is officially a landmark. Elizabeth and Jennifer Gaugler presented the Copley Plaza study report to the City Council Planning, Development, and Transportation Committee. The City Council will be voting on the Copley Plaza designation at their meeting tomorrow.

III. ADJOURN – 7:33 PM

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