



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
May 26, 2026

MAY 12, 2026

I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

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

COMMISSIONERS ABSENT: John Amodeo, John Freeman, Christopher Hart, Felicia Jacques, Senam Kumahia, Fadi Samaha.

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

6:05 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.

II. HEARING MINUTES

Review and ratification of public hearing minutes from April 28, 2026 meeting.

COMMISSIONER ORLANDO MOVED TO APPROVE THE MINUTES. COMMISSIONER WARD HYATT SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

III. ANNUAL MEETING & VOTE

The annual election for the Chair and Vice-Chair of the Boston Landmarks Commission was held. The nominees for office were Chair Brad Walker and Vice-



Chair Justine Orlando.

COMMISSIONER HEYNE MOVED TO ACCEPT NOMINEES. COMMISSIONER WARD HYATT SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

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

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

294.24 - SWALLOW MANSION, 33 CORDIS STREET, CHARLESTOWN

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

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, 1852 and 1865 Sanborn maps, and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the historical and architectural significance of the property, a summary of the previous owners, and a summary of the alterations made to the property since its construction.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner Gonyeau offered comments on the study report and highlighted the importance of homes similar to 33 Cordis Street.

PUBLIC COMMENT: Eight written comments were submitted in support of the designation of 33 Cordis Street as a Boston Landmark.

John Kyper spoke in support of the designation of 33 Cordis Street as a Boston Landmark.

Carter Jackson spoke in support of the designation of 33 Cordis Street as a Boston Landmark.

COMMISSIONER ORLANDO MOVED TO ACCEPT THE STUDY REPORT. COMMISSIONER MAC JONES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).



COMMISSIONER HEYNE MOVED TO DESIGNATE. COMMISSIONER WARD HYATT SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

Chair Walker stated that public comment for 33 Cordis Street will be accepted until Friday May 15, 2026 at 5:00 PM.

V. ARTICLE 85 DEMOLITION DELAY HEARING

D.25.0347

ADDRESS: 744 EAST FOURTH STREET, SOUTH BOSTON

Proposed demolition of | Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, newspaper excerpts from the Boston Globe, historical photographs and maps.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the property's location, background on the streetscape and history of the neighborhood, a summary of the property's historical and architectural significance, background on the previous owners, and the impact its loss would have on the neighborhood.

COMMISSIONER COMMENTS AND QUESTIONS: There were no comments.

PUBLIC COMMENT: Three written comments were submitted in support of invoking the demolition delay.

Richard Lynds, the owner's representative and attorney, spoke in opposition to invoking the demolition delay.

Rhodes, commented on the significance of the property's railings, which were crafted by the South Boston Iron Works Company, and noted that their pattern is a landmark feature of the block.

Luanne O'Connor, President of the City Point Neighborhood Association, spoke in support of invoking the demolition delay and offered comment in support of preserving the property.



COMMISSIONER GONYEAU MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

D.25.0352

ADDRESS: 595 EAST SEVENTH STREET, SOUTH BOSTON

Proposed demolition of | Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial map images, and 1851 and 1910 Atlascope maps.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the property's historical and architectural significance, background on the previous owners, and an overview of the alteration made to the property.

COMMISSIONER COMMENTS AND QUESTIONS: There were no comments.

PUBLIC COMMENT: Richard Lynds, the owner's representative and attorney, spoke in opposition to invoking the demolition delay.

Terry Evans, spoke in support of invoking the demolition delay

COMMISSIONER GONYEAU MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER WARD HYATT SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

D.25.0340

ADDRESS: 3-4 FOLSOM AVENUE, MISSION HILL

Proposed demolition of | Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial map images, historical photographs and MACRIS inventory sheets.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the property's historical and architectural significance, and background information on the previous owners.

COMMISSIONER COMMENTS AND QUESTIONS: There were no comments.



PUBLIC COMMENT: Eighteen written comments were submitted in support of invoking the demolition delay.

Richard Lynds, the owner's representative and attorney, spoke in opposition to invoking the demolition delay.

Mitch Hilton, spoke in support of invoking the demolition delay.

Kara Verrochi, spoke in support of invoking the demolition delay.

Alison Pultinas, spoke in support of invoking the demolition delay.

COMMISSIONER ORLANDO MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER GONYEAU SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JG, JH, KH, LMJ, JO, BW, AWH) (N: NONE) (ABS: NONE).

VI. STAFF UPDATES

Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next Design Review Hearing will take place at 4:00 PM, and the next BLC Business Meeting will take place at 6:00 PM on Tuesday, May 26, 2025. She also announced two new landmark designations and shared details about the upcoming Massachusetts Preservation Awards.

Chair Walker stated, public comment for 33 Cordis Street will be accepted until Friday May 15, 2026 at 5:00 PM.

Gonyeau, mentioned that MACRIS is being acknowledged with an award.

VII. ADJOURN – 7:32 PM

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