



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
July 28, 2026

JULY 14, 2026

I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Freeman, Susan Goganian, Vineet Gupta, Christopher Hart, Jeffrey Heyne, Felicia Jacques, Justin Orlando (Vice-Chair), & Brad Walker (Chair).

COMMISSIONERS ABSENT: John Amodeo, David Dixon, Jeffrey Gonyeau, Kirsten Hoffman, Senam Kumahia, Lindsey Mac-Jones, Angela Ward-Hyatt.

STAFF PRESENT: Architectural Historian, Jennifer Gaugler; Director of the Office of Historic Preservation, Kathy Kottaridis; and Preservation Assistant, Sarah Lawton.

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. Member of the press Alison Pultinas from the Fenway News made herself known.

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 6/23/2026 meeting.

COMMISSIONER HEYNE MOVED TO APPROVE THE MINUTES. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: JF, SG, JH, FJ, JO, BW) (N: NONE) (ABS: VG).

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

III. STUDY REPORTS, & DESIGNATIONS

236.11 - NEW ENGLAND CONSERVATORY, FENWAY



DOCUMENTS PRESENTED: Documents presented included existing condition and historic photographs of the building, and prominent historical figures with connections to the site.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and its association with prominent historical figures. The Commission also reviewed and discussed portions of the study report.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed questions about the brick sidewalks in relation to the property line and discussed the reasoning for not designating the interior of Jordan Hall. Staff explained that the interior was excluded due to the need for specialized expertise in architectural acoustics and feedback from property owners. It was also noted that the Massachusetts Historical Commission (MHC) enforces a preservation restriction on the interior, requiring any proposed changes to be reviewed by MHC.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOVED TO ACCEPT THE STUDY REPORT.

COMMISSIONER GOGANIAN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JF, SG, VG, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

COMMISSIONER FREEMAN MOVED TO APPROVE THE DESIGNATION.

COMMISSIONER GUPTA SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JF, SG, VG, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

- *Public comment will be accepted by staff for the record until Friday, July 17, 2026 at 5:00 PM.*

The Chair announced that the Commission would next review petitions.

IV. PETITIONS

297.25 - 84-90 HARRISON AVENUE, CHINATOWN

Vote to nullify petition

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs.

DISCUSSION TOPICS: Discussion topics included a review of enabling legislation,



which states that no district can be established within the boundaries defined in Chapter 722. Staff discussed the process of nullifying previous petitions and approving separate new petitions.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the information in the petitions, noting the only changes involved address updates. Commissioners discussed the petitions are now separated so each building can be considered and voted on individually. The discussion also included the removal of certain parcels from consideration.

PUBLIC COMMENT: Public comments were not accepted during the meeting.

COMMISSIONER COGANIAN MOVED TO NULLIFY THE PETITION. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JF, SG, VG, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

6:40 PM: COMMISSIONER HART JOINED THE MEETING.

#298.25 - GLOBE THEATRE BLOCK, CHINATOWN

Vote to nullify petition

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, assessing parcel and map.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, along with relevant historical background. The Commission also discussed the enabling legislation, noting that no district can be established within the boundaries set by Chapter 722. Staff provided an update on the petition process, outlining the recommendation to nullify previous petitions and proceed with separate new petitions for consideration.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the petitions are now separated so each building can be considered and voted on individually. The discussion also included the removal of certain parcels from consideration.

PUBLIC COMMENT: Public comments were not accepted during the meeting.

COMMISSIONER FREEMAN MOVED TO NULLIFY THE PETITION. COMMISSIONER GUPTA SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: JF, SG, VG, JH, FJ, JO, BW) (N: NONE) (ABS: CH).



306.26 - 84 HARRISON AVENUE, CHINATOWN

Presentation of Petition & Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, assessing parcel and map.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and relevant historical background.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the petitions are now separated so each building can be considered and voted on individually. The discussion also included the removal of certain parcels from consideration.

PUBLIC COMMENT: Public comments were not accepted during the meeting.

COMMISSIONER ORLANDO MOVED TO ACCEPT THE PETITION. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JF, JG, VG, CH, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

#307.26 - 86 HARRISON AVENUE, CHINATOWN

Presentation of Petition & Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and relevant historical background.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the architectural significance of the building.

PUBLIC COMMENT: Public comments were not accepted during the meeting.

COMMISSIONER GUPTA MOVED TO ACCEPT THE PETITION. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JF, JG, VG, CH, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

#308.26 - SHAKESPEARIAN INN (7-15 BEACH ST), CHINATOWN

Presentation of Petition & Discussion and Vote



DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and relevant historical background.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the 90-day demolition delay and they emphasized the building's significance as an important part of the block and street facade. Commissioners highlighted that key architectural elements remain intact despite window replacements and alterations. The discussion also touched on Boston's cultural transitions.

PUBLIC COMMENT: The property owner submitted a letter expressing opposition to further study of the building and the petition, citing a lack of historical or architectural significance.

COMMISSIONER FREEMAN MOVED TO ACCEPT THE PETITION. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JF, JG, VG, CH, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

309.26 - BRIGHAM BUILDING (680-684 WASHINGTON ST), CHINATOWN
Presentation of Petition & Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and relevant historical background.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners emphasized the importance of preserving the cultural changes in Boston. They noted that the building is historically significant and recognized the architect (Vinal) as an important local figure and one of the city's landmarked architects, and a Boston resident. The Commission also discussed the role the storefront plays in reflecting Boston's cultural transition, and expressed that the possible petition would discuss this ongoing change. Commissioners expressed concern with the argument that alterations to windows and doors had diminished the architectural significance of the building.

PUBLIC COMMENT: The property owner submitted a letter expressing opposition



to further study of the building and the petition, citing a lack of historical or architectural significance.

COMMISSIONER FREEMAN MOVED TO ACCEPT THE PETITION. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JF, JG, VG, CH, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

310.26 - GLOBE THEATRE (686-692 WASHINGTON ST), CHINATOWN

Presentation of Petition & Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and relevant historical background.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the architectural and historical significance of the building.

PUBLIC COMMENT: The property owner submitted a letter of opposition to the further study of the building and petition. Noting a lack of historical or architectural integrity significance.

COMMISSIONER GOGANIAN MOVED TO ACCEPT THE PETITION. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JF, JG, VG, CH, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

311.26 - COMMONWEALTH CLOTHING BUILDING (4-12 KNEELAND ST), CHINATOWN

Presentation of Petition & Discussion and Vote

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural and historical significance of the building, and relevant historical background.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the historical and architectural significance of the building.

PUBLIC COMMENT: The property owner submitted a letter expressing opposition to further study of the building and the petition, citing a lack of historical or



architectural significance.

COMMISSIONER FREEMAN MOVED TO ACCEPT THE PETITION. COMMISSIONER COGANIAN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JF, JG, VG, CH, JH, FJ, JO, BW) (N: NONE) (ABS: NONE).

V. STAFF UPDATES

Katherine Kottardis, 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, July 28, 2026. Additional updates included information about the historic markers program and the announcement of Felicia Jacques appointment to the BPDA board by Mayor Wu.

As Chair Walker stated, public comment for the New England Conservatory will be accepted by staff for the record until Friday, July 17, 2026 at 5:00 PM.

VI. ADJOURN – 7:21 PM

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