



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
October 13, 2026

AUGUST 25, 2025

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: Justine Orlando (Vice-Chair), & Brad Walker (Chair).

COMMISSIONERS ABSENT: John Amodeo, David Dixon, John Freeman, Susan Goganian, Jeffrey Gonyeau, Vineet Gupta, Christopher Hart, Kirsten Hoffman, Jeffrey Heyne, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Angela Ward-Hyatt.

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

A full recording of the hearing is available at [Boston.gov/landmarks](https://boston.gov/landmarks).

4:03PM: 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. He also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction he called the first Design Review application.

APP # 27.0044 BLC

ADDRESS: SWALLOW MANSION, 33 CORDIS STREET

Applicant: Joshua Matt

Proposed Work: Construction of rear addition, and exterior building envelope and landscape updates.

PROJECT REPRESENTATIVES: Joshua Matt and Talia Cannistra were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed site plans, sections, and elevation drawing, and



perspective renderings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the architectural significance of the building, and details regarding renovations to the existing structure. Discussions also addressed proposed landscaping plans, the dimensions, materials, and design of the perimeter fence and railings at the front elevation, the dimensions, materials, and design of the proposed windows and doors, plans to rebuild three existing chimneys and dormers at the roof, plans for the expansion of a rear dormer, the resizing of an existing skylight and the addition of two more skylights, plans to restore the existing front door framework, and on the side elevation, plans for the proposed basement and floor addition.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the buildings study report, the existing conditions, the treatment of columns, pilasters, and wall bases on the Boyle Street elevation. Commissioners also discussed how the pilasters and columns should properly land on the building's base. Commissioners recommended examining historic photographs of similar properties to inform restoration details, especially for stucco bases. Feedback also covered the transition between roof and cornice details, the alignment of architectural lines at corners, and the plans for additions to the house. The discussion also covered the selection of building materials, such as siding and trim.

PUBLIC COMMENT: Johanna Hynes, questioned whether there was going to be archaeological monitoring on site.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Archaeological survey to be conducted prior to any exterior work commencing.*
- *All exterior details, materials and design refinement remanded to staff.*
- *All wood siding and trim specifications with exception for synthetics in contact or near grade.*
- *Applicant to review historic precedents for basement level water table detail or "skirt" to receive projecting pilasters.*
- *Applicant to review historic precedent for intersection of Greek Revival eave, rake and pediment trim in conjunction with design proposal for an integrated gutter. Original detail is called a filleted cyma.*
- *All exterior specifications, shop drawings, and planting materials shall be submitted to staff prior to ordering any materials.*



APP # 27.0102 BLC

ADDRESS: MISSION CHURCH COMPLEX, 94 ST. ALPHONSUS STREET

Applicant: Marc LaCasse

Proposed Work: Demolish existing school building and erect new school building.

(Applicant attended Advisory Review on May 26, 2026).

PROJECT REPRESENTATIVES: Matthew Teismann and Marc LaCasse were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed renderings and elevation drawings, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, a summary of feedback from previous advisory reviews, and background information about Mission Grammar School. The discussion provided a rationale for demolition and new construction, and detailed the relationship between the existing masonry buildings. The material, design, and height of the new building were also addressed. Plans and material details for the rooftop gymnasium are treated as a lighter, translucent curtain wall volume, with approximately 30% opacity. The discussion also discussed the preservation of the priest garden and existing courtyard trees. Plans also include expanding an existing window opening to create a doorway, while keeping the original masonry facade and glazing frame intact.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the masonry's depth and patterns, and protection plans for the existing courtyard. Commissioners raised questions about the treatment of cornices, differences in elevation detailing, and the connection between the glass connector in relation to the cornice line. Additional concerns included rain protection at entry points and the visual relationship between the gymnasium and the supporting brick wall. The discussion emphasized a desire for more detailed renderings and clarifications to better understand the project's architectural elements.

PUBLIC COMMENT: Alison Pultinas, offered comments regarding the arch design on the facade and the connection between the gymnasium and the rectory.

Ali Duston, President of Mission Grammar School, spoke in support of the proposed work.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.



- Applicant to return to an ad-hoc subcommittee composed of Commissioners Orlando and Walker with further design development after reconciliation of the construction budget and resolution of inconsistent building elements shown in this presentation. Demolition is not approved until the design is approved.

II. ADMINISTRATIVE REVIEW

APP #26.1086 BLC 121 HIGH STREET - RICHARDSON BLOCK

Remove existing storefront along Pearl Street and remove steel security grating and aluminum storefront door at corner of High and Pearl Street. Cover existing stair with new floor assembly and install new storefront system to match existing adjacent Pearl Street storefront system.

APP #27.0104 BLC BOSTON COMMON - 125 BOYLSTON STREET

Installation of four interpretive signage panels at Central Burying Ground.

APP #27.0098 BLC ADAMS NERVINE ASYLUM - 1010 CENTRE STREET

Installation of HVAC condenser unit on roof.

APP #27.0029 BLC ADAMS NERVINE ASYLUM - 1010 CENTRE STREET

Installation of a prefabricated steel egress stairway and catwalk connecting existing fire escape systems.

APP #27.0099 BLC LORING GREENOUGH HOUSE - 12 SOUTH STREET

Restoration of privy pit brick walls and installation of bulkhead enclosure.

APP #27.0094 BLC LEWIS DAWSON FARM HOUSE - 1090 CENTRE STREET

Remove existing vinyl siding and restore and repaint existing clapboards and windows. Install window shutters.

APP #27.0091 BLC HARVARD MEDICAL - 210 LONGWOOD AVE

Restoration of the marble façade, cast iron spandrel panels, copper roofing and flashing, and decorative metal grates, the 6th floor metal cladding, and the replacement of all windows with historic replicas.

APP #27.0097 BLC CHINA TRADE BUILDING - 2 BOYSTON STREET

Replacement of membrane roof skylights, roof hatch, mechanical system curbing, and additional guardrails.

APP #27.0089 BLC QUINCY MARKET - 37 SOUTH MARKET STREET

Installation of new signage.



APP #24.1038 MHT 1617-1615 TREMONT STREET

Extension of approval granted on 9/4/2024 for one year to expire on 9/4/2027: At the combined parcel of 1617-1615 Tremont Street: demolition of existing structure at 1617 Tremont Street; retain row house at 1615 Tremont Street and repair and restore historic facade. Demolish alley facade at 1615 Tremont Street and connect to new construction at 1617 Tremont Street consisting of a full basement with four stories of new construction above grade.

APP #27.0145 SB 5 ALBEMARLE STREET

At front and side facade, replace non-original windows with aluminum clad windows.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS.

ADJOURN – 5:15 PM

III. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Susan Goganian, Jeffrey Gonyeau, Vineet Gupta, Kirsten Hoffman, Felicia Jacques, Angela Ward-Hyatt, Justine Orlando (Vice-Chair), & Brad Walker (Chair).

COMMISSIONERS ABSENT: David Dixon, Christopher Hart, Jeffrey Heyne, Senam Kumahia, Lindsey Mac-Jones.

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

6:04 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.

IV. HEARING MINUTES



Review and ratification of Public Hearing Minutes from July 28, 2026 meeting.

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

Following this brief introduction Commissioner summarized the design review items from the Design Review Subcommittee Meeting.

V. DESIGN REVIEW RECAP & VOTE

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COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, SG, VG, JG, KH, FJ, JO, BW)(N: NONE)(ABS: NONE).

- *Archaeological survey to be conducted prior to any exterior work commencing,*
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COMMISSIONER ORLANDO MOVED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JF, SG, VG, JG, KH, FJ, JO, BW, AWH)(N: NONE)(ABS: NONE).

- *Applicant to return to an ad-hoc subcommittee composed of Commissioners Orlando and Walker with further design development after reconciliation of the construction budget and resolution of inconsistent building elements shown in this presentation. Demolition is not approved until the design is approved.*

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

VI. ADMINISTRATIVE REVIEW/APPROVAL

APP #26.1086 BLC 121 HIGH STREET - RICHARDSON BLOCK

Remove existing storefront along Pearl Street and remove steel security grating and aluminum storefront door at corner of High and Pearl Street. Cover existing stair with new floor assembly and install new storefront system to match existing adjacent Pearl Street storefront system.

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APP #27.0145 SB 5 ALBEMARLE STREET

At front and side facade, replace non-original windows with aluminum clad windows.

COMMISSIONER ORLANDO MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, SG, VG, KH, FJ, JO, BW, AWH)(N: NONE)(ABS: NONE).

The Chair announced that the Commission would next review the presentation of the Historic Markers Program.

VII. OFFICE OF HISTORIC PRESERVATION UPDATES

Presentation of Marker Program and Discussion and Vote

The Commemorations Commission Manager, Genesis Pimental, provided a brief presentation to the Boston Landmarks Commission providing an overview of the current Historic Marker Program and details related to the Browne Fund's Contributions to the Program and future initiatives for the program.

DOCUMENTS PRESENTED: Documents presented included a map of markers prior to Summer of 2026, a map of selected framework for the program, photographs of existing marker designs from the Bostonian and Boston 200, proposed marker design, the location and marker design of the proposed twenty-five sites, and marketing materials for Tour 250.

DISCUSSION TOPICS: Discussion topics included an overview of the Historic



Markers program, details of the partnership between the Browne Fund and the City of Boston, information about the selected marker sites, details about the launch of next phase of Historic Marker applications process in the Fall, information about the review proposal with the guidelines and rubrics for selection, and details about the proposed marker design, materials and installation method.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the proposed design, material, and installation method of the historic markers, examples of similar policies where the the review and approval of the placement and installation method for a historic marker on Individual Landmarks and on sites within a local Historic District be delegated to staff, except in cases for which Landmarks Commission or the applicable District Commission review may be required or recommended by staff. Commissioners also discussed the Tour250 app and marketing materials.

COMMISSIONER GONYEAU MOVED TO DELEGATE TO STAFF THE PLACEMENT AND INSTALLATION METHOD FOR A HISTORIC MARKER ON INDIVIDUAL LANDMARKS AND ON SITES WITHIN A LOCAL HISTORIC DISTRICT, EXCEPT IN CASES FOR WHICH LANDMARKS COMMISSION OR THE APPLICABLE DISTRICT COMMISSION REVIEW MAY BE REQUIRED OR RECOMMENDED BY STAFF. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, SG, JG, VG, FJ, JO, BW, AWH)(N: NONE)(ABS: NONE).

VIII. NATIONAL REGISTER PRESENTATION

Historic Exchange District (no vote required)

Deputy Director of the Office of Historic Preservation, Elizabeth Sherva, provided a brief presentation to the Boston Landmarks Commission discussing the pending Historic Exchange National Register District. Discussion topics included an overview of the National Register process and highlighting the steps the City of Boston is a certified local government.

IX. 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, September 22, 2026.

X. ADJOURN – 7:28 PM



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

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