



NOTICE OF PUBLIC HEARING

The **BOSTON LANDMARKS COMMISSION** will hold a public hearing:

RECEIVED

By City Clerk at 1:34 pm, Oct 16, 2026

DATE: TUESDAY, OCTOBER 27, 2026

TIME: Design Review Hearing - 4:00 PM
Business Meeting - 6:00 PM

ZOOM: <https://www.zoomgov.com/j/1656109496>

Subject of the Public Hearing will be action on the agenda below, and such other business as may come before the Commission in accordance with Chapter 772 of the Acts of 1975, as amended.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to <https://www.zoomgov.com/j/1656109496> or calling 1 (646) 828-7666 and 165 610 9496. You can also submit written comments or questions to blc@boston.gov.

I. DESIGN REVIEW HEARING - 4:00 PM

APP # 27.0109 AB

1962 BEACON STREET, BRIGHTON

Applicant: Keith Dubois, Dunkin Donuts

Proposed Work: New store signage [Presentation](#)

APP # 27.0189 BLC

LORING-GREENOUGH HOUSE

12 SOUTH STREET, JAMAICA PLAIN

Applicant: Nancy Leask, Loring Greenough House

Proposed Work: Renovate the existing perennial borders and lawn path, and replace the path with bluestone pavers. The borders will be replanted with new perennials and shrubs.

[Presentation](#)



APP # 27.0301 BLC

BLUE CROSS BLUE SHIELD BUILDING
133 FEDERAL STREET, DOWNTOWN

Applicant: Mai Luo, 133 Federal LLC

Proposed Work: Rehabilitation of the existing Brutalist style property for residential use on upper floors, with continued first-floor retail uses. The exterior scope of work will include new secondary glazing panels at existing windows, new window openings at the thirteenth floor level, and new rooftop mechanical equipment. [Presentation](#)

II. ADMINISTRATIVE REVIEW

APP # 27.0089 BLC

37 SOUTH MARKET STREET

Installation of new signage at the granite entablature above door; no new penetrations in the masonry.

APP # 27.0200 BLC

10 POST OFFICE SQUARE

Replace storefront door to restaurant space on Milk Street with new Brass clad door and transom.

APP # 27.0228 AB

9 BRAEMORE ROAD #13

Replace non-historic door with historically appropriate wood door.

APP # 27.0201 AB

15 COLLISTON ROAD

Remove 3 rotted decks/balcony's and replace them with composite decking. All supports and fascia boards will remain wood.

APP # 27.0251 AB

151 ENGLEWOOD AVENUE #24

Replace windows in unit with 1 over 1 aluminum windows.

APP # 27.0252 AB

141 ENGLEWOOD AVENUE #24

Replace windows in unit with 1 over 1 aluminum windows.

APP # 26.1081 AB

34 KINROSS ROAD

Replace 6, 6 over 1 windows in unit with 6 6 over 1 fibrex windows with exterior and interior applied muntin bars. And no low-e glass.



APP # 27.0242 BLC

FRANKLIN PARK, 1 CIRCUIT DRIVE

Remove small shelter structure at William Devine Golf Course.

APP # 27.0305 BLC

RICHARDSON BLOCK, 149 PEARL STREET

Emergency masonry and EPDM roof repairs.

APP # 25.0320 HP

1 ELMWOOD STREET

Extend October 24, 2024 approval with provisos to demolish existing building and construct a new 6 story building for one year to expire October 24, 2027.

Approval of the proposed demolition and approval of the proposed new building's height and massing with the proviso that further design details be remanded to a subcommittee. The provisos are further enumerated as follows: 1. Demolition of the existing building will not take place until a building permit or foundation permit for the new building has been secured; 2. Further design development and final project approval to be remanded to a subcommittee of 2 Commissioners (Angela Ward Hyatt and Ernest Coston) that will meet at scheduled public meetings where review will focus on the refinement of the building's facade design and materials to ensure that they complement the character-defining aspects of the district; and 3. That approval of an onsite materials mockup be remanded to the subcommittee.

III. BUSINESS HEARING - 6:00 PM

IV. RATIFICATION OF OCTOBER 13, 2026 PUBLIC HEARING MINUTES

Commission to vote on meeting minutes from the October 13, 2026 meeting.

V. DESIGN REVIEW RECAP AND VOTE

APP # 27.0109 AB

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City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

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VI. ADMINISTRATIVE REVIEW/APPROVAL

VII. STAFF UPDATES

VIII. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: OCTOBER 16, 2026

BOSTON LANDMARKS COMMISSION

COMMISSIONERS:

John Amodeo, David Dixon, John Freeman, Senam Kumahia, Susan Goganian, Jeffrey Gonyeau, Vineet Gupta, Christopher Hart, Kirsten Hoffman, Jeffrey Heyne, Felicia Jacques, Lindsey Mac-Jones, Angela Ward-Hyatt, Justin Orlando (Vice-Chair), & Brad Walker (Chair)

CC:

Mayor / City Council / City Clerk / Boston Planning and Development Authority / Law Department / Parks Department / Inspectional Services Department / Boston Art Commission / Neighborhood Services / Owner(s) / Applicants / Abutters / Massachusetts Historical Commission / Boston Preservation Alliance

CITY of BOSTON

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