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NOTICE OF PUBLIC HEARING

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

DATE: **TUESDAY, DECEMBER 8, 2026**

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

ZOOM: https://www.zoomgov.com/j/1652765403

The subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Special Acts of 1975 of the Massachusetts General Law as amended. Applications are available by request. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available free of charge upon request.

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 our Zoom Link or calling (646) 828-7666 and entering meeting id 165 276 5403 . You can also submit written comments or questions to blc@boston.gov.

I. DESIGN REVIEW HEARING - 4:00 PM

APP # 26.0405 HP **51 DUDLEY STREET**
Applicant: Derric Small
Proposed Work: Revitalize the first two floors of the former Masonic Lodge building and add a 2-story addition. PRESENTATION

APP # 27.0254 HP **42 LAMBERT STREET**
Applicant: Gary Webster, Jr.
Proposed Work: Construction of a three-story residential building on a vacant lot.
PRESENTATION

II. ADMINISTRATIVE REVIEW

APP # 27.0364 HP **31 HIGHLAND PARK AVENUE**
Remove Norway Maple tree alongside the existing driveway.

APP # 27.0316 HP **22 KENILWORTH STREET**
Replace existing deteriorated and inadequately secured chain-link fencing with Trex Seclusions composite fencing, including a driveway gate and fencing along the elevated retaining wall. Extend the existing side/rear wood deck from 6' x 4' to 6' x 15', with matching railings, stairs, and under-deck drainage. Additional work includes backyard grading, pea stone and cobblestone edging, replacement and rerouting of gutters and downspouts with underground drainage piping, and repair of deteriorated wood at the front entry.

APP # 27.0468 BLC **BOYLSTON BUILDING - 2 BOYLSTON STREET**
Construction of security upgrades including disconnect and replacement of access control devices, cameras and installation of conduits. Along with associated masonry and concrete work as required for exterior perimeter devices.

APP # 27.0448 BSR **488 COMMONWEALTH AVENUE**
Replace existing windows at Commonwealth Avenue facade and Kenmore Street elevation with historically appropriate windows.

APP # 27.0447 BSR **10 KENMORE STREET**
Replace existing windows at Kenmore Street facade and western section of Newbury Street elevation with historically appropriate windows.

III. BUSINESS HEARING - 6:00 PM

IV. RATIFICATION OF MEETING MINUTES

Commission to vote on meeting minutes from November 24, 2026 meeting.

V. DESIGN REVIEW RECAP AND VOTE

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APP # 27.0254 HP **42 LAMBERT STREET**
Applicant: Gary Webster, Jr.
Proposed Work: Construction of a three-story residential building on a vacant lot.
PRESENTATION

VI. ADMINISTRATIVE REVIEW/APPROVAL

The commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing.

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VII. PETITIONS, STUDY REPORTS, & DESIGNATIONS

#312.26 **BUNKER HILL BURYING GROUND, CHARLESTOWN**

Presentation of Petition
Discussion and Vote

VIII. ARTICLE 85 DEMOLITION DELAY HEARING

D.26.0062 **179 HEBRON STREET**
Presentation of findings of significance
Discussion and Vote

D.26.0068 **42 GREENVILLE STREET**
Presentation of findings of significance
Discussion and Vote

D.26.0073 **55-57 RIVER STREET**
Presentation of findings of significance
Discussion and Vote

IX. ADVISORY REVIEW

APP # 26.0469 HP **KEITH OPERA HOUSE - 539 WASHINGTON STREET**
Applicant: Mary Nastasi, Ryan LLC
Proposed Work: At front facade replicate the historic blade sign and marquee at the Citizen's Opera House, historically known as the B.F. Keith Theater. The design of the new signage is based on historic photographs showing the original signage, with modernization to meet the needs of the theater and its tenants. PRESENTATION

X. STAFF UPDATES

XI. PROJECTED ADJOURNMENT: 8:30PM

DATE POSTED: NOVEMBER 27, 2026

BOSTON LANDMARKS COMMISSION

Members and Alternates:
John Amodeo, David Dixon, John Freeman, Senam Kumahia, Jeffrey Gonyeau, Sue Goganian, Vineet Gupta, Christopher Hart, Kirsten Hoffman, Jeffrey Heyne, Angela Ward-Hyatt, Felicia Jacques, Lindsey Mac-Jones, 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