



**BOSTON LANDMARKS COMMISSION  
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION  
August 26, 2025

**AUGUST 12, 2025**

**I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM**

**COMMISSIONERS PRESENT:** John Amodeo, John Freeman, Christopher Hart, Kirsten Hoffman, Felicia Jacques, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

**COMMISSIONERS ABSENT:** Celina Barrios-Millner, David Berarducci, Jeffrey Gonyeau, Jeffrey Heyne, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha.

**STAFF PRESENT:** Director of Design Review, Joseph Cornish; Preservation Assistant, Sarah Lawton, and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

**6:13 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 meeting minutes from July 8, 2025 and July 22, 2025 meetings.

**COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES FROM 7/8/25. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: FJ, JF, JO, KH, CH, AWH, BW) (N: NONE) (ABS: NONE).**

**COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES FROM 7/22/25. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: FJ, JF, JO, KH, CH, AWH, BW) (N: NONE) (ABS: NONE).**



The Chair announced that the Commission would next review Article 85 Demolition Delay applications.

**COMMISSIONER AMODEO JOINED THE MEETING.**

**III. ARTICLE 85 DEMOLITION DELAY HEARING**

**ADDRESS: 36 AKRON STREET, ROXBURY**

Proposed demolition of 36 Akron Street | Discussion and Vote

**PROPERTY REPRESENTATIVE:** Andrew Melton was the property representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and aerial maps.

**DISCUSSION TOPICS:** Discussion topics included the historical and architectural significance of the property and the location of the property.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the existing conditions, the architectural significance of the property, and whether the applicant submitted a structural assessment demonstrating the integrity of the building underneath the vinyl siding.

**PUBLIC COMMENT:** Three written comments and a petition with twenty-three signatures were submitted in support of invoking the demolition delay.

Anthony Fugate, owner of the property, spoke in support of the demolition.

Butch Matthews, construction manager for the property, spoke in support of the demolition.

Joanie Tobin, spoke in support of invoking a demolition delay.

Zoe Schefter, spoke in support of restoring the property and using it as a historical site.

Kathryn Williams, spoke in opposition to the demolition.

Connie Forbes, a Garrison - Trotter Neighborhood Association representative, spoke in support of preserving the property.



**COMMISSIONER FREEMAN MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: FJ, JF, JO, KH, JA, CH, AWH, BW) (N: NONE) (ABS: NONE).**

**ADDRESS: 1558 TREMONT STREET, MISSION HILL**

Proposed demolition of 1558 Tremont Street | Discussion and Vote

**PROPERTY REPRESENTATIVE:** John Pulgini was the property representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and aerial map images.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, an overview of the architectural and historical significance of the property, a summary of the history of the use for the property, and an overview of the alterations and additions made at the property since its construction.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the applicant connecting with staff to investigate the possibility of preserving additional elements of the property.

**PUBLIC COMMENT:** Alison Pultinas, offered comments about the historical significance of the property.

Zoe Schefter, spoke in support of restoring the property.

Thomas Shannon, spoke in support of invoking a demolition delay.

**A DEMOLITION DELAY WAS NOT INVOKED FOR THE PROPERTY.**

**COMMISSIONER FREEMAN LEFT THE MEETING.**

**ADDRESS: 434 WASHINGTON STREET, BRIGHTON**

Proposed demolition of 434 Washington Street | Discussion and Vote

**PROPERTY REPRESENTATIVE:** Jeff Drago was the property representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs of the interior and exterior.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing



conditions and the architectural and historical significance of the property.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the process of notifying abutters for Article 85 applications.

**PUBLIC COMMENT:** Seven written comments and one phone message was received in support of invoking the demolition delay. Ten written comments were submitted in opposition to invoking the demolition delay.

Diane Kline, Brighton Allston Historical Society, spoke in support of invoking a demolition delay.

Susan Rufo, discussed the Article 85 demolition process and the notification of abutters.

Steve Pedicagas, offered comments about the process of notifying abutters.

Paulette Fontaine, offered comments about the historical significance of the property.

Barbara and Steve Pedgie, discussed the Article 85 demolition process.

**COMMISSIONER ORLANDO MOTIONED TO INVOKE A DEMOLITION DELAY. COMMISSIONER WARD-HYATT SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: FJ, JO, KH, JA, CH, AWH, BW) (N: NONE) (ABS: NONE).**

#### **IV. 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, August 26, 2025.

#### **V. ADJOURN – 7:39 PM**

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