



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
March 10, 2026

February 24, 2026

I. DESIGN REVIEW SUBCOMMITTEE 5:00 PM

COMMISSIONERS PRESENT: *Justine Orlando (Design Review Chair), Brad Walker.*

COMMISSIONERS ABSENT: *Jeffrey Heyne*

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

A full recording of the hearing is available at Boston.gov/landmarks.

5:02 PM: 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

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

5:06 PM Alison Pultinas/The Fenway News joined the meeting.

APP # 26.0614 FPC

ADDRESS: 311 SUMMER STREET

Applicant: Hayyim Danzig

Address the issued violation for unapproved window signage at the Summer Street elevation of the building.

PROJECT REPRESENTATIVES: Hayyim Danzig and Nora Dunnan were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions.

DISCUSSION TOPICS: Commissioners were in agreement that the vinyl lettering



attached to the windows is approvable. They questioned the appropriateness of the lighting elements that read as part of the signage program when viewed from the exterior of the building. Commissioners suggested that Commission Staff work with the applicant to explore relocation of the lighting elements to an interior location where they will not be considered signage.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER ORLANDO RECOMMENDED THE FOLLOWING MOTION:

- Vinyl letters at the windows are approved as installed with the proviso that the illuminated features are removed or relocated so that they are not viewed as integral to the window signage or an illuminated window feature.

Commissioner Orlando announced the Design Review Subcommittee would next review Administrative Review/ Approval items.

ADMINISTRATIVE REVIEW/APPROVAL

APP #26.0654 FPC

5 CHANNEL CENTER STREET

Repair and repoint masonry, replace cracked glass units in-kind, and scrape, prime and recoat rear fire escape.

APP #26.0644 BLC

**QUINCY MARKET
4 SOUTH MARKET STREET**

Maintenance and repair of the ground floor colonnade flooring, interior painting of colonnade and tenant ceilings, replacement of existing ceiling fans and removal of existing exposed conduit where applicable.

COMMISSIONER ORLANDO RECOMMENDED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS.

ADJOURN – 5:30 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

COMMISSIONERS PRESENT: John Amodeo, Celina Barrios-Millner, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Justine Orlando (Vice-Chair), and Brad Walker (Chair)

COMMISSIONERS ABSENT: John Freeman, Jeffrey Gonyeau, Christopher Hart, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha, and Angela Ward Hyatt.



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

6:08 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. Alison Pultinas, *Fenway News*, made herself known.

The Chair announced that the Commission would next review the Ratification of Meeting Minutes.

III. HEARING MINUTES

Review and ratification of Public Hearing Minutes from the January 27, 2026 meeting.

COMMISSIONER J. ORLANDO MOVED TO APPROVE THE MINUTES.

COMMISSIONER J. AMODEO SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: JA, JH, KH, FJ, JO, BW) (N: NONE) (ABS: CBM).

Following this agenda item Commissioner Orlando summarized the design review items from the Design Review Subcommittee Meeting.

6:12pm Alison Pultinas/The Fenway News joined the meeting

IV. DESIGN REVIEW RECAP & VOTE

APP # 26.0614 FPC

ADDRESS: 311 SUMMER STREET

Applicant: Hayyim Danzig

Address the issued violation for unapproved window signage at the Summer Street elevation of the building.

COMMISSIONER ORLANDO MOVED TO APPROVE THE VINYL LETTERS AT THE WINDOWS AS INSTALLED WITH THE PROVISO THAT THE ILLUMINATED FEATURES ARE REMOVED OR RELOCATED SO THAT THEY ARE NOT VIEWED AS INTEGRAL TO THE WINDOW SIGNAGE OR AN ILLUMINATED WINDOW FEATURE.



COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, CBM, JH, KH, FJ, JO, BW)(N: NONE)(ABS: NONE).

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

V. ADMINISTRATIVE REVIEW/APPROVAL

APP #26.0654 FPC

5 CHANNEL CENTER STREET

Repair and repoint masonry, replace cracked glass units in-kind, and scrape, prime and recoat rear fire escape.

APP #26.0644 BLC

**QUINCY MARKET
4 SOUTH MARKET STREET**

Maintenance and repair of the ground floor colonnade flooring, interior painting of colonnade and tenant ceilings, replacement of existing ceiling fans and removal of existing exposed conduit where applicable.

COMMISSIONER ORLANDO MOVED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WALKER SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, CBM, JH, KH, JO, BW) (N: NONE) (ABS: NONE).

VI. STAFF UPDATES

Elizabeth Sherva, Deputy Director of the Office of Historic Preservation, announced that the next BLC Business Meeting will take place at 6:00 PM on Tuesday, March 10, 2026.

VII. ADJOURN – 6:18 PM

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