



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
April 7, 2026

MARCH 3, 2026

I. DESIGN REVIEW HEARING

5:30 PM

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Catherine Hunt, Peter Sanborn.

COMMISSIONERS ABSENT: Chris DeBord, Felicia Jacques, Kevin Ready.

STAFF PRESENT: Jacqueline Vanegas, Preservation Planner and Sarah Lawton,
Preservation Assistant.

5:35 PM: Commissioner Amodeo 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.

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

II. DESIGN REVIEW

APP # 26.0474 SE

ADDRESS: 90 DARTMOUTH STREET

Applicant: Girolamo Di Pierro

Proposed Work: Install gate at front entrance.

PROJECT REPRESENTATIVE: Gerry Di Pierro was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed rendering images.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, safety concerns without the gate, the dimensions, material and design of the proposed gate, the proposed installation method for the new gate, the location of the main entrance and entrances to the building, the district guidelines regarding front gates, and whether masonry work will be added to the existing application.



PUBLIC COMMENT: Jefferey Klug, offered a recommendation that the gate be placed perpendicular.

COMMISSIONER FREEMAN MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

APP # 26.0411 SE

ADDRESS: 503 SHAWMUT AVENUE

Applicant: Jefferey Klug

Proposed Work: Expand dormers at the rear.

PROJECT REPRESENTATIVE: Jefferey Klug was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed rear elevation drawings, and proposed section drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the dimensions, material, and configuration of the existing and proposed windows, the dimensions and whether the existing dormer was original to the building, the neighboring dormers, the purview of the Commission from Newland Street.

PUBLIC COMMENT: Brian Gokey, submitted a written comment stating that Newland St between Worcester and West Springfield is less than half the width of the rest of Newland St elsewhere.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

- *The space between the three windows shall not be glass, it shall be a solid wall, and it shall also be recessed back from the two flanking windows.*
- *Propose a window representing the original dormer, the two flanking windows that will be set back, and the recesses between all three windows shall be further set back than the two flanking windows.*

APP # 26.0603 SE

ADDRESS: 63 APPLETON STREET



Applicant: David Kadish

Proposed Work: Install new roof deck and bulkhead access hatch at the roof.

PROJECT REPRESENTATIVE: David Kadish was the project representative.

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

DISCUSSION TOPICS: Discussion topics included the existing conditions, the visibility of the proposed, the materials used for the mock up, and the plans for the new deck and access hatch. The Commissioners discussed remanding this application to a subcommittee to assess visibility of the proposed deck and identify alternative layouts to minimize visibility.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER HUNT MOTIONED TO REMAND THE APPLICATION TO A SUBCOMMITTEE. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

- *A subcommittee consisting of Commissioners Hunt and Sanborn.*

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 26.0646 SE** **79 APPLETON STREET:** Replace front mansard copper gutters and front window trim in kind.
- APP # 26.0598 SE** **527 ALBANY STREET:** Reconstruct pedestrian ramp, crosswalk, and curb extensions.
- APP # 26.0601 SE** **47 EAST SPRINGFIELD STREET:** Replace 3 front facing wood windows in-kind.
- APP # 26.0658 SE** **600 HARRISON AVENUE:** Install one halo-lit wall sign above the entry door, a non-illuminated panbox sign titled “C’YOOL Yemeni Cafe & Bakery”, and one non illuminated flag banner on existing brackets.
- APP # 26.0656 SE** **17 RUTLAND SQUARE:** Remove 13 wood windows and replace with 13 wood historically appropriate windows.
- APP # 26.0640 SE** **379 SHAWMUT AVENUE:** At front, remove and replace



3 windows at the 1st story with black aluminum clad, at front, remove and replace 2nd story windows with 2/2 black aluminum clad.

APP # 26.0651 SE

567 TREMONT STREET: Replacing 7 non-original windows with aluminum clad 2/2 windows.

APP # 26.0657 SE

692 TREMONT STREET: Remove and replace (4) windows on the ground level with 2/2 double-hung black aluminum clad windows

APP # 26.0623 SE

328-330 SHAWMUT AVENUE, 334 SHAWMUT AVENUE, 401 SHAWMUT AVENUE, 10 UPTON STREET, 79 WEST BROOKLINE STREET: Install FDC and electric bells.

APP # 26.0574 SE

217 WEST CANTON STREET: Remove and replace (4) front windows with 2/2 double-hung aluminum clad windows

APP # 26.0596 SE

223 WEST SPRINGFIELD STREET: At roof, replace damaged slate tiles.

APP # 26.0620 SE

1 WORCESTER SQUARE: Remove and replace non-original windows with aluminum clad windows.

APP # 26.0562 SE

17 WORCESTER SQUARE: Replace rotten wrought iron fence with new.

COMMISSIONER HUNT MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

DISCUSSION TOPIC: Commissioner Sanborn asked a clarifying question regarding the configuration of the existing and proposed windows at 1 Worcester Square.

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 2/3/26 .

COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

V. STAFF UPDATES

Commissioners briefly discussed with staff about the status of the Hotel Alexandra (1767-1767 Washington Street).



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

VI. ADJOURN – 7:11 PM

COMMISSIONER HUNT MOTIONED TO ADJOURN THE HEARING. COMMISSIONER SANBORN SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.