



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION  
(3-3-2026)

**FEBRUARY 3, 2026**

**I. DESIGN REVIEW HEARING**

**5:00 PM**

**COMMISSIONERS PRESENT:** John Amodeo, Chris DeBord, John Freeman, Felicia Jacques, Catherine Hunt, Peter Sanborn.

**COMMISSIONERS ABSENT:** Kevin Ready.

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

**5:32 PM:** Commissioner Hunt called the 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.

**5:37 PM: COMMISSIONER AMODEO AND DEBORD JOINED THE MEETING.**

**II. DESIGN REVIEW**

**APP # 26.0354 SE**

**ADDRESS: 49 WORCESTER STREET**

Applicant: Andrea Wallace

Proposed Work: Remove and replace front yard fence *Continued from January 6th, 2026 hearing.*

**PROJECT REPRESENTATIVE:** Bridget Williams was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, photographs of adjacent railing, and proposed railing specifications and drawings.

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



conditions and a summary of the feedback received from the previous hearing. The Commission discussed research related to the 49 Worcester Street railings from 1972, and compared the railings to those at current adjacent properties. The dimensions, materials, and designs of the existing and proposed railings were discussed. However, the specific dimensions and weight of the material for the proposed fence are still to be determined. The proposed installation of the new fence was also discussed.

**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0-1 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE)(RECUSED: COMMISSIONER SANBORN).**

- *Staff come up with a way to flag or link the other parts of the street, and refer to this decision and why it was made*
- *Note that this is a unique situation and is not a precedent for other streets or other neighborhoods.*

**APP # 26.0590 SE**

**ADDRESS: 35 BRADDOCK PARK**

Applicant: Daniel Dipaolo

Proposed Work: Install roof deck with guardrails of black metal framing and glass infills.

**PROJECT REPRESENTATIVES:** Daniel Dipaolo, Justin Cruz, Chris Wortley, were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing conditions photographs, proposed roof plans, photographs of the current roof deck and railing mock ups.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions and the visibility of the mock-up from public streets. The Commission discussed the dimensions, design, materials, and setback of the proposed roof deck and railing. District guidelines regarding visible roof deck railings were reviewed, along with the visibility and design of the proposed glass infill railing. The location of the proposed HVAC equipment and the material and dimensions of the proposed headhouse were discussed. Additional discussion addressed the impact of scaffolding on the visibility of the proposed work and the need for a subcommittee to further assess visibility concerns.



**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER FREEMAN MOTIONED TO REMAND THE APPLICATION TO A SUBCOMMITTEE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 0-0-0 (Y: JA, CD, JF, FJ, PS)(N: NONE)(ABS: NONE).**

- *That this application be remanded to a subcommittee of Commissioner Amodeo and Debord.*

**APP # 26.0587 SE**

**ADDRESS: 66 RUTLAND STREET**

Applicant: Timothy Burke

Proposed Work: Install skylight at roof. *See additional items under administrative review.*

**PROJECT REPRESENTATIVE:** Timothy Burke was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and existing and proposed elevations.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions and the visibility of the proposed work from Rutland Street. The Commission discussed the dimensions and installation of one new skylight, and its projection from the existing roof. Details about the proposed skylight glass were addressed, along with the dimensions and location of skylights on neighboring roofs. District guidelines regarding skylights were also discussed.

**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER SANBORN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, FJ, PS)(N: NONE)(ABS: NONE).**

**APP # 26.0548 SE**

**ADDRESS: 849 HARRISON AVENUE**

Applicant: Jiewen Lei

Proposed Work: Install (1) back-lit channel letter sign titled “Gifu Teriyaki & Sushi” with an opaque background board (11”H x 144”L).

**PROJECT REPRESENTATIVE:** Josie Lei was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed signage details, and images of current business signage



along Massachusetts Avenue.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions and a review of current business signage on Massachusetts Avenue. The Commission discussed the proposed signage's dimensions, materials, design, and illumination, and offered alternative recommendations regarding the color, dimension, and installation. Additional discussion addressed the width of the retail space and the proposed signage's attachment method.

**PUBLIC COMMENT:** Chris Barry, submitted a written comment, recommending that the proposed signage be set within the existing masonry opening, not bolted to the face brick and that it should be cohesive with the existing sign and building elements.

**COMMISSIONER SANBORN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, FJ, PS)(N: NONE)(ABS: NONE).**

- *Font styles replicate the existing signage of the Massachusetts Avenue elevation of the building.*
- *That the proposed background color of the sign is changed to match the color green as found on the store front facing Massachusetts Avenue.*
- *The size of the text on the proposed sign be reduced to be more in proportion to the overall dimension of the rectangular sign brand.*
- *The dimensions of the sign are shrunk so that it fits within the masonry opening in a manner that gives a noticeable void to the right and left ends of the sign and that the top of the sign has a noticeable void between the brownstone band.*

**8:00 PM: COMMISSIONER DEBORD LEFT THE MEETING.**

**APP # 26.0588 SE**

**ADDRESS: 35 BRADFORD STREET**

Applicant: Christopher Barry

Proposed Work: Create an addition to an existing single-family house with garage.

**PROJECT REPRESENTATIVES:** Christopher Barry and Campbell Edlund were the project representatives.

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

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



conditions and a summary of feedback from the two prior Advisory Review hearings. The Commission reviewed the overall design changes made in response to previous feedback and discussed the latest proposed details, plans, and elevations for the new addition and garage. Additional topics included the Commission's jurisdiction, and the visibility of the proposed work from Bradford Street and Peters Park. Also, the proposed materials and height of the new addition and garage. The designs, materials, and dimensions of the proposed fencing were also discussed. The Commission discussed forming a subcommittee to gather more information on the building plans, garden fencing, and wall and window sections.

**PUBLIC COMMENT:** There were no public comments.

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

- *That this application be remanded to a subcommittee of Commissioner Amodeo and Freeman. Commissioner Hunt also volunteered as an alternate.*
- *The applicant provides wall sections showing the overhang depths, the proportions of the eave profiles, and the dentil depths.*
- *That information about the proposed materials for the proposed new addition be provided.*
- *That cross-sections through windows be provided.*
- *The details relating to the garden fence on the curb, the existing Wilkes Passage fence, and how they compare be provided.*

**9:00 PM: COMMISSIONER JACQUES LEFT THE MEETING.**

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

### **III. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 26.0583 SE 60 EAST SPRINGFIELD STREET:** Remove and replace seven non-original windows and replace with 2/2 black aluminum clad windows.

**APP # 26.0587 SE 66 RUTLAND STREET:** Replace windows on front facade with new wood 2/2 double hung windows, remove AC unit box at oriole window, perform spot pointing of brick with mortar color to match existing.

**APP # 26.0593 SE 565 TREMONT STREET:** Install new vinyl graphics for storefront windows and transom.



- APP # 26.0586 SE 25 UPTON STREET:** Remove and replace slate shingles matching existing, patch and repair existing mansard dormers in kind, remove and replace existing gutters and downspouts with new copper gutters and downspouts, patch and repair existing masonry/wood in-kind cornice elements in kind; repaint to match HC-69, repair existing brownstone windows and sills in kind, remove all existing non-historic windows and install new 2/2 double hung windows, repoint entire front facade including localized brick repair/replacement; mortar composition and brick to match existing, restore brownstone surround at front, restore existing front entry door, patch and repair existing front stairs in-kind; repaint to match HC-69 brownstone color and texture, repair existing front garden fence and reinstall, repair garden curb in-kind, remove existing stoop entry door and install new wood entry door with two glass lites at the upper portion and wood panels at the lower portion, install new window well egress with wood double hung 2/2 window following the curve of the building and to be flush with the grade of existing garden, existing bluestone landing to be replaced in-kind.
- APP # 26.0578 SE 45 UPTON STREET:** Remove and replace four 2/2 bowed wood windows replace with 2/2 black bowed wood windows.
- APP # 26.0549 SE 122 WEST CONCORD STREET:** At front, repoint masonry using mortar to match existing.
- APP # 26.0584 SE 220 WEST SPRINGFIELD STREET:** Remove and replace three non-original 1/1 windows with 2/2 black aluminum clad windows.
- APP # 26.0543 SE 1357 WASHINGTON STREET:** Install "POSTO" vinyl graphics on storefront windows.
- APP # 26.0589 SE 1745 WASHINGTON STREET:** Install new "Cloverdale Farms CONVENIENCE STORE & SMOKE SHOP" signage where prior signs were located using existing brackets.

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

Following this brief introduction he called for the review and ratification of the meeting minutes.

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Review and ratification of public hearing minutes from January 6, 2026.



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

#### **V. STAFF UPDATES**

Jacqueline Vanegas, announced that the Office of Historic Preservation will be hosting a celebration of service for Boston Landmarks Commissioners in recognition of fifty years of the Boston Landmarks Commission. The event will be held at 26 Court Street, on Thursday, February 12th. from 5:30 to 7:30 PM.

#### **VI. ADJOURN – 9:15 PM**

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