



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
May 5, 2026

**APRIL 7, 2026**

**I. DESIGN REVIEW HEARING**

**5:30 PM**

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

**COMMISSIONERS ABSENT:** Chris DeBord, Kevin Ready.

**STAFF PRESENT:** Sarah Lawton, Preservation Assistant/Interim Preservation Planner, Joseph Cornish, Director of Design Review.

**5:30 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.

**5:33 PM: COMMISSIONER JACQUES JOINED THE MEETING.**

**I. VIOLATIONS**

**VIO.25.1009**

**179 WEST BROOKLINE STREET:**

Applicant: Marcus Springer

Violation: Unapproved removal of a historic front yard Fence.

**PROJECT REPRESENTATIVE:** Marcus Springer was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photographs of the existing condition, images of the historic front yard fence, and images of proposed fence.



**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the design of the proposed fence, and whether a hedge can be placed in replacement of the originally approved fence in 2024.

**PUBLIC COMMENT:** Etta Rosen, submitted a written comment stating that the removal of the historic fence and replacement of an unapproved fence with a different design and height is inconsistent with the architecture of the neighborhood. Removal of the historic fence interrupts almost the entire block of intact historical fences, which had constituted a gracious and historical context to the block.

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

- *Remand violation to staff*
- *The applicant has thirty days to take action to remedy the violation.*
- *The violation is to be continued until the previously approved fence is installed.*

## II. DESIGN REVIEW HEARING

**APP # 26.0590 SE**

**35 BRADDOCK PARK**

Applicant: Daniel Dipaolo

Proposed Work: Install roof deck (continued from 2/3/2026 hearing).

**PROJECT REPRESENTATIVE:** Justin Cruz, Daniel Dipaolo, John Pulgini were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photographs of the mock ups, street layout of Holyoke and Carleton Street, and plans of the roof deck configuration. .

**DISCUSSION TOPICS:** Discussion topics included the subcommittee hearing held on March 2026 with Commissioner DeBord and Commissioner Amodeo that remanded this application to the full Commission, the proposed configuration of the roof deck, visibility from Holyoke Street and Southwest Corridor, and the applicability of this scope of work towards the Standards and Criteria.



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

**COMMISSIONER FREEMAN MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).**

**APP # 26.0474 SE**

**90 DARTMOUTH STREET**

Applicant: Girolamo Di Pierro

Proposed Work: Install gate at front entrance (continued from 3/3/2026 hearing).

**PROJECT REPRESENTATIVE:** Gerry DiPierro was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and proposed rendering images of the gate.

**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:** There were no public comments.

**COMMISSIONER SANBORN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-2-0 (Y: JA,CH, PS)(N: JF, FJ)(ABS: NONE).**

**APP # 26.0721 SE**

**131 DARTMOUTH STREET:**

Applicant: Nicole Handricken

Proposed Work: Remove existing awning and replace with awning titled "Fedex Office", install new non-illuminated wall signs, install new vinyl signage at front entry door titled "Fedex Office", install new non illuminated blade sign, ~~install gooseneck lighting.~~

**PROJECT REPRESENTATIVE:** Marie Mercier was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photographs of the



existing conditions, dimensions and design of the proposed signage including: the blade sign, wall sign, vinyl signage, and awnings.

**DISCUSSION TOPICS:** Discussion topics included whether to include the proposed blade sign as part of the signage design, the installation method of the proposed vinyl signage at the bays, and the existence of the master signage plan for the property that would provide further clarification on the dimension and design of signage intended at this address.

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

**COMMISSIONER FREEMAN MOTIONED TO CONTINUE THE APPLICATION.  
COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, JF,  
CH, FJ, PS)(N: NONE)(ABS: NONE).**

### III. ADMINISTRATIVE REVIEW/APPROVAL:

- APP # 26.0697 SE**      **117 APPLETON STREET:** Emergency repair – at roof, install slates and copper gutters, replace wood trim in kind.
- APP # 26.0698 SE**      **119 APPLETON STREET:** Emergency repair – at roof, install slates and copper gutters, replace wood trim in kind.
- APP # 26.0710 SE**      **61 CHANDLER STREET:** At front, remove and replace three 1/1 wood windows with black 1/1 wood windows.
- APP # 26.0731 SE**      **2 CLARENDON STREET:** Remove and replace 53 Aluminum windows on the 2nd, 3rd, 4th, 5th, 6th, and 7th floors in-kind. Replacement windows will match the existing window material, color, glass, profiles and glazed opening.
- APP # 26.0715 SE**      **6 COLUMBUS SQUARE:** Emergency repair – replace rotted trim and siding in kind, replace existing shingles in kind, replace copper drip edge in-kind.
- APP # 26.0748 SE**      **6 COLUMBUS SQUARE:** At front, remove and replace 3 non-original windows and replace with 2/2 black aluminum-clad windows.
- APP # 26.0739 SE**      **24 CONCORD SQUARE:** At front, remove and replace two non-original windows with two 2/2 wood windows.



- APP # 26.0724 SE** **37 EAST SPRINGFIELD STREET:** Emergency repair - stabilize existing sidewalk vault below grade, original bluestone slab and brick paving will be removed and reinstalled to match the existing historic pattern, joints, alignment, and grade.
- APP # 26.0745 SE** **57 EAST SPRINGFIELD STREET:** Emergency repair - replace deteriorated and collapsed coal chute with bluestone matching existing dimensions.
- APP # 26.0750 SE** **47 GRAY STREET:** Remove two existing chimneys and reframe with wood and clad. Rebuild chimneys in kind using existing brick and original chimney caps.
- APP # 26.0665 SE** **7 HANSON STREET:** At front, replace 3 windows with aluminum clad windows matching existing color and grids.
- APP # 26.0692 SE** **92 PEMBROKE STREET:** Emergency repair - Replace stairs in kind maintaining all decorative cast iron elements and rails.
- APP # 26.0737 SE** **116 PEMBROKE STREET:** Emergency repair - repoint at the front of the building in kind, repair and repaint lintels, sills, and corbels with Benjamin Moore HC-69, replace and repaint trim around entry door in kind.
- APP # 26.0751 SE** **73 RUTLAND STREET:** At front, replace 2/2 non original windows with 2/2 aluminum clad windows matching existing color.
- APP # 26.0734 SE** **320 SHAWMUT AVENUE:** Remove 4 existing 2/2 curved sash wood windows and replace with new 2/2 wood curved wood sash windows in-kind.
- APP # 26.0730 SE** **750 TREMONT STREET:** Emergency repair - At front, repoint masonry, restore and repaint lintels and sills with Benjamin Moore HC-69, and restore and repaint front stairs with HC-69.
- APP # 26.0768 SE** **804 TREMONT STREET:** Emergency repair - Rear fire escape system repair - replacing all rusted square bolts with structural galvanized bolts. Secure all wall and rail connections. Thoroughly hand-scrape the entire fire escape system, apply primer and paint, and file a fire escape affidavit after repairs.
- APP # 26.0752 SE** **19 UPTON STREET:** Remove and replace eight 2/2



bowed windows and replace with 2/2 bowed wood windows.

**APP # 26.0738 SE**

**38 UPTON STREET:** Remove damaged slate shingles at dormer and replace in-kind. Install new copper flashing on dormer shelf, replace all rotted dormer window trims with new trims, repair wooden decorative elements at cornice as needed and repaint in-kind with Benjamin Moore HC-69.

**APP # 26.0684 SE**

**1673-1679 WASHINGTON STREET:** At front, remove existing blade sign and replace with new matching existing dimensions, create opening proportional to existing facade, remove existing window film on glass and install vinyl signage with “Agosto” and “Baby Sister”, install new awning.

**APP # 26.0716 SE**

**154-156 WORCESTER STREET:** Emergency repair – At front, repoint deteriorated mortar joints, conduct below grade masonry repairs at yard, patch and re-coat front stairs with HC-69.

**APP # 26.0759 SE**

**2 WORCESTER SQUARE:** At front, repair and repoint existing brick.

**DISCUSSION TOPIC:** Commissioner Sanborn asked to recuse himself from application APP # 26.0745 SE 57 EAST SPRINGFIELD STREET: Emergency repair – replace deteriorated and collapsed coal chute with bluestone matching existing dimensions. Commissioner Amodeo recommended Commissioner Sanborn’s participation to approve all administrative review items with the motion that 57 E Springfield Street be excluded then add a separate motion to approve application #26.0745 SE separately. The Commissioners agreed.

**COMMISSIONER HUNT MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS EXCLUDING 57 EAST SPRINGFIELD STREET. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).**

**COMMISSIONER HUNT MOTIONED TO APPROVE APP # 26.0745 57 EAST SPRINGFIELD STREET. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: JA, JF, CH, FJ)(N: NONE)(ABS: PS).**

#### IV. RATIFICATION OF 3/3/26 MEETING MINUTES



**COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: JA, JF, CH, PS)(N: NONE)(ABS: FJ).**

## **V. STAFF UPDATES**

Commissioners briefly discussed with staff about the status of the Hotel Alexandra (1767-1767 Washington Street), Commissioners also inquired regarding the Commission's past invitation of a focus group focusing on safety related matters in the South End.

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

### **SOUTH END LANDMARK DISTRICT COMMISSION**

Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, Peter Sanborn  
Alternate: Catherine Hunt, Kevin Ready

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/