



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION  
(6-2-2026)

**MAY 5, 2026**

**I. DESIGN REVIEW HEARING**

**5:00 PM**

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

**COMMISSIONERS ABSENT:** Kevin Ready and Felicia Jacques.

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

**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 for the review and ratification of the meeting minutes.

**II. RATIFICATION OF HEARING/ MEETING MINUTES**

Review and ratification of public hearing minutes from 4/7/26.

**COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, PS)(N: NONE)(ABS: NONE).**

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

**III. DESIGN REVIEW**

**APP # 26.0721 SE**

**ADDRESS: 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 (continued from 4/7/2026 hearing).

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

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

**DISCUSSION TOPICS:** Discussion topics included an overview of existing conditions, as well as the dimensions, material, and design of the proposed blade sign, wall sign, and vinyl signage, along with details about the previously approved awning, the proposed installation method for the blade sign and side bay panels, and the possibility of removing the proposed blade signage and purple panels from the proposal.

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

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

- *That the purple panels on the side and blade sign be eliminated from the proposal.*

**APP # 26.0878 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, and existing and proposed section and elevation drawings.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the dimensions, material, and design of the existing and proposed dormer, an overview of the proposed changes to the existing dormers, the visibility of the proposed work, the possibility of adding a fascia board on the sides, and proposed roofing materials.

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



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

- *That there be an addition of the fascia board within the submitted drawings.*
- *Applicant to provide shop drawings of windows and provide details on shingle roofing materials.*

**APP # 26.0820 SE**

**ADDRESS: 379 SHAWMUT AVENUE**

Applicant: Marc Sullivan

Proposed Work: Create new shed dormer addition at rear (See Additional Items Under Administrative Review).

**PROJECT REPRESENTATIVES:** Marc Sullivan and Lixian Wu were the project representatives.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a review of current water infiltration issues, the visibility of the proposed work from West Dedham Street, the dimensions, design and material for the proposed shed dormer, window details for the new dormer, and details about future chimney brickwork.

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

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

**APP # 26.0869 SE**

**ADDRESS: 139 WEST CANTON STREET**

Applicant: Stephen Stefanoff

Proposed Work: At roof, install a new roof deck with skylight access and metal railing. At the front, install a new 2/2 wood window on the 4th floor, install a new 2/2 wood window at the garden level window well (See Additional Items Under Administrative Review).

**PROJECT REPRESENTATIVES:** Pedro Ojeda, Joseph Kennard, and Matt Eckel were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition



photographs, mock-up photographs, proposed roof plans, existing and proposed elevation drawings, and window details.

**DISCUSSION TOPICS:** Discussion topics included an overview of existing conditions, the visibility of the proposed work, a comparison of muntin dimensions for the existing front elevation windows and the proposed replacement windows, the proposed configuration of the new roof deck, and the need for the applicant to submit details about future mechanical equipment on the roof.

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

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

- (1) that the forward roof deck railing be setback to align with the setback railing as discussed in the hearing; (2) that the applicant submit a design review application for future rooftop mechanical equipment within 30-60 days; (3) that the preliminary review of the windows be remanded to staff for an on-site visit to assess the existing windows.

**APP # 26.0786 SE**

**ADDRESS: 592A-592 TREMONT STREET**

Applicant: Laura Wyckoff

Proposed Work: Remove existing four panel wood door and replace with a new full-view glass wood door.

**PROJECT REPRESENTATIVE:** Laura Wyckoff was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, specifications for the proposed replacement door, and a 1972 photograph of the front facade at 592 Tremont Street.

**DISCUSSION TOPICS:** Discussion topics included an overview of existing condition, the dimensions, materials, and designs of both the existing and proposed doors, the originality of the existing door opening, an overview of storefront level alterations made at 592 Tremont Street, and alternative door designs that might be more appropriate for the building.

**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 (Y: JA, CD, JF, CH, PS)(N: NONE)(ABS: NONE).**

- *That the configuration and design of the replacement door be remanded to staff to find appropriate alternatives but does not have to be historic.*

**APP # 26.0906 SE**

**ADDRESS: 587 ALBANY STREET**

Applicant: Daniel Artiges

Proposed Work: Install Swiss Pearl Fiber Cement material at front facade (Amendment to the application # 25.0005 SE approved with provisos at the 10/1/2024 hearing).

**PROJECT REPRESENTATIVES:** Jacob Simmons and Daniel Artiges were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed rendering images and elevation drawings, the proposed material palette.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the approval provisos from the October 2024 hearing, an overview of the proposed amendment, details about both the previously approved terracotta material and the proposed Swiss Pearl Fiber Cement material, an analysis on the differences in color, material, texture, and visual impact on the front facade, information about the sample provided to Staff and Commissioners, and an assessment of how the proposed material would affect the building's material palette.

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

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

- *This application has been remanded to a subcommittee of Commissioner Amodeo, Debord, and Sanborn.*

**APP # 26.0867 SE**

**ADDRESS: 52 PLYMPTON STREET**

Applicant: Catriel Tulian

Proposed Work: Demolish existing building and build new seven story building.

**PROJECT REPRESENTATIVE:** Catriel Tulian was the project representative.



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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of feedback from previous Advisory Review meetings, the visibility of the proposed work, details about the proposed building material, plans for a new accessibility ramp at the entryway, information on the proposed demolition, the need for mechanical and railing mockups to determine visibility, proposed railing details, and a summary of revisions to the proposal, including changes to the proposed windows, railings, and building materials.

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

**COMMISSIONER HUNT MOTIONED TO APPROVE THE DEMOLITION OF THE EXISTING BUILDING. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, PS)(N: NONE)(ABS: NONE).**

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

- *Remand the following to staff and subcommittee: a mechanical mock-up will be installed to determine visibility, a mock-up of the black metal railing at the roof to determine visibility, staff to be included in any mock-ups for the proposed brick siding on site, at 75% to 80%, completion of documents be given to staff for review of details.*

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

#### **IV. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 26.0876 SE 114 APPLETON STREET:** Emergency repair – Replace damaged fascia, window trims, and wood trims in-kind matching existing color.

**APP # 26.0872 SE 77 CHANDLER STREET:** Cut  $\frac{3}{4}$ " into the joints of the bricks and repoint, refinish lintels and sills as needed, replace rotted wood as needed in-kind.

**APP # 26.0774 SE 287 COLUMBUS AVENUE:** Install 26"H x 26"W x 2"D double sided non-illuminated blade sign titled "Bridgespan Group", install (2) 12"H x 12"W printed logo decals titled "Bridgespan Group" and "City Year" applied to glass transom above doors.



- APP # 26.0796 SE 324 COLUMBUS AVENUE:** Add 3 landscape lighting fixtures in minimally visible locations, design of fixtures to match existing.
- APP # 25.0907 SE 360-376 COLUMBUS AVENUE:** At addresses 360-370: Renovate exterior front brick facades and/or trim in kind. Repair and replace brick and mortar to match existing. All repointing will match the historically original mortar in color, texture, joint, width, and profile. Maintain the façade and trim to match its existing historic style, including around third floor dentils and corbels. At addresses 360-376: Wash, seal and protect exterior brick facade, including brick sides of stair steps. Test detergent for colorfastness on each brick type, ie, Sandy yellow vs red bricks. Cleaned facades will seek to match historic tone. At addresses 360-376: Renovate top stair and/or bottom riser step of stoops in kind to match original. Match color, texture and profile of existing steps.
- APP # 26.0868 SE 435A COLUMBUS AVENUE:** Install non-illuminated 36" (H) x 20' (W) aluminum panel sign titled "JET"
- APP # 26.0871 SE 558 COLUMBUS AVENUE:** Refinish front stairs, prime and paint to match existing color.
- APP # 26.0819 SE 57 GRAY STREET:** Emergency repair – At front, repair unstable brick facade by removing and replacing brick facade with matching brick and mortar matching with existing, removing, storing, and reinstalling brown stone lintels, removing storing, and reinstalling brownstone sill, and removing, storing, and reinstalling existing windows
- APP # 26.0842 SE 676 MASSACHUSETTS AVENUE:** Emergency repair – At front stairs: remove and patch deteriorated sections, repaint using HC69.
- APP #26.0835 SE 135 PEMBROKE STREET:** At front, remove and replace two 2/2 non-original wood windows and replace with 2/2 wood windows in kind and replace window trim in kind.
- APP # 26.0859 SE 46 RUTLAND SQUARE:** Remove and replace two bowed non-original wood windows and replace with 2/2 bowed wood windows.
- APP # 26.0850 SE 330 SHAWMUT AVENUE & 334 SHAWMUT AVENUE:** Install Fire Department Connection (FDC) at front (*Moved from Design Review*).
- APP # 26.0820 SE 379 SHAWMUT AVENUE:** At front, replace and restore existing shingle roof in-kind, restore bays in-kind, replace wood trim in-kind, replace windows in-kind, install new copper gutter to match existing, repoint brick as required at existing chimneys (*See Additional Items Under Design Review*).
- APP # 26.0881 SE 598 TREMONT STREET:** Emergency repair – At front



stairs, repair deteriorated sections and repaint using Tammscoat masonry paint in HC69, remove damaged slate shingles at roof and replace in-kind.

**APP # 26.0865 SE 655-659 TREMONT STREET:** At front, remove and replace eighteen wood window trims in kind.

**APP # 26.0870 SE 686 TREMONT STREET:** At front stairs, repair deteriorated sections in-kind, prime and paint with Tammscoat waterproof paint, HC69.

**APP # 26.0860 SE 84 WALTHAM STREET:** At front, remove and replace two 2/2 non-original wood windows and replace with 2/2 cashmere aluminum-clad windows.

**APP # 26.0781 SE 41-43 WEST NEWTON STREET:** Install three new intercoms (exempt) outside the front door to each building. Due to the previous larger intercoms being removed, stainable wood filler will need to be used on wood outside 41, 42, 43 West Newton.

**APP # 26.0869 SE 139 WEST CANTON STREET:** At front, restore existing side entry door and front double door, restore existing transom and casing, patch and repair cornice, restore and repoint masonry in kind, reset and repair existing brick walk and window well grate, patch and repair front sills and lintels in kind, repair and restore wood paneling at the front bay in kind, repair header in kind, (*See Additional Items Under Design Review*).

**APP # 26.0830 SE 168 WEST CANTON STREET:** Spot paint lintels, sills, trim, and stairs in-kind. Refurbish existing front entry doors by adding clear glass panels to match historic configuration.

**APP # 26.0852 SE 92 WEST SPRINGFIELD STREET:** At front, repoint brick matching existing mortar color, repair lintels in-kind.

**COMMISSIONER HUNT MOTIONED TO APPROVE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, PS)(N: NONE)(ABS: NONE).**

The Chair announced that the Commission would next review Advisory Review item(s).

## **V. ADVISORY REVIEW**

**APP # 26.0850 SE**

**ADDRESS: 330 SHAWMUT AVENUE & 334 SHAWMUT AVENUE**

Applicant: Nina Schwarzchild

Proposed Work: At front, install new gate and ladder to lowered area for access to Fire Department Connection(FDC).



**PROJECT REPRESENTATIVES:** Peter Munkenbeck and Nina Schwarzchild were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed elevation drawings, and proposed ladder specifications.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, fire code requirements, the Commission's purview related to the front facade, details of the proposal under Administrative Review, district guidelines for gates at the front facade, and potential alternative access locations to the lower area.

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

## VI. STAFF UPDATES

Sarah Lawton, announced that Preservation Planner Rachel Ericksen will be returning from leave.

## VII. ADJOURN – 8:56 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.**