



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(9-2-2025)

AUGUST 5, 2025

I. DESIGN REVIEW HEARING

5:00 PM

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

COMMISSIONERS ABSENT: John Amodeo, Kevin Ready.

STAFF PRESENT: Joseph Cornish, Director of Design Review; Rachel Ericksen, Preservation Planner; Sarah Lawton, Preservation Assistant; Jacqueline Vanegas, Preservation Planner.

5:37 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.

APP # 26.0033 SE

ADDRESS: 380 COLUMBUS AVENUE

Applicant: Paul Wilcox

Proposed Work: Replace two, one-over-one windows on the first floor.

PROJECT REPRESENTATIVES: Ed Costello and Paul Wilcox were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, window details, and historic photographs of the property.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the dimensions and configuration of the proposed windows, the architectural style of the building, and whether the existing windows were historic.

PUBLIC COMMENT: There were no public comments.



COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, JF, CH, PS)(N: NONE)(ABS: NONE).

- *Allow the new 2 over 2 for the front facade of this building on Columbus Avenue.*

COMMISSIONER JACQUES JOINED THE MEETING.

APP # 26.0023 SE

ADDRESS: 548 TREMONT STREET

Applicant: Ralph Tedeschi

Proposed Work: Remove and replace existing roof deck.

PROJECT REPRESENTATIVES: Ralph Tedeschi the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and existing and proposed elevations and roof and floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the footprint and height of the previous roof deck, the process of removing the existing deck, details about the existing dormer, the proposed entrance to the roof deck, and the possibility of remanding this application to a subcommittee.

PUBLIC COMMENT: There were no public comments.

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

- *Remand location of roof deck to subcommittee of Commissioner DeBord and Commissioner Jacques.*

APP # 25.1014 SE

ADDRESS: 619 MASSACHUSETTS AVENUE

Applicant: Kerry Shedd

Proposed Work: Remove and replace existing roof deck.

PROJECT REPRESENTATIVES: Jeff Knox was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed roof and floor plans.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, district guidelines regarding roof decks, the dimensions and material of the existing and proposed deck railings, the proposed configuration and material of the deck.

PUBLIC COMMENT: There were no public comments.

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

- *Drawings showing the proper configuration and type of railing and that existing elements be painted back be submitted to staff.*

APP # 26.0039 SE

ADDRESS: 170 WEST CANTON STREET

Applicant: Zachary Millay

Proposed Work: Remove existing front door and install new custom wood door; Remove existing metal fence at front garden and replace it with a new historically appropriate metal fence; ~~Remove all existing landscape in front garden, new design~~ (moved to administrative review); ~~Apply smooth stucco finish over masonry at the side elevation and paint to match brownstone color~~ (exempt from review); ~~Install new roof deck; Install new roof top mechanical units~~ (moved to administrative review). See additional items under administrative review.

PROJECT REPRESENTATIVES: Zachary Millay was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations, proposed floor plans, proposed fence designs, and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, district guidelines regarding the front facade, the materials and dimensions of the existing and proposed door, details about the proposed window panes, the design and dimensions of the new fence, and whether the door could be repaired rather than replaced.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).



- *Proposed replacement design not allowed by Standards and Criteria.*
- *Submit complete drawings of the garden rail including the top rail and the curb are submitted to staff for final approval.*

APP # 26.0032 SE

ADDRESS: 32 HANSON STREET

Applicant: Mark Van Brocklin

Proposed Work: Remove marble sills at sidewalk; install new 8" wide continuous granite sill to match granite base; Fir out new wall over existing brick (right side of entry) and apply stucco; repair and patch existing stucco on wall (left side of entry) and ceiling. Paint deep Navy: Benjamin Moore #CSP-630 "After Midnight." See *additional items under administrative review.*

PROJECT REPRESENTATIVES: Mark Van Brocklin 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, visibility of the proposed work, the removal of the existing marble sills, the proposed granite material for the stoop, the details and proposed plans to Fir out new wall over existing brick, and the proposed plans to repair the existing stucco.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER SANBORN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).

- *Additional information required regarding the historic importance of the removal of the marble sills.*

APP # 26.0038 SE

ADDRESS: 179 WEST BROOKLINE STREET

Applicant: Marcus Springer

Proposed Work: Replace the existing transom glass with a stained glass panel.

PROJECT REPRESENTATIVES: Marcus Springer was the project representative.

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



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed design and color of the replacement window, and the dimensions of the existing door.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).

- Denial of the removal of existing historic transom elements. Stained glass installed on the inside of the existing transom is outside of our purview. We would still prefer an application sent to staff showing that it will be installed in a non-permanent reversible way.

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0026 SE 1, 3&5 AGUADILLA STREET, 4,6,8,10,12,14,18,20&22

AGUADILLA STREET, 7&9 AGUADILLA STREET/111 WEST BROOKLINE STREET, 4,6,8&10 SAN JUAN STREET, 12, 14, 16, 18, 20, 22, 24, 26, 28&30 SAN JUAN STREET, 91.93,95,97&99 WEST BROOKLINE STREET /21 and 23 SAN JUAN STREET, 50,52,54,56&58 WEST DEDHAM STREET, 389&391 SHAWMUT AVENUE: Updates to application # 25.0328 SE approved at the 11/6/2025 Public Hearing - install conduit up the side of each building, connecting to existing electrical equipment.

APP # 26.0001 SE 9 BRADFORD STREET: Emergency repair due to leaks -

In kind asphalt roof shingle replacement, installation of new copper flashing.

APP # 25.1045 SE

12 BRADFORD STREET: Replacing four six over six, non-original wood double hung windows with Pella Architect Series Reserve two over two, all-wood double hung windows. The grilles will be Pella's historically accurate 7/8" ILT grille with a putty trapezoid profile. The exterior of the windows will be painted a dark green to match the existing trim and the other windows in the building. The exterior of the trim will be replaced with historically accurate profiles and painted to match.

APP # 26.0002 SE

37 CONCORD SQUARE: Repair front steps and sidewalls to steps as necessary with in kind materials, to include shaping to match original profile using Mimic with brownstone coloring. Prime and paint front steps and sidewalls to steps with Benjamin Moore HC69. Remove damaged bluestone at base of



- front steps and to the side of front steps and replace with new bluestone to match original.
- APP # 26.0005 SE** **36 CLAREMONT PARK:** Apply non-invasive restoration wash at front of building and spot repoint in kind.
- APP # 26.0014 SE** **75 DARTMOUTH STREET:** Emergency repair - replace missing broken scalloped slate black 8"x16" matching existing size and color, seal leaking gutter, cut and point damaged brick joints as needed. All work to be done in kind.
- APP # 25.1016 SE** **39 EAST CONCORD STREET:** Install fire department bell and connection at front stairwell sidewall by least invasive means possible.
- APP # 25.1048 SE** **47-49 GRAY STREET:** Front windows replacement in kind. Roof repair/replacement in kind. Dormer repair and window replacement in kind. Dormer slate repair and replacement in kind.
- APP # 26.0004 SE** **75 MONTGOMERY STREET:** Replace four (4) windows at the 4th floor with Marvin Historic wood exterior windows. Replace rotted trim at the 2 dormers on the 4th floor as needed. Trim details to match existing. Re-paint the 2 dormers to match the existing color.
- APP # 26.0024 SE** **3-11 RUTLAND STREET and 1561-1565 WASHINGTON STREET:** Commemoration of the original locations of Boston Children's Hospital with a historic marker on the perimeter metal fence of the community garden now operated at each location. Work comprises installation of two 15" x 15" UV-coated aluminum plaques.
- APP # 26.0029 SE** **73 RUTLAND STREET:** Realign steps to level; repoint in kind.
- APP # 26.0041 SE** **403 SHAWMUT AVENUE:** Renovate the storefront to restore the historic character of the storefront.
- APP # 25.1017 SE** **608 TREMONT STREET:** Emergency repair - repair lintel in kind; repoint in kind.
- APP # 26.0007 SE** **775 TREMONT STREET:** Demo existing decks, replace all roofing and re-point chimneys and cap them. Supply and install new PT framing, decking and railings to best match what previously existed. Front roof deck and railing not to be reinstalled.
- APP # 25.1036 SE** **27 UNION PARK:** Emergency repair due to leaks - In kind asphalt roof shingle replacement with ice shield placed below and reseal the seams of the rubber roof. Exempt from review - at rear dormer replace sage green vinyl siding with mountain sage, green hardy board with blue water/ice shield sealant.
- APP # 26.0039 SE** **170 WEST CANTON STREET:** Remove all existing windows at the front elevations and install new historically accurate two over two double hung windows with SDL and



traditional profiles; Patch and repair all existing brownstone sills, lintels, and banding in kind using appropriate; Repaint all brownstone elements with historically accurate brownstone color; Remove existing whitewash finish from front brick facade using a non-destructive cleaning process, consistent with methods used at 40 Concord Square; Repair brownstone ornamental surround in kind; repaint to match brownstone color and texture; Remove and replace existing light fixtures flanking front entry with appropriate alternatives; Repair existing brownstone stairs in kind; Remove existing door below entry stairs and replace with a new wood door featuring upper glass panels and lower solid wood panels, in keeping with historic precedent; install new egress well in the front garden to provide secondary egress from a new bedroom at the garden level. Existing well components to be retained and reused where feasible; Repair brownstone curb in kind; Remove all existing landscape in front garden. Final design to be developed by the Landscape Designer and coordinated with landmarks staff for approval; Remove all existing overgrowth from the expose side elevation; Remove existing asphalt roof at the mansard level; Install new slate or high quality composite slate shingles, matching the color, texture, and appearance of original slate roofs on neighboring properties; Repair and repaint all existing wood trim at the cornice, dormers, and mansard. Remove all existing landscape in front garden, new design (moved from design review). Install new roof deck; Install new roof top mechanical units (moved from design review).

APP # 25.1002 SE

160 WEST CONCORD STREET: Replace existing concrete entrywalk with red brick; remove, clean and reuse existing granite curbing; install new 30" high wrought iron garden railing to match the existing railing design at 134 West Concord Street.

APP # 25.1049 SE

41-43 WEST NEWTON STREET: New intercoms (exempt) being installed outside front door to each building (3 total). Due to previous larger intercom being removed, stainable wood filler will need to be used on wood outside 41 and 43 West Newton. 42 West Newton will need new wood panel installed behind intercom. Will be installed seamlessly and painted black to match existing wood at front of building.

APP # 26.0032 SE

32 HANSON STREET: Repair and repoint existing brick masonry facades as required; repair existing cornice and masonry detail work as required; clean and re-point granite base; Repair and restore existing window sills and headers as required; Color: Benjamin Moore HC-69 "Whitall Brown";



Repair copper gutter and downspout as required; replace non-original 1-over-1 windows with new 2-over-2 wood windows; at granite base, replace existing non-historic 2-lite fixed and casement windows with new 2-lite fixed and casement windows; larger window to be modified to match adjacent windows with fixed panel above; install window boxes at two parlor-level windows; Repair and restore existing entry surround lintel as required. Color: Benjamin Moore HC-69 “Whitall Brown”; repair and restore existing stoop as required; Install kick-plates and mail-slot in un-lacquered brass. Refinish existing house number plaque and install in existing location; repair and re-stain existing front doors and trim. Replace railing with new black metal wall-mounted railing. Mounting hardware into stucco finish only.

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

III. ADVISORY REVIEW

APP # 26.0040 SE

ADDRESS: 52 PLYMPTON STREET:

Proposed Work: In the South End Landmark District Protection area, demolish existing buildings and erect new.

PROJECT REPRESENTATIVES: Catriel Tulian and Joshua Brandt were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations, proposed site plans, proposed building material palettes, and proposed rendering images.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the previous proposal and project description, details about the proposed use of the building, details about the existing structures and historical significance of 52 Plympton Street, the proposed demolition plans for 52 and 56 Plympton, the feasibility of reusing the front facades of the existing buildings, and the proposed size and material of the new building.

PUBLIC COMMENT: There were no public comments.

IV. RATIFICATION OF HEARING/ MEETING MINUTES



Review and ratification of public hearing minutes from 7/1/2025.

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

V. STAFF UPDATES

Jacqueline Vanegas, introduced herself as the new Preservation Planner for the South End.

VI. ADJOURN – 8:15 PM

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