



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(11/4/2025)

OCTOBER 7, 2025

COMMISSIONERS PRESENT: John Amodeo, Chris DeBord, John Freeman, Felicia Jacques, Kevin Ready.

COMMISSIONERS ABSENT: Catherine Hunt, Peter Sanborn.

STAFF PRESENT: Rachel Ericksen, Preservation Planner; Jacqueline Vanegas, Preservation Planner.

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks).

5:36 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 Violation application.

I. VIOLATION HEARING

5:38 PM

APP # 26.0270 SE

ADDRESS: 7 WELLINGTON STREET

Applicant: Marc LaCasse

Proposed Work: : VIO.25.956. Restoration of exterior front stairway to parlor level; installation of new front doors; replacement of non-original windows with new windows; new roof deck.

PROJECT REPRESENTATIVES: Marc LaCasse, Jon Hanson, and Glen Hoffman were the project representatives.

DOCUMENTS PRESENTED: Documents presented included were the proposed architectural plans, including the front stairs and windows, as well as images of the existing conditions.

DISCUSSION TOPICS: Discussion topics included the timeline of the project, including ZBA Approval, Design Review and remedy for the violation. Questions were



asked regarding the material of the existing windows in addition to the shop drawings of the front stairway. Commissioner DeBord and Commissioner Jacques asked whether pilasters can be included within the design. Commissioner Freeman asked whether the project representatives have been in contact with staff regarding the design of the entranceway. Commissioner Amodeo questioned whether the proposed material of the front steps will replicate brownstone.

Commissioner Freeman motioned to lift the violation on the condition that applicants meet with staff to provide additional detail on the proposed scope of work and to confirm the materials to be used.

Commissioner Amodeo proposed an amendment to the motion for applicants to work with staff for the proposed window replacement and roof deck.

Commissioner Freeman accepted the amendment.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVIOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, CD, JF, FJ)(N: NONE)(ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- 1. APPLICANTS TO MEET WITH STAFF TO PROVIDE ADDITIONAL DETAIL ON THE PROPOSED SCOPE OF WORK AND TO CONFIRM THE MATERIALS TO BE USED.**
- 2. APPLICANTS TO WORK WITH STAFF REGARDING THE PROPOSED WINDOW REPLACEMENT, DOOR AND ROOF DECK.**

Next, Commissioner Amodeo called the first Design Review application.

COMMISSIONER KEVIN READY JOINED THE MEETING.

II. DESIGN REVIEW HEARING

6:05 PM

APP # 26.0108 SE

ADDRESS: 22 UNION PARK

Applicant: Juan Moliere Proposed Work: Install new PVC air intake pipe for boiler at the front garden (Continued from 9/2/25 hearing).

PROJECT REPRESENTATIVES: Juan Moliere and Brian Sommers were the project representatives.

DOCUMENTS PRESENTED: Documents presented included the original mock-up



proposal, letter by contractor, building dimensions of the property, and the revised mock-up.

DISCUSSION TOPICS: Discussion topics included the re-configuring the location of the proposed intake pipe and the Commission's comments from the September SELDC hearing. Commissioners wanted to understand what this system is replacing – which is an old oil boiler and wanted to know where the oil fill pipes were located and if they still exist – which they do. When the Commission asked if the applicant could reuse the existing pipes for the intake, the applicant mentioned that it needed to be wider for proper combustion. Commissioners asked for a way to run this out the back of the building, however, the applicant noted that the distance is too long and airflow wouldn't work. Commissioner Ready noted that the Standards and Criteria don't allow for any mechanicals in the front. Commissioner DeBord commented that he is not keen on painted PVC but is encouraged with a proposed painting technique that would match antique cast iron drain pipe that would be used to disguise the intake pipe. Some Commissioners noted that vegetation is not considered as a method of disguise to the applicant due to the Standards and Criteria. Some Commissioners also noted how front yards/gardens are character defining features of the South End Landmark District and need to be treated as such.

Commissioner Jacques noted that the proposed design still needs to be revised in order to consider the intent of making the design 'invisible' and notes that the motion in which Commissioner DeBord made is to consider that.

PUBLIC COMMENT: Staff noted to the Commission that there were three letters of support that were received via E-Mail for the September SELDC hearing. Anne Sheridan, an abutter of the application, provided a public comment during the hearing in support of the proposed project.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 3-2-0 (Y: CD, FJ, KR)(N: JA, JF)(ABS:NONE). THE PROVISOS WERE AS FOLLOWS:

- 1. EXHAUST PIPE IS INSTALLED THROUGH THE GRANITE, GOING THROUGH THE WINDOW WELL, AND COMING UP NEXT TO THE EXISTING CAST IRON PIPE.**
- 2. PIPE VISIBLE ABOVE THE GROUND IS MADE TO LOOK LIKE CAST IRON MATCHING THE ORIGINAL VISIBLE CAST IRON PIPING.**
- 3. A MOCK-UP OF THE VISIBLE PIPE, PAINTED TO LOOK LIKE CAST IRON, SHALL BE SUBMITTED TO STAFF FOR REVIEW AND**



APPROVAL. A SMALLER SAMPLE, RATHER THAN A FULL PAINTED PIPE, IS ACCEPTABLE.

APP # 26.0276 SE

ADDRESS: 86 PEMBROKE STREET

Applicant: Mark Van Brocklin

Proposed Work: Install decorative sconces at the entryway pilasters. See additional items under administrative review.

PROJECT REPRESENTATIVES: Mark Van Brocklin project representatives.

DOCUMENTS PRESENTED: Documents presented included a presentation of the proposed decorative sconces and the property's existing conditions.

DISCUSSION TOPICS: Discussion topics included the proposed location of the proposed sconces and suggested locations.

Commissioner DeBord motioned to approve the application with the proviso to not place the proposed sconces in the proposed location and instead install a recessed canister(s) or pendant located at the ceiling at the hood of the entry not conflicting with the design of the wood work over the transom.

Commissioner Freeman proposed an amendment to remand the final details to staff.

Commissioner DeBord accepted the amendment.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, FJ, KR)(N: NONE)(ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- 1. NOT PLACE THE PROPOSED SCONCES IN THE PROPOSED LOCATION.**
- 2. INSTALL RECESSED CANISTER(S) OR PENDANT LIGHTING LOCATED AT THE CEILING AT THE HOOD OF THE ENTRY NOT CONFLICTING WITH THE DESIGN OF THE WOOD WORK OVER THE TRANSOM.**
- 3. REMAND THE FINAL DETAILS TO STAFF.**

APP # 26.0234 SE

ADDRESS: 40 WEST NEWTON STREET



Applicant: Brian O'Donoghue
Proposed Work: Install new roof deck.

PROJECT REPRESENTATIVES: Brigid Williams and Roger Sametz were the project representatives.

DOCUMENTS PRESENTED: Documents presented included the proposed architectural plan for the proposed roof deck and photos of the existing conditions.

DISCUSSION TOPICS: Discussion topics included the history of drying yards where laundry would be dried on the roof at the ell of a building, the proposed clear pipe rail proposed on a portion on the proposed roof deck, and the spacing of the horizontal wood rails.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER READY SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, FJ, KR)(N: NONE)(ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- 1. PROJECT REPRESENTATIVES WORK WITH STAFF TO FINALIZE A CONFIGURATION OF THE PROPOSED ROOF DECK.**

APP # 26.0190 SE
ADDRESS: 85 CHANDLER STREET

Applicant: Michelle Hediger Proposed Work: Remove and replace the front yard fence. See additional items under administrative review.

PROJECT REPRESENTATIVES: Michelle Hediger and Karl Hediger were the project representatives.

DOCUMENTS PRESENTED: Documents presented included the proposed front yard fence and the 1941 Bainbridge Bunting image of the property.

DISCUSSION TOPICS: Discussion topics included the decorative elements of the historic photos. Including the robust nature of the post of the historic front yard fence and the historic design of the top rail.



Commissioner DeBord motioned to approve the application with provisos that the applicant provides staff with different designs for the front yard fence – including varying design of corner posts.

Commissioner Amodeo proposed an amendment to provide a design that adds articulation on the top rail.

Commissioner DeBord accepted the amendment.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, FJ, KR)(N: NONE)(ABS: NONE). THE PROVISOS WERE AS FOLLOWS:

- 1. THAT THE APPLICANT PROVIDES STAFF WITH DIFFERENT DESIGNS FOR THE FRONT YARD FENCE – INCLUDING VARYING DESIGN OF CORNER POSTS.**
- 2. PROVIDE A DESIGN THAT ADDS ARTICULATION ON THE TOP RAIL.**

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0220 SE

69 APPLETON STREET: Emergency repair - At front steps, chip hollow cement and refinish in-kind, prime and paint with Tammscoat waterproof paint HC69.

APP # 26.0147 SE

114 APPLETON STREET: Emergency repair - repair and where needed replace fascia and moulding around existing rear deck in kind using the same materials and colors; Sand and paint existing deck surface if necessary, using the same color.

APP # 26.0242 SE

76 BERKELEY STREET: Cut 3/4" into the joints of the bricks and repoint the front façades in kind, refinish lintels and sills to match the existing – recreating the details, prime and paint with Tammscoat paint HC69, scrape, prime and paint all entryways to match the existing.

APP # 26.0258 SE

58 CHANDLER STREET: Removal of all existing non-historically appropriate rear windows and installation of new historically accurate two over two windows; Cleaning and



~~in-kind repair of existing window sills and headers; Retention of existing fire escapes, with patching and in-kind repair as required; Repointing and sealing of the existing rear brick masonry; Installation of new copper gutters and downspouts; Patching and in-kind repair of slate shingles at the mansard roof. Installation of a new 6'-0" tall cedar fence and gate at the perimeter of the existing rear yard. At rear, enlargement of the existing masonry window opening at the second level to accommodate a new door; Installation of a new rear steel-frame balcony with a black-painted metal railing.~~
~~Withdrawn by Staff.~~

APP # 26.0190 SE

85 CHANDLER STREET: Remove non-original windows and install two/two wood exterior black windows. See *additional items under design review.*

APP # 26.0224 SE

331-335a COLUMBUS AVENUE: Emergency repair - in kind structural repairs and maintenance on the rear fire escape system and two small front connecting balconies.

APP # 26.0253 SE

378 COLUMBUS AVENUE: Remove and replace three, non-original aluminum windows at the oriel at front facade with two, flanking, 1/1 aluminum windows and one, central 2/2 aluminum window.

APP # 26.0145 SE

26 CONCORD SQUARE: Emergency repair - cut and repoint masonry using mortar to match existing; patching on the soffit to be done in kind; caulking along window trims to be done in kind.

APP # 26.0219 SE

29-31 DARTMOUTH STREET: Remove fencing for restoration including sandblasting, as needed repairs, and primer/paint with gloss black color, re-install fence with new gate location to improve accessibility.

APP # 26.0217 SE

~~**131 DARTMOUTH STREET:** Installation of exterior pavers, masonry work, roofing, steel, railing, electrical and fire alarm.~~ **REMOVED BY STAFF.**

APP # 26.0251 SE

85 EAST BROOKLINE STREET: Remove and replace two non-original wood windows and replace with two/two aluminum clad windows.

APP # 26.0171 SE

34 HANSON STREET: Install new entryway door to match existing.

APP # 26.0165 SE

451-453 MASSACHUSETTS AVENUE: Emergency repair - Replace missing/broken roof slates located surrounding the front dormer, new ones to match the existing; Remove and replace the existing flashing around the dormers as needed, matching the original material; Remove and replace all rotted wooden trims and sills from the dormers, keeping the original aesthetic; Caulk, prepare and paint the new window trims to match the original color.



APP # 26.0268 SE

543 MASSACHUSETTS AVENUE: Temporarily remove front garden fence to repair in-kind, reinstall in original location and configuration.

APP # 26.0252 SE

543 MASSACHUSETTS AVENUE UNIT 1: Remove and replace two, non-original wood windows with two, 2/2 aluminum clad windows (at garden level) and remove and replace two, non-original wood windows with two, 2/2 wood windows.

APP # 26.0245 SE

600 MASSACHUSETTS AVENUE UNIT 2: Replacing 7 non-original, double paned, 2 over 2, wood double hung windows in-kind with Pella's Reserve all-wood double hung windows. The existing windows are double paned with plastic jamb liners. The new windows will be all-wood, painted a dark Hartford Green to match the existing windows. The windows will be 2 over 2 with our historically accurate ILT grille, 7/8" putty trapezoidal profile. The exterior trim will be removed and replaced with painted wood trim in historically accurate profiles. The windows will exactly match the first floor and garden level unit's windows that were replaced with Pella's all-wood painted windows as well.

APP # 26.0255 SE

45 MILFORD STREET: At front stairs: chip the hollow cement off the front stairs and refinish in kind. Prime and paint with HC69. At front façade: spot repoint in kind along the vertical joint

APP # 26.0276 SE

86 PEMBROKE STREET: All repair and replacement work to be done in kind. Repair and repoint existing brick masonry facades as required; Repair existing cornice and masonry detail work as required. Paint color: Benjamin Moore HC-69 "Whitall Brown". Repair and restore existing window sills, headers and base at garden level as required. Paint color: Benjamin Moore HC-69 "Whitall Brown". Repair and restore existing entry surround / hood as required. Paint color: Benjamin Moore HC-69 "Whitall Brown". Repair as needed and paint decorative garden rail and stoop handrails in black. Repair and restore existing stoop as required and paint to match existing - black. Repair and repaint existing front door. Color: Black. Repair as required and paint under-stoop door and install new door hardware. Install new decorative sconce at under-stoop door in existing location. *See additional item under design review.*

APP # 26.0225 SE

102 PEMBROKE STREET: Emergency repair - in kind structural repairs and maintenance on the rear fire escape system.

APP # 26.0273 SE

7 RUTLAND SQUARE: Windows at 4th floor above the



cornice to be replaced in kind of aluminum clad windows.
Black roofing to be replaced with similar black membrane.
Flashing to be replaced in copper and/or black powder coated aluminum.

APP # 26.0240 SE

47 RUTLAND SQUARE: Emergency repair - Remove stone lintels and window sills and replace in-kind, rebuild 4 sections of brickwork below windows at front facade, cut and point all masonry at the front and rear facade to match existing, paint brick and wood cornice to match existing, repair garden curbing, and paint stairs to match existing.

APP # 26.0183 SE

449 SHAWMUT AVENUE: Emergency repair - repairs to the roof with same materials (EPDM roofing & copper flashings). Roof deck will not be removed or replaced.

APP # 26.0176 SE

770 TREMONT STREET: Remove rust and old paint from the fire escape, prep all surfaces with primer, and apply a fresh coat of protective paint to improve both durability and appearance.

APP # 26.0195 SE

22 UNION PARK: 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 # 26.0202 SE

26 UNION PARK: Ironwork, including the entire fence, balcony, two stair railings, and window bars, will be scraped, and repainted black. Garden fence top railing to be repaired/replaced in kind.

APP # 26.0259 SE

96 WALTHAM STREET UNIT 3: Remove two, two/two original bowed wood windows with two, two/two bowed wood windows, replace one, two/two original straight wood window, replace with one, two/two wood window.

APP # 26.0233 SE

75 WARREN AVENUE: At front, cut and point masonry with type O/N mortar mix.

APP # 26.0159 SE

~~**129 WARREN AVENUE:** Repair and replace rear retaining wall in-kind, salvage and reuse fence. **REMOVED BY STAFF.**~~

APP # 26.0282 SE

1620 WASHINGTON STREET: Rebuild collapsed tomb using extant granite pieces and replaced brick that matches existing.

APP # 26.0254 SE

~~**194 WEST BROOKLINE STREET:** At front, remove one, two/two non-original aluminum clad window and replace with two/two aluminum clad black window. **REMOVED BY STAFF.**~~

APP # 26.0257 SE

141 WEST CONCORD STREET: Remove two, two/two non-original wood windows and replace with two/two aluminum clad black windows.



APP # 26.0229 SE

134 WEST NEWTON STREET: Remove all of the non-historic aluminum windows on the third and fourth floors of the front façade. We will install two-over-two, single-hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. All windows will be installed in the existing masonry openings on the front facade. Curved sashes will be used for windows in the bow.

APP # 26.0274 SE

161 WEST NEWTON STREET: Remove and replace EPDM roof on entry overhang in-kind, remove existing copper flashing and install in-kind, remove existing copper wrap around perimeter of overhang and install new molding, scrape, prime, and paint entry way surround in kind HC-69, spot point side wall, replace broken bricks as needed, repair garden stairs as needed in-kind, remove and replace garden level entry door.

APP # 26.0186 SE

3 WELLINGTON STREET: Cut and re-point defective mortar joints repoint with new type o mortar to match existing.

APP # 26.0208 SE

230 WEST CANTON STREET: Emergency repair - At front, repair and repoint brick with type O mortar mix, remove and replace window trim in-kind.

APP # 26.0243 SE

125 WEST CONCORD STREET: Repair wood brick/molding at windows and cut and point brick façade to match in kind. *See additional items under design review.*

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

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

IV. ADVISORY REVIEW

APP # 26.0279 SE

ADDRESS: 52 PLYMPTON STREET

Applicant: Joshua Brandt

Proposed Work: Demolish existing building in the protection area. Build a new, seven story building.

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



DOCUMENTS PRESENTED: Documents presented included a presentation of the existing conditions of the property and the proposed design of the new construction. The revisions from the project's advisory review during the 8/5/2025 SELDC hearing included a revised accessible entry, revised art gallery configuration, facade and window alignment, rooftop sightlines to mechanicals, and the building materials.

DISCUSSION TOPICS: Discussion topics included the proposed material of the ceiling material and how a specific material will be relayed to the Commission once that is finalized.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner DeBord asked a question on the material and maintenance of the proposed edge metals. Commissioner DeBord asked about the design of the entry doors – whether that will be wide doors, double doors, or another design. The project representative intends to clarify the design of the door further into the design process of the building. Commissioner Amodeo asked a question on the base material of the entry way. The project representative has mentioned that a stone-based material is intended. Commissioner Amodeo asked to clarify the canopy and the skin material and how it terminates at the bottom.

Commissioner Jacques commented on how she appreciates how the new design has reflected comments made by the Commission in the SELDC August hearing.

Commissioner Freeman commented that in the SELDC August hearing, Commissioners wanted to see a design that conformed to the industrial nature of the protection area. Taking that into consideration, Commissioner Freeman commented on how the material is restrictive for it looks like a shingle. More specifically, the way to terminate the material proposes a concern to articulate openings and parapets – moving the building towards the context of the Protection area. Moving forward, Commissioner Freeman proposes for the applicants to consider the proposed material.

Commissioner DeBord follows up by requesting that he would like to see the delivery doors of the existing building to be reflected in a revised design.

Commissioner Amodeo appreciates the progression of the design – including the accessibility ramp. His concern is with the whole facade being uniform – there is no hierarchy with the horizontal and the vertical. He points out that there should be an articulation within the proposed design – pointing out prominent verticality in nearby buildings. Commissioner Amodeo suggests studying some alternatives to



express verticality in the facade. Commissioner Freeman concurs.

V. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 9/2/2025.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 3-0-2 (Y: CD, JF, FJ)(N: NONE)(ABS: JA, KR).

VI. STAFF UPDATES

Staff updated Commissioners on the window subcommittee and the projected schedule for SELDC hearings.

VII. ADJOURN – 8:25 PM

COMMISSIONER AMODEO MOTIONED TO ADJOURN THE HEARING.

COMMISSIONER FREEMAN SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.