



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(12-2-2025)

NOVEMBER 4, 2025

I. DESIGN REVIEW HEARING

5:00 PM

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

COMMISSIONERS ABSENT: John Amodeo

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

5:30 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.

APP # 26.0271 SE

ADDRESS: 403 SHAWMUT AVENUE

Applicant: Vanessa Calderon-Rosado

Proposed Work: Remove and rebuild exterior walls at the 5th and 6th floor.

PROJECT REPRESENTATIVES: Mayra Negron-Roche and Michael Chavez were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photographs, building plans, and detailed drawings of building elements.

DISCUSSION TOPICS: Discussion topics included a fire that caused structural issues to the building in the 1970's, the existing conditions of the facade, and the proposal to rebuild the entire 6th floor and corner of the 5th floor with the possibility that they may have to go lower than that as the work commences. They plan to do the demo and rebuild in stages. All masonry that is removed will be done



so by hand and it will be stored and restored before being put back.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner Freeman wanted to understand how many wythes of brick the building was - 3; any new steel framing (on the interior) - no; he wanted to see a photo of the chimney over 403; also asked about the matching brick/mortar. Commissioner Freeman commented that this is a very difficult job and it's hard to get it to look as it originally did. He would not be surprised if they needed to add more steel. He encouraged communicating with staff as the project progressed. He would like more information on the chimney that they are proposing to remove submitted to staff and would like to say that this is a significant element on the side of the building. Commissioner Ready encouraged working with staff and keeping everyone updated on progress. Commissioner DeBord commented on the pediments, emphasized maintaining their profile and the updates to the first floor storefront (previously approved). Commissioner Sandborn appreciated the presentation. He wanted to know if the interior had been gutted, he also wanted to know if the building would ever need to be demolished? The "commitment is to rebuild" was the team's answer. Commissioner Jacques wanted to know if the source brick was local? The team was not 100% positive. She also wanted to know the timeline for the project given the impending winter. The team says that there is a lot of work in terms of framing that needs to be done, and will assess from there. Commissioner Hunt asked about what elements of the masonry will be reused, if any, and what would take their place if they cannot be reused. The team stressed maintaining as many original elements of the building as possible and then replacing them. Commissioner Hunt asked if they were working with a preservation consultant - yes - was the answer.

PUBLIC COMMENT: NONE

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

- **Any scope increase beyond 5th floor should include staff as soon as possible and staff has the right to return the project to the Commission.**
- **The Commission would like more information on the chimney before granting approval to bring it down.**



APP # 26.0330 SE

ADDRESS: 1651 WASHINGTON STREET

Applicant: Robert Tuttle

Proposed Work: Install new 84" x 16" Halo Illuminated Reverse Channel Letters, Jaho Coffee Roasters Bakery sign and 16" x 28" Internally Illuminated Blade Sign.

PROJECT REPRESENTATIVES: Robert Tuttle was the project representative.

DOCUMENTS PRESENTED: Documents presented included images of the proposed signage including drawings and renderings.

DISCUSSION TOPICS: Discussion topics included the signage location and lighting.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner Freeman asked what is translucent - the "Coffee Roaster and Bakery" - light from behind - which is not allowed. Applicant confirmed that there was nothing translucent regarding the Jaho letters - halo only. Commissioner Freeman also commented that the blade sign should not be lit. He also commented that the sign does not fit the architectural detail behind it and blocks it. Asked how far the sign was from the background and how it sits - flush against it. Commissioner Saborn commented that the signage is jarring, suggested that it be dropped down into the transom area and not project out beyond the overhang, and be recessed a few inches behind the overhang. The blade sign should be reviewed separately. Okay with having "Coffee Roaster and Bakery" as part of the signage. Commissioner Jacques is in complete agreement with Commissioner Sanborn's comments. She would like to see the size of the signage reduced and have it dropped within the area under the overhang. She also asked where the blade sign would be installed and if it would penetrate the moulding. Commissioner Ready had no comment. Commissioner DeBord asked about how many blade signs - just one. Also commented that the signage in the windows is jarring and busy. Commissioner Jacques signage size be reduced and final placement be worked out with staff or should further thought happen regarding the application. Commissioner Freeman would like to see a revised application. In the google streetview he comments that the neighboring business may or may not have a blade sign. Commissioner Freeman asked for a masterplan for the building.

PUBLIC COMMENT: There was no public comment.

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

- **Proposed signage does not meet the standards and criteria for the district.**



- In a new application the Commission would like to see:
 - An updated signage package should show a suspended "JAHO" sign backlit under the soffit in the proportions of the transom above the double door.
 - That the blade sign can be considered and that it should not be a lit sign.
 - Request that the applicant look into making a master plan for signage for the whole building.

APP # 26.0313 SE

ADDRESS: 194 WEST BROOKLINE STREET

Applicant: Everett Andrews

Proposed Work: Replace garden level door.

PROJECT REPRESENTATIVES: Everett Andrews was the project representative.

DOCUMENTS PRESENTED: Documents presented included images of the door at 176 West Brookline which the clients would like to duplicate.

DISCUSSION TOPICS: Discussion topics included the existing door,

COMMISSIONER COMMENTS AND QUESTIONS: Commissioner Sanborn discussed the context of the existing street and that there is a wide variety of stoop doors on the block and does not believe there is a single historic precedent but thinks that the proposed design is least prevalent on the street and in other blocks in the South End, is the least historically true. Commissioner Debord finds that the precedence is not there for a one over one panel door. Commissioner Ready had no comments. Commissioner Jacques did not have an issue with the proposed replaced door. She prefers the two panel over two panel door. Commissioner Freeman agrees with the Staff Comment that the two over two panel door is most appropriate and historic. He finds that the center mullion is thicker than it needs to be. Commissioner Hunt finds that 176 is in the minority in terms of its existing stoop doors. Commissioner Hunt echoes Commissioner Sanborn and Freeman to go with the two over two panel door.

PUBLIC COMMENT: NONE

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

- The drawing of the four panel door be used



- That the center mullion be shrunk and the panels be increased in size slightly and that the final drawing is submitted to staff for review and approval.

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

- 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, install new door to match historically accurate two-over-two windows; Installation of a new rear steel-frame balcony with a black-painted metal railing.
- APP # 26.0350 SE** **148 CHANDLER STREET:** Remove and replace non-original windows with three 2/2 wood windows, repair window frame and flashing as needed, caulk and paint window trim to match existing.
- APP # 26.0358 SE** **537 COLUMBUS AVENUE** Repaint the outside facade of 537A Columbus Ave: brick red paint with black trim around the door and windows; Mount 'Uncommon Ice Cream' sign above door where previous sign was placed; remove square wooden frame above entry door.
- APP # 26.0353 SE** **547 COLUMBUS AVENUE:** Install new signage; paint exterior of the building Benjamin Moore White Dove.
- APP # 26.0351 SE** **12 COLUMBUS SQUARE:** Replace existing aluminum windows with new fiberglass windows. Moved from design review.
- APP # 26.0321 SE** **69 EAST BERKELEY STREET:** Emergency repair - Patch and re-coat two third floor masonry window sills to match existing.
- APP # 26.0295 SE** **41 EAST CONCORD STREET:** : Emergency repair - due



to leaks. Full exterior brick re-point and limestone restoration including restoration of existing black wood window frames; Full brick repoint $\frac{3}{4}$ deep. Remove any spalled bricks and replace to match. Repair corbel and dental brickwork with existing brick. Full limestone trim restoration including painting. Seal façade

APP # 26.0299 SE

53 GRAY STREET: Emergency repair - due to leaks. At roof remove existing roof deck, repair roof, install new minimally visible roof deck with flat top black metal rails and in new updated footprint.

APP # 26.0359 SE

28 HANSON STREET: At roof, remove and replace asphalt shingles in-kind, install flat rubber roof, install copper flashing.

APP # 26.0355 SE

35 LAWRENCE STREET UNIT 4: Remove and replace non-original windows with three 2/2 wood windows.

APP # 26.0287 SE

434 MASSACHUSETTS AVENUE: Remove existing wall signs from facade and install 3 new sets of “Dunkin” signs. *Moved from design review.*

APP # 26.0334 SE

532 MASSACHUSETTS AVENUE: Emergency repair - Replacement of roof membrane, flashing, and new copper downspouts and gutters.

APP # 26.0364 SE

538 MASSACHUSETTS AVENUE: At rear, remove existing wood fence and two gates and replace with new, raise existing party wall 8” in height with matching brick. *Moved from design review.*

APP # 26.0365 SE

91 PEMBROKE STREET: At second and third floor replace two, non-original wood windows with wood windows.

APP # 26.0230 SE

16 RUTLAND SQUARE: Emergency repair - install new windows at garden level to match existing.

APP # 26.0298 SE

469 SHAWMUT AVENUE: Replace six aluminum windows with six aluminum clad windows in black.

APP # 26.0327 SE

680 TREMONT STREET: Emergency repair - roof repair at the mansard level. Asphalt shingles to be replaced in kind; dormer trim, fascia, frieze board to be repaired and replaced with primed cedar boards - existing design and profile to be retained. The roof deck will not be removed.

APP # 26.0312 SE

14 UNION PARK STREET: At front facade, chip and repoint to match existing.

APP # 26.0315 SE

88 WALTHAM STREET: Replace existing original doors with in kind reproduction.



- APP # 26.0362 SE** **1357 WASHINGTON STREET:** Install new signage at entrance, letters to be illuminated at edges only.
- APP # 26.0329 SE** **1682 WASHINGTON STREET:** Emergency repair - replace missing slate tiles in kind, repair existing copper flashings, install copper flashing as needed.
- APP # 26.0345 SE** **132 WEST NEWTON STREET:** Emergency repair - Leak repair at front steps and paint. Repair and repoint brick wall at side of stoop. Scrape prime and paint railings, window grates and masonry garden surround. All work to be done in kind.
- APP # 26.0320 SE** **23 WORCESTER STREET:** Emergency repair - reset the granite treads that have been pooling water. Reapply flexible caulking. Power wash.

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

III. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 10/7/2025 .

COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: CD, CH, JF, FJ)(N: NONE)(ABS: PS).

IV. STAFF UPDATES

Include a brief account of any relevant updates shared by staff.

V. ADJOURN – 7:01 PM

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