



SOUTH END LANDMARK DISTRICT PUBLIC HEARING MINUTES

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

APPROVED BY COMMISSION
(1/6/2026)

DECEMBER 2, 2025

I. DESIGN REVIEW HEARING

5:30 PM

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

COMMISSIONERS ABSENT: Felicia Jacques, Kevin Ready

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

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 the first Design Review application.

II. DESIGN REVIEW

APP # 26.0477 SE

ADDRESS: 1651 WASHINGTON STREET

Applicant: Robert Tuttle

Proposed Work: Install new 65" x 19" Hanging Sign With Halo Lit Letters "JAHO" and non illuminated letters on box; new 36" x 10 3/4" blade sign with no illumination.

PROJECT REPRESENTATIVES: Robert Tuttle was the project representative.

DOCUMENTS PRESENTED: Documents presented included plans of the proposed sign.

DISCUSSION TOPICS: Discussion topics included description of the hanging blade sign, the design of the exterior sign.



COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed whether the blade sign was hanging on the pilaster, whether the letters are illuminated, and improvement from the previous submission.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER DEBORD 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). PROVISOS WERE AS FOLLOWS:

- Provide staff with finalized plans

APP # 26.0451 SE

ADDRESS: 560-562 TREMONT STREET

Applicant: Sheila Grove

Proposed Work: Replace non-original railing on the front stairs with railings that are building code-compliant.

PROJECT REPRESENTATIVES: Shelia Grover was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of the existing railings and the proposed design of the new railings.

DISCUSSION TOPICS: Discussion topics included where the work will be taking place and whether to allow for the posts to be installed in the treads.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the scope of work, the method of installation, and the material of the proposed railing. Commissioner Amodeo suggested volute and lambs tongue as railing design options. He also suggested plain pickets without a second rail, that the posts should go through the steps and would like to see the fabricator using the same holes. He would also like to see a scaled drawing done of the steps with the actual rail. The existing drawing doesn't match the actual steps. Commissioner Sanborn doesn't see a need for the fence to level off.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER SANBORN 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). THE PROVISOS WERE AS FOLLOWS:



- **Design should be simplified: three posts with a top and bottom rail only, with intermediate pickets between those two rails that would not be a decorative secondary rail below the top rail so that the design is just a picket design. That the handrail be modified to have a lambs tongue or volute treatment and that the existing holes in the steps are used where possible.**
- **Scaled drawings are submitted to staff for approval.**
- **Should be made of steel.**

APP # 26.0426 SE

ADDRESS: 33 GREENWICH PARK

Applicant: Brian Roberts

Proposed Work: Install decorative sconces at the entryway pilasters.

PROJECT REPRESENTATIVES: Sara Deane was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos and drawings.

DISCUSSION TOPICS: Discussion topics included alternative options for the light locations. Clarified that an existing pendant light would be removed and two sconces would be installed on either side.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners asked if the arch was stone or wood - applicant believed it to be wood. Commissioners discussed how just because other entryways have sconces on the pilasters that does not mean that they are allowed. Discussed how the positioning of the sconces obstructs key architectural features of the building. Discussed how the light fixtures were exempt. Suggested a fixture that is recessed into the hood at the entryway. Discussed how decorative sconces were not typical of the period.

PUBLIC COMMENT: There was no public comment.

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

APP # 26.0449 SE

ADDRESS: 56 RUTLAND SQUARE

Applicant: Guy Grassi

Proposed Work: Install decorative sconces at the entryway pilasters.

PROJECT REPRESENTATIVES: Guy Grassi was the project representative.



DOCUMENTS PRESENTED: Documents presented included photos, plans and drawings.

DISCUSSION TOPICS: Discussion topics included the installation of the new roof deck and hatch. Applicant discussed why the location of the head house should be placed in its current location. Also discussed its visibility and that it is better than what is currently there. Commissioner Freeman asked if the hatch could turn 90 degrees. Commissioner Hunt struggled to see the mockup. Commissioner DeBord found that the proposed roof deck could set a nice precedent for the district. Commissioner Amodeo said that the roof profile added with the hatch will bring attention to the roof that is not warranted. He suggested bubble hatches.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed

PUBLIC COMMENT: There was no public comment.

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).

- **The project was remanded to a subcommittee of Amodeo and Hunt.**

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0444 SE

79 APPLETON STREET: Remove and replace non original window and replace with 2/2 wood window, remove and replace 2 bowed non original windows and replace with bowed 2/2 wood windows.

APP # 26.0406 SE

90 CHANDLER STREET: At rear, replace balcony door matching design and proportion.

APP # 26.0420 SE

501 COLUMBUS AVENUE: Emergency repair - due to leaks - all work to match existing design, profile, color and texture. Cut and remove all failed sections of the existing stairs and side walls in square shapes, chiseling to a minimum depth of 1" or until sound material is reached. Restore and repair areas with Comproset. Power wash to remove loose or peeling coatings.

APP # 26.0463 SE

59 DWIGHT STREET: Emergency repair, at rear,



APP # 26.0409 SE

temporarily shore fire escape, remove and reset salvaged brick using type N mortar mix.

21 MILFORD STREET: Remove existing roof deck, repair roof, replace roof deck in existing footprint.

56 RUTLAND SQUARE: Repair copper drop edge, copper cornice, and copper gutter as needed, repair and paint wood dormer trim in-kind, patch, repair, and paint wood cornice, patch, repair, and repaint stone headers and sills in-kind, repair frames and sills in-kind, patch, repair, and repaint entry pilasters, brackets, roof, and trim in-kind, repair and refinish natural wood entrance door, repair and repaint steel hand rail, repair and repaint stone stairs, trim, and curbs to match existing. See additional items under design review.

69 RUTLAND STREET: At front, replace two non-original windows with two, two-over-two aluminum clad windows.

255 SHAWMUT AVENUE: Emergency repair - Replace 8 non-original windows with aluminum-clad windows.

255 SHAWMUT AVENUE: Remove 6 non original windows and replace with 2/2 black aluminum clad windows.

554-556 TREMONT STREET: Emergency repair - remove existing roofing on two radius roofs above the mansard gutter line. Dispose of all debris properly. Inspect deck and repair rot as needed. Install high-temp ice & water shield, new copper roof panels, drip edge will counter flash existing gutter, and 16 in. copper up the mansard under three courses of reinstalled slate. Work will match existing historic materials and profiles.

50 UNION PARK: Replace shingles, fascias, rakes, soffits, window and door trims in-kind keeping the same design and profile, install gutters.

9 WALTHAM STREET: Emergency repair due to leaks - all work to be done in kind - EPDM Re-Roof, with like materials. Roof deck will not be removed.

59 WARREN AVENUE: Emergency repair - Replace existing asphalt shingles with asphalt shingles, color to match existing. Remove existing moulding around windows and replace to match existing design and profile.

APP # 26.0449 SE

APP # 26.0448 SE

APP # 26.0352 SE

APP # 26.0446 SE

APP # 26.0402 SE

APP # 26.0454 SE

APP # 26.0471 SE

APP # 26.0392 SE



APP # 26.0438 SE

Note that the roof work will not take place under the existing roof deck and the roof deck will not be removed.

1750 WASHINGTON STREET: Remove old sign, replace with new, non-illuminated sign that fits within the existing banner.

APP # 26.0491 SE

194 WEST BROOKLINE STREET: Emergency repair, at front steps, chip hollow cement and refinish in-kind, prime and paint with HC69.

APP # 26.0443 SE

158 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 # 26.0391 SE

172 WEST NEWTON STREET: Emergency repair - all work to be done in kind and maintain design and profile of existing - Repair front facia with type o or high lime/soft mortar mix; restore all sills and lintels using mimic with brown stone coloring; prime and paint sills and lintels with BM HC 69; repair front steps in kind; remove front slate mansard, apron and dormer windows; trim fascia and copper gutters; remove trim around windows. Replace in kind new trim, fascia copper gutters and new wooden windows in dormer and slate mansard in kind trim around windows in kind. New wood windows at dormer level.

APP # 26.0434 SE

98 WEST SPRINGFIELD STREET: Emergency repair due to leaks - all work to be done in kind - Cut and repoint 100% of the mortar joints of the front façade using mortar Type N, matching the existing color and profile. Repair all lintels and windowsills as needed, keeping the same aesthetics. Replace any broken/missing bricks as needed, matching the existing. Caulk, prepare, and paint all window

APP # 26.0445 SE

194 WEST SPRINGFIELD STREET: Remove and replace 10, non-original wood windows with aluminum clad windows.

COMMISSIONER HUNT MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: LIST COMMISSIONERS)(N: LIST COMMISSIONERS)(ABS: LIST COMMISSIONERS).



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

IV. ADVISORY REVIEW

APP # 26.0453 SE

ADDRESS: 52 PLYMPTON STREET

Applicant: Catriel Tulian

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

V. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 11/4/25.

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

VI. STAFF UPDATES

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

VII. ADJOURN – 8:01 PM

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