



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

**MAY 6, 2025**

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

**COMMISSIONERS ABSENT:** Felicia Jacques.

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

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

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**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 Violation application.

**I. VIOLATION**

**APP #25.0771 SE**

**ADDRESS: 139 WEST CANTON STREET**

Applicant: Matt Eckel

Proposed Work: Restoring previously existing windows where possible and replacing windows which cannot be restored with in kind replacements. #VIO.25.961.

**PROJECT REPRESENTATIVES:** Matt Eckel and Pedro Gomez were the project representatives.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing



conditions, the condition of the windows prior to their removal, design guidelines regarding windows, the proposed plan to restore the previously existing windows where possible, and replacing windows which cannot be restored, details regarding the previously existing and new window materials, dimensions, and configurations, the number of windows that could be salvaged and restored, whether the previously existing windows were replacements or original, and whether storm windows will be installed on the interior or exterior.

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

**COMMISSIONER DEBORD MOTIONED TO RATIFY THE VIOLATION AS PRESENTED AND 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).**

- *In accordance with page 4 of the submitted presentation titled "139 W Canton Proposed action for windows": Windows labeled "A" Replace non-original 6 over 6 with historically accurate 2 over 2 wood windows, with simulated divided lite with filler. To match the neighborhood. Windows labeled with "B" to be Restored by Olde Bostonian. New storm windows. Windows labeled with "C" Remove iron grills. Windows nonrestorable. Historically accurate 2 over 2 wood windows, with simulated divided lite with filler.*

## **II. DESIGN REVIEW**

**APP # 25.0790 SE**

**ADDRESS: 31 BRADDOCK PARK**

Applicant: Mark Herman

Proposed Work: Repair/replace existing unoriginal garden fence.

**PROJECT REPRESENTATIVES:** Mark Herman was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, an overview of the plans to remove the existing garden fence, a summary of the recommendations and fence research from the South End Historical Society, the existing and proposed fence design, details regarding when the original fence was replaced, characteristics of other fence designs around Braddock Park, the proposed height, material, and design of the new fence, and whether the



applicant can submit a fence drawing.

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

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

- *Given the available historic evidence at 177 Warren Avenue and 33 Braddock Park for an appropriate replacement rail design the proposed rail design is denied without prejudice.*

**APP # 25.0749 SE**

**ADDRESS: 158 WEST CONCORD STREET**

Applicant: James Skelton

Proposed Work: Remove existing concrete entry walk and replace with brick and granite, ~~install new 30" high wrought iron railing to match the existing railing design at 134 West Concord Street, install new curbing at front garden~~ (moved to administrative review), and install ornamental wrought iron railing at entry stairs. See additional items under Administrative Review.

**PROJECT REPRESENTATIVES:** Clayton Richardson and James Skelton were the project representatives

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and existing and proposed elevations, sections, and plans,

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, details regarding the proposed plans to replace and redesign the front yard and the front entry walk for this building, the proposed material and design for the new entry walk, the proposed material and design of the new railing, examples of fence designs at 148 West Concord Street, whether there was evidence of an ornamental railing at the property, whether there were examples of granite strips within the district, the plans to remove and replace the existing curb, and the proposed material of the new curb.

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

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



- *Install granite curb at the curb line next to the sidewalk only, brick throughout the rest of the sidewalk.*
- *Deny the ornamental wrought iron railing at entry stairs without prejudice.*

**APP # 25.0815 SE**

**ADDRESS: 1767-1769 WASHINGTON STREET**

Applicant: Pawel Honc

Proposed Work: Amendment to the application 23.0155 SE approved with provisos at the 12/6/22 public hearing with an extension approved at the 11/6/2024 public hearing: Renovate and restore existing historic Alexandra Hotel building and recreate and/or refurbish original historic design elements. On the adjacent parcel, build a 5 story addition.

**PROJECT REPRESENTATIVES:** Pawel Honc, D'artagnan Brown, Colleen Chapin, and Jas Bhogal were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, existing and proposed elevations and site plans, and proposed floor plans and renderings.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the community and Commissioner feedback received during the March 4, 2025 Advisory Review, details about their approvals for Federal and State historic tax credits, details about the previously approved work, the visibility of the proposed work, the proposed uses, height, and building mass of the Alexandra Hotel and the adjacent building, the proposed accessibility plans, the proposed material, dimensions, and confirmation of the new windows, the location of the hotel's main entrance, and plans for the proposed green roof.

**PUBLIC COMMENT:** Thirteen letters in support of APP# 25.0815 SE 1767-1769 Washington Street (the Hotel Alexandra) were received.

Lloyd Fillion, offered questions and comments regarding the proposed work.

Jonathan Alves, a representative of the Blackstone and Franklin Square Neighborhood Association, spoke in support of the proposed work.



**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).**

- Update the commission on mechanical equipment and visibility of mechanical equipment.
- Update the Commission on any changes made to details in general, but specifically on how the front face of the addition would return into the party wall.
- Update the commission on the height of the arch at the new addition.
- That Commission staff be included in any tax credit negotiations and changes.
- Final documents at 75% completion or higher are remanded to staff for final approval with the option to return to the Commission or question Commissioners if staff sees it as appropriate.
- On site mock ups, including material mock ups and any kind of mock up showing how joinery works and/or proportions, and/or connections, are remanded to staff with the option to return to the Commission or question Commissioners if staff sees it as appropriate.
- An updated conservation plan for the facade of the Hotel Alexandra is remanded to staff for review. The plan should include techniques, materials, measured drawings indicating where the conservation work will take place as well as photographs of the existing site.
- Tour with commission members or representative Commission members before starting construction or as construction starts to make staff and the Commission aware of any changes or hidden conditions that have been revealed.

As well as the following provisos from the December 6, 2022 Decision:

- That the existing facades of the structure will be closely examined by the applicant and Commission to determine which architectural details are to be preserved in their current condition, and which details are to be restored or replaced to its original condition. The plans to record these findings are to be submitted to staff for final approval.
- That signage above the commercial storefront level will not be approved for the hotel or commercial tenants now or in future applications.
- The exterior façade lighting plan will need to be submitted to staff including location, photometrics.
- This approval is issued with the agreement that photographic documentation is to be performed for the entire historic structure prior to and during construction based on the standards set forth by the U.S. Secretary of the Interior, as well as full construction documents. Once completed this documentation is to be submitted to staff for the record.

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



### III. ADMINISTRATIVE REVIEW/ APPROVAL

<b>APP # 25.0794 SE</b>	<b><u>34 BRADDOCK PARK:</u></b> Replace five non-original wood windows with five, two-over-two, non-original wood windows.
<b>APP # 25.0816 SE</b>	<b><u>5 BRADFORD STREET:</u></b> Replace existing copper gutter and flashing in-kind.
<b>APP # 25.0764 SE</b>	<b><u>146 CHANDLER STREET:</u></b> Cut and repoint bricks in kind.
<b>APP # 25.0763 SE</b>	<b><u>378 COLUMBUS AVENUE:</u></b> At front stairs, chip the hollow cement off as needed and refinish in kind. Prime and paint with Tammscoat waterproof paint HC69.
<b>APP # 25.0800 SE</b>	<b><u>429 COLUMBUS AVENUE:</u></b> Repair and refurbish existing sign in-kind matching existing colors and gold leaf. Installation to use existing masonry openings.
<b>APP # 25.0797 SE</b>	<b><u>31 CONCORD SQUARE:</u></b> Replace three aluminum windows with three, two-over-two aluminum windows.
<b>APP # 25.0795 SE</b>	<b><u>39 EAST CONCORD STREET:</u></b> Replace nine non-original windows with two-over-two windows. Replace three small windows at the mansard level in kind. Repair four original wood windows in kind. At facade repoint in kind; patch and restore all brownstone retaining existing designs in the lintels, sills, bands and heads.
<b>APP # 25.0827 SE</b>	<b><u>4-6 EAST SPRINGFIELD STREET:</u></b> Install new minimally visible roof deck with uninterrupted top rails.
<b>APP # 25.0806 SE</b>	<b><u>16 GREENWICH PARK:</u></b> Repaint stoop handrail and front garden rail in-kind, repair and repaint front stoop, lintels and sills in-kind with Benjamin Moore HC-69, repair all wood window trim in-kind, repair wood doorway canopy in-kind, repair cracked concrete retention wall at stoop and paint HC-69, repair wooden door threshold at stoop in-kind. <i>See additional items under Design Review. Moved from Design Review:</i> Replace non-original front garden rail with new rail to match existing pattern on Greenwich Park, replace non-original window above doorway with new 2-over-2 wood windows, repaint brick and eave at cornice line.
<b>APP # 25.0778 SE</b>	<b><u>18 LAWRENCE STREET:</u></b> At facade, repoint as necessary, repair masonry, scrape prime and paint entablature, lintels and sills.
<b>APP # 25.0770 SE</b>	<b><u>536 MASSACHUSETTS AVENUE:</u></b> Replace six non-original windows.
<b>APP # 25.0767 SE</b>	<b><u>41 MILFORD STREET:</u></b> Repoint front facade with type O mortar mix. Restore all brownstone sills and lintels using Mimic with brownstone coloring to match the original profile. Prime and paint brownstone sills and lintels with Benjamin Moore HC69.





**APP # 25.0810 SE**

**137 PEMBROKE STREET:** At front stairs, chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint to match the existing.

**APP # 25.0742 SE**

**42 RUTLAND SQUARE:** Repoint facade in-kind, repair lintel and sills in-kind, remove and replace existing copper downspout in-kind.

**APP # 25.0766 SE**

**93 WALTHAM STREET:** At front and rear, cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills as needed in kind.

**APP # 25.0807 SE**

**141 A WARREN AVENUE:** At the front elevation street level, replace two non-historic double hung windows with two new aluminum-clad two-over-two windows.

**APP # 25.0809 SE**

**156 WARREN AVENUE:** At Front Stairs: Chip the hollow cement off 100% and refinish. Prime and paint with Tammscoat waterproof paint to match the existing.

**APP # 25.0813 SE**

**142 WEST CANTON STREET:** Install new roof deck; replace existing windows with two-over-two windows; refurbishment of stoop and entry doors in kind; install HVAC condensers at rear. *Moved from design review.*

**APP # 25.0712 SE**

**104 WEST CONCORD STREET:** Repoint to match existing.

**APP # 25.0749 SE**

**158 WEST CONCORD STREET:** Remove and reuse existing granite curbing, clean, flip, and install. Replace curbing where necessary. Preserve existing tree and garden bed to be planted with wildflowers and shrubbery. Install a new gutter. *See additional items under Design Review. Moved from Design Review:* install new 30" high wrought iron railing to match the existing railing design at 134 West Concord Street, install new curbing at front garden.

**APP # 25.0791 SE**

**120 WEST NEWTON STREET:** Work to be done in kind: repointing the facade; refinish and repaint the woodwork detail above and around the front door; repair the front steps and garden rail curb; repair the six original curved sash windows on floors one to three; replace the five non-original aluminum windows with wood clad windows; refinish the existing front door and paint black; replace the existing mansard damaged slate with new.

**APP # 25.0785 SE**

**205 WEST NEWTON STREET:** Repair rotted wood hole at soffit in-kind.

**APP # 25.0804 SE**

**207 WEST NEWTON STREET:** Replace garden level door transom window in-kind, repair flashing at window below primary stair with new black aluminum flashing to match original profile, replace wood trim in-kind as needed. *See additional items under Design Review.* Replace 5 non-original ground floor level windows with new (*moved from design review*).



**APP # 25.0715 SE**

**82 WEST RUTLAND SQUARE:** Replace cracked and spalled brick replacement as needed, in-kind repointing, in-kind brownstone patching, paint window frames/trim, replacement of failed sealant joints, all work to match existing.

**APP # 25.0739 SE**

**98 WEST SPRINGFIELD STREET:** Replacing two non-original, all-aluminum, one-over-one windows on the garden level with two, two-over-two, wood/aluminum clad windows at the garden level.

**APP # 25.0796 SE**

**167 WEST SPRINGFIELD STREET:** Replace 15 non-original windows with new 2-over-2 aluminum-clad windows.

**APP # 25.0769 SE**

**27 WORCESTER SQUARE:** Cut and repair mortar joints in kind.

**APP # 25.0747 SE**

**30 WORCESTER SQUARE:** Replace existing vinyl windows with aluminum two-over-two windows; repair stoop steps in kind.

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

- *Commissioner Sanborn recused himself.*

#### **IV. PRESENTATION & DISCUSSION: EV CHARGERS**

**EV CHARGER PRESENTER:** Michael Re was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included charger technical details, installation detail plans, and photographs of an EV charger installed in the South End.

**DISCUSSION TOPICS:** Discussion topics included an overview of the “Its Electric” organization, an overview of the partnership with the City of Boston to install 225 curbside Charges in the next five years, the proposed material, color, height, installation method and locations for new chargers, the proposed cost of new charging stations, an overview of parking signage and regulations in the City, an overview of technical details.

#### **V. RATIFICATION OF MEETING MINUTES**

Ratification of 4/1/25 meeting minutes.





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

## **VI. STAFF UPDATES**

Joseph Cornish, Director of Design Review, offered comments regarding the Window subcommittee and an update on the Preservation Planner position.

Sarah Lawton, Preservation Assistant, announced the Office of Historic Preservation in collaboration with the Boston Symphony Orchestra will be hosting an event kicking off Preservation month and celebrating the landmark designation of Boston City Hall on Wednesday, May 7, 2025 at 5:30 PM, in Boston City Hall.

## **VII. ADJOURN – 8:41 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.**