



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

**JUNE 3, 2025**

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

**COMMISSIONERS ABSENT:** Kevin Ready.

**STAFF PRESENT:** Gabriela Amore, Preservation Projects Manager, Rachel Ericksen, Preservation Planner; Sarah Lawton, Preservation Assistant.

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

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**5:33 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.

**I. DESIGN REVIEW**

**APP # 25.0893 SE**

**ADDRESS: 67 APPLETON STREET**

Applicant: Madeleine Brason

Proposed Work: Replace existing window with new sliding window on Appleton Street elevation.

**PROJECT REPRESENTATIVES:** Madeleine Brason was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, window details, and contract information.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, business information about Madeleine's Candy Shop, the dimensions,



material, design, and location of the proposed sliding window, the installation method, and other approvals received from City agencies.

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

**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).**

- *Submit final drawing of full window to staff.*

**COMMISSIONER JACQUES JOINED THE MEETING.**

**APP # 25.0910 SE**

**ADDRESS: 50 HERALD STREET**

Applicant: Emily Bouton

Proposed Work: Demolish existing building in the protection area; build new seven-story, affordable multi-unit residential and commercial building.

**PROJECT REPRESENTATIVES:** Emily Bouton, Raymond Kettner, Terry Kinsler, Brielly McGlaufflin were the project representatives.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, approvals received from other City agencies, an overview of the existing streetscape and neighborhood context, the demolition plans for the existing structure, zoning requirements, district guidelines for the Protection Area, the proposed use of the new residential and commercial building, the height, material, and design of the existing and new, proposed landscaping improvements, and the proposed interior floor plans.

**PUBLIC COMMENT:** Megan Richards, Senior Urban Designer for the Boston Planning Department, offered to include staff on future project planning.

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

- *Demolition of the existing building was approved by the Commission. (1st: JF 2nd: CH; 5-0).*



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

- *Final landscape plan remanded to staff.*

The Chair announced that the Commission would next review the Advisory Review item. Commissioner Amodeo recused himself from the Advisory Review. Commissioner Hunt volunteered to Chair the review.

## **II. ADVISORY REVIEW**

**APP # 25.0898 SE**

**ADDRESS: 685 TREMONT STREET**

Applicant: Claudia Porras

Proposed Work: Multi-story new construction building for the South End branch of the Boston Public Library. Existing building will be demolished and the new building will be located in the same footprint, adjacent to Library Park.

**PROJECT REPRESENTATIVES:** Brett Benson was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed site plans and elevations, the proposed building design, and proposed material palettes.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, an overview of the community engagement efforts and other City agency approvals, a summary of the feedback received during previous Advisory Review meetings, the height, dimensions, material, and design, of the existing and proposed new structure, district guidelines regarding new construction, the visual impact of the proposed work on the surrounding areas, proposed signage design and details, and proposed landscape improvements.

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

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

## **III. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 25.0858 SE**

**66 BERKELEY STREET:** Emergency repair due to leak - remove 20 feet of sidewalk pavers along the building at



	Lawrence Street toward Berkeley Street. Excavate to expose the foundation wall, repair masonry, and apply Tremproof 250 waterproofing with protection board. Backfill and reinstall existing pavers with proper pitch.
<b>APP # 25.0872 SE</b>	<b><u>2 CLARENDON STREET:</u></b> Replace double doors in kind.
<b>APP # 25.0873 SE</b>	<b><u>52 CLARENDON STREET:</u></b> Emergency repair - repair and paint the fire escape egress at the front and rear per Section 1001.3.1; replace deteriorated bolts and secure grating with J-bolts.
<b>APP # 25.0900 SE</b>	<b><u>14 EAST BROOKLINE:</u></b> BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.
<b>APP # 25.0901 SE</b>	<b><u>23, 625, 627, 629, 631, 633, 635, 657, 659, 661 &amp; 663 HARRISON AVENUE:</u></b> BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.
<b>APP # 25.0899 SE</b>	<b><u>637, 639, 641, 643, 645, 647, 649 &amp; 651 HARRISON AVENUE:</u></b> BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.
<b>APP # 25.0903 SE</b>	<b><u>42 HARRISON ARCHWAY:</u></b> BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.
<b>APP # 25.0883 SE</b>	<b><u>16 HOLYOKE STREET #3:</u></b> Replace 2 curved and 1 straight sash deteriorated original windows with new wood windows in-kind to match existing appropriate historic configuration. Replace 4 non-original windows with new aluminum-clad windows to in-kind to match existing appropriate historic configuration.
<b>APP # 25.0773 SE</b>	<b><u>25-27 HOLYOKE STREET:</u></b> Powerwash front facade with water, repoint in-kind, restore stone lintel above #27 in-kind and paint with Benjamin Moore HC69 to match existing.
<b>APP # 25.0841 SE</b>	<b><u>20 MILFORD STREET:</u></b> Install brownstone headers to restore back to original. Repaint railings black. full restoration of the front stoop to be painted HC-69, full repoint and washdown of all brick.
<b>APP # 25.0902 SE</b>	<b><u>23 MONSIGNOR WAY:</u></b> BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.



- APP # 25.0885 SE** **578 MASSACHUSETTS AVENUE:** Remove and replace two rotted 2-over-2 original bowed wood windows with two new 2-over-2 bowed wood windows to match existing.
- APP # 25.0847 SE** ~~**796 TREMONT STREET:** Remove existing sign and replace with new. Withdrawn by Staff.~~
- APP # 25.0895 SE** **75 UNION PARK STREET:** Removal and historically appropriate replacement of 169 deteriorated windows at the rectory building.
- APP # 25.0882 SE** **38 UPTON STREET:** Strip old paint from granite stoop, and repoint joints. At garden level entryway, resurface bottom landing and apply sealant to steps, all work to be done in-kind.
- APP # 25.0772 SE** **1407 WASHINGTON STREET:** Remove existing sign and replace with new.
- APP # 25.0812 SE** **196 WEST CANTON STREET:** Emergency repair - replace existing casement window in kind at rear in kind; replace two-over-two window at front with wood two-over-two window.
- APP # 25.0779 SE** **4 WORCESTER SQUARE:** Replace EPDM Assembly and existing roof deck in-kind. Perform Elevation Repairs to match existing construction.
- APP # 25.0851 SE** **6 WORCESTER SQUARE:** Cut and repoint to match existing; refinish lintels and sills as needed in kind.
- APP # 25.0869 SE** **27 WORCESTER STREET:** Remove and repair existing roof, install new shingles and downspout. Existing roof deck to remain in place.

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

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Ratification of 5/6/25 meeting minutes.

**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).**

#### **IV. STAFF UPDATES**



Rachel Ericksen, Preservation Planner, announced that the first Window Subcommittee meeting is going to be held on Thursday, June 5, 2025 at 2:00 PM, and a public notice will be posted.

John Amodeo, Chair, announced that he will be leading tours of historic properties for the American Institute of Architects Conference .

**V. ADJOURN – 7:00 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.**