



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(8-5-2025)

JULY 1, 2025

COMMISSIONERS PRESENT: John Amodeo, Chris DeBord, John Freeman, Catherine Hunt, Felicia Jacques, and Kevin Ready

COMMISSIONERS ABSENT: Peter Sanborn.

STAFF PRESENT: Gabriela Amore, Preservation Projects Manager, Rachel Ericksen, Preservation Planner.

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

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 # 25.0942 SE

ADDRESS: 681 TREMONT STREET

Applicant: Mary Keenan

Proposed Work: Install blade sign. VIO.24.0839

PROJECT REPRESENTATIVES: Mary Keenan was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and signage details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the location, design, material, and dimensions of the unapproved signage, the dimensions of the previous sign, the method of installation for the



unapproved signage, the removal and addition of new signage brackets, whether the installed brackets received Commission approval.

PUBLIC COMMENT: Liz Lashway, offered comments on behalf of a neighboring business who expressed concerns about the placement of the unapproved signage on the second floor of the building.

COMMISSIONER HUNT MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: JA, JF, CH, FJ)(N: CD)(ABS: NONE).

- *The application is continued for further review.*
- *Blade sign to be removed in interim.*

II. DESIGN REVIEW

APP # 25.0947 SE

ADDRESS: 31 BRADDOCK PARK

Applicant: Mark Herman

Proposed Work: Removal of existing non-original garden fence and gate. Installation of a new simplified adaption of black painted iron fencing consistent with the size, massing, profile and complexity of iron work on nearby buildings.

PROJECT REPRESENTATIVES: Mark Herman was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed fence details, and cost estimate details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the material, design, and height of the existing and proposed garden fence, the method of installing the new garden fence, the location of the proposed fence, a summary of the research findings from the South End Historical Society about the fence designs from 77 Warren Avenue and 33 Braddock Park, and details about the neighboring fence at 33 Braddock Park.

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, FJ)(N: NONE)(ABS: NONE).



- *Final approval was remanded to a subcommittee of Commissioners Amodeo and DeBord. Applicant to review the two options at 177 Warren Avenue and 33 Braddock Park per staff recommendation.*

APP # 25.0949 SE

ADDRESS: 8 EAST SPRINGFIELD STREET

Applicant: Gregory McCarthy

Proposed Work: Construct a new roof deck.

PROJECT REPRESENTATIVES: Gregory McCarthy was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the proposed height and material of the new deck and deck railing, and the proposed location of the deck on the roof.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y: JA, CD, JF, CH, FJ)(N: NONE)(RECUSED: PS).

- *Final approval of the roof deck is remanded to a subcommittee of Commissioners DeBord and Hunt.*

COMMISSIONER JACQUES LEFT THE MEETING.

APP # 25.0925 SE

ADDRESS: 1601 WASHINGTON STREET

Applicant: Hollis Graham

Proposed Work: Install new front lit signage; install new banners ~~and poles~~ (removed by staff); new address plaque; re-cover existing awnings.

PROJECT REPRESENTATIVES: Joseph Correia and Del Mandawe were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed signage program and details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, district guidelines regarding illumination and signage, the proposed



method of removing and installing the new awnings and signage, the design, materials, and dimensions of the existing and proposed signage, and the proposed illumination plans.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: JA, CD, JF, CH)(N: PS)(ABS: NONE).

- *Channel letters are denied, halo-lit letters are okay.*
- *Signage above the entry is not precedent-setting for other tenants.*
- *No additional signage until a signage master plan is submitted to the SELDC for review.*

APP # 25.0993 SE

ADDRESS: 10 CHANDLER STREET

Applicant: Jason Parillo

Proposed Work: Master Signage Plan for the new Animal Rescue League of Boston building.

PROJECT REPRESENTATIVES: Bob Baldwin, Elena Berry, Jason Parillo, and Ashton Schlundt were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed site plans, elevations, and section drawings, proposed signage details, and proposed rendering images.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the Commissions previous decisions and comments, district guidelines regarding illumination and signage, the dimensions, material, and design of the proposed signage, the location of the proposed signage throughout the new building, details about the signage illumination, and the proposed mounting method of the new signage.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: JA, JF, CH, PS)(N: CD)(ABS: NONE).

- *The SELDC supports the direction of the signage, except for the proposed lighting. They are open to other options as well.*



APP # 25.0986 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. The existing building will be demolished and the new building will be located in the same footprint, adjacent to Library Park.

PROJECT REPRESENTATIVES: Brett Bentson were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed site plans, elevation, and section drawings, proposed material palettes, and proposed rendering images.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions around the library and library park, a summary of the feedback received during Commission Advisory Reviews, the visibility of the proposed work, the proposed demolition plans of the existing building, details about the removal and replacement of two tree fences, details about the proposed signage, and the location of the mechanicals on the rooftop.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y: CD, JF, CH, TR, PS)(N: NONE)(RECUSED: JA).

- *Demolition of existing building is approved.*
- *A mechanical mock-up will be installed to determine visibility. Staff will be included in any mock-ups for materials or other construction on the site.*
- *At 75% to 80%, completion of documents be given to staff for review of details.*
- *A signage master plan should include all exterior signage and site signage, as well as some proposed possibilities, and be submitted for review.*

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0911 SE

12 BRADDOCK PARK: Repoint in kind front facade with type O or high lime/soft mortar mix; Restore brownstone



APP # 25.0988 SE

band at bottom of front facade using Mimic with brownstone coloring to match original profile.

APP # 25.0963 SE

52 CLARENDON STREET: Replace four, non-original windows at front of building. **Moved from design review.**

APP # 25.0920 SE

4A MILFORD STREET: Replace gate at entrance to ally. Design is identical to the design administratively approved for application no. 15.1275 SE.

APP # 25.0997 SE

41 MILFORD STREET: Remove front slate mansard and trim around dormer windows, and replace in-kind. Remove the main rubber roof and replace in-kind.

80 MONTGOMERY STREET: Restore existing brick masonry; stone lintels and sills; painted wood trim, entry and cornice ornamentation; and front entry door and canopy on front façade. Repair existing slate roofing and if needed, replacement slates shall match existing. Remove all existing windows on the front façade and install two-over-two, double-hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. In the mansard dormer, remove non-historic replacement windows and replace with new two-over-two, double-hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. In the front round bay, new windows will match the existing flat glass in curved sash. Add new decorative security grilles at two street-level windows with black paint finish. **Moved from Design Review.**

APP # 25.0948 SE

111 PEMBROKE STREET: At the mansard level, replace four windows. Above the bow replace the central window with a two-over-two window and the two smaller, flanking windows with two, one-over-one windows. Replace the remaining two-over-two window with a two-over-two window.

APP # 25.0957 SE

427 SHAWMUT AVENUE: At front remove paint to restore existing granite wall; paint metal, windows and front door; refresh entryway surround.

APP # 25.0985 SE

607 TREMONT STREET: Remove and replace seven, non-original vinyl clad windows with double hung aluminum clad windows.

APP # 25.0990 SE

4 UNION PARK STREET: At garden level replace existing door and window in kind.



- APP # 25.0943 SE** **26 UNION PARK STREET:** Repoint front facade in kind.
APP # 25.0946 SE **153 WEST CONCORD STREET:** Remove existing roof
slate, repair roof in-kind, and reinstall existing slate.
APP # 25.0959 SE **160 WEST CONCORD STREET:** Replacement of eight
front facing windows with eight, two-over-two wood
windows.
APP # 25.0876 SE **150 WEST NEWTON STREET:** Replace side entry door
at stoop in-kind to match existing door.

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

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of June 3, 2025 public hearing minutes.

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

IV. STAFF UPDATES

Rachel Ericksen, Preservation Planner, announced that a new Preservation Planner for the South End will be joining the staff toward the end of July.

V. ADJOURN – TIME

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