



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(10/7/2025)

SEPTEMBER 2, 2025

I. DESIGN REVIEW HEARING

5:30 PM

COMMISSIONERS PRESENT: Chris DeBord, Catherine Hunt, Felicia Jacques, Peter Sanborn.

COMMISSIONERS ABSENT: John Amodeo, John Freeman, Kevin Ready

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

5:32 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 application.

APP # 26.0127 SE

ADDRESS: 14 RUTLAND STREET

Applicant: Nate Roy

Proposed Work: Install new entryway door system.

PROJECT REPRESENTATIVES: Nate Roy, Ivan Hernandez, Teresa Roy, David McGrath were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photographs and drawings.

DISCUSSION TOPICS: Discussion topics included how the safety situation has degraded in the past 10 years since they have lived in the South End. The proposed door system would come down to the edge of the brick and close off the door entryway. The proposed door has smaller glass lights to limit any possibility of intrusion. The Commission discussed that these were newer buildings in the



district. Commissioner DeBord Discussed the swing of the door, two doors on the top step, Commissioner Hunt discussed how the buildings were new but designed to match the context of the historic district. Staff was asked if the Standards and Criteria apply to new buildings. They said generally yes.

Peter Sanborn made a motion to Deny the project without Prejudice. Felicia Jacques seconded the motion.

PUBLIC COMMENT:

6 written public comments

- Meghan Alves - lives at 5 Haven Street. Has lived in the South End for six years. Have seen people sleeping in the vestibule and is part of organized effort with police to stop the drug use in the area. Understands other avenues to address safety issues but wanted to make sure that it was known that this has been happening for a while. Also would like to make a point that that building was built in the 2000s. Also noted that the only door on Rutland that is part of this HOA and not perceived as part of the row on Cumston Street. Further, she has a door that opens externally as well. Fully supports the project.

COMMISSIONER SANBORN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: PS, FJ, CH) (N: CD) (ABS: NONE).

APP # 26.0142 SE

ADDRESS: 36 MILFORD STREET

Applicant: Pawel Honc

Proposed Work: Amendment to App #24.0406 SE. Existing entry door to be restored, repaired, and installed at exterior wall of building to create enclosed vestibule at entrance of building.

PROJECT REPRESENTATIVES: Pawel Honc and Jas Bhogal were the project representatives.

DOCUMENTS PRESENTED: Documents presented included drawings and photos.

DISCUSSION TOPICS: Discussion topics included how there may have been doors on 36 like those that currently exist on 34 Milford Street. Jacques did not have any comments or questions. DeBord asked about the light fixture - staff mentioned that they were exempt. Sanborn clarified that there were no doors there when the project started. He also referenced the previous standards and criteria mentioned



for the previous application. Hunt asked about 34 Milford Street. Jas mentioned that the transom and door jamb shows that there are hinges that the door existed at one point. Also mentioned that the building has gone through two changes and that the existing condition is awkward. Would not be adverse to removing the existing frame and transom. Hunt said would be returning the building to its original form as much as possible.

Sanborn - motion to DWP - further would encourage the removal of the non-original transom and framing that is at the face of the building. Jacques seconded.

PUBLIC COMMENT: there was no public comment.

COMMISSIONER SANBORN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: FJ, CD, PS, CH) (N: NONE) (ABS: NONE).

APP # 26.0125 SE

ADDRESS: 21 WELLINGTON STREET

Applicant: Fraser Allan

Proposed Work: Install a new cast iron fence at the front garden. *See additional item under administrative review*

PROJECT REPRESENTATIVES: David Freed was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs and drawings.

DISCUSSION TOPICS: Discussion topics included: Applicant looked into making the historic fence design and would like to stick with the proposed design. Commissioners were interested in looking more deeply into historic options but the applicant said they looked into various companies to source the historic fence and had no luck.

CD AWP - work with staff to finalize the updated design seeing if they are able to match the historic design. PS seconded.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS:



- **Work with staff to finalize the updated design seeing if they are able to match the historic design.**

COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: PS, CH, CD, FJ)(N: NONE) (ABS: NONE).

APP # 26.0108 SE

ADDRESS: 22 UNION PARK

Applicant: Juan Moliere

Proposed Work: Install new PVC air intake pipe for boiler at the front garden.

PROJECT REPRESENTATIVES: Juan Moliere was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs and a mockup of the proposed pipe.

DISCUSSION TOPICS: Discussion topics included why the window well installation is the only viable option. They also stressed that this is a safety issue at this point and that they fear that carbon monoxide will go into the building. Commissioners wanted to understand what this system is replacing - an old oil boiler and wanted to know where the oil fill pipes were located and if they still exist - yes and if you could reuse the existing pipes for the intake? No. Need it to be wider for proper combustion and would be more noticeable than what is being proposed. Is there a way to run this out the back of the building? Distance is too long and airflow wouldn't work. Does it have to be PVC? Could you cover it with copper to look like a downspout? Applicant said they were planning to paint black. Commission noted that the standards and criteria don't allow for any mechanicals in the front. Another Commissioner offered that this is not an HVAC unit and that front yards were used for storage in the past. One Commissioner said that they could reluctantly support the application if the rooting of the pipe is modified such that the horizontal section is buried under ground so that all you see is one penetration. Staff was asked to comment and they read the standards and criteria out loud. A Commissioner argued that this is possibly a downspout and not a mechanical and utility. Commissioner Sanborn asked for more clarity about the intake.

DEBORD then motioned to Approve the Application with Provisos:

- Provide engineering specs showing the width and depth of the house and the height
- one straight pipe come out of the ground, not bending
- Applicable sized corrugated copper downspout that can cover this and integrate it into the existing gutter so that it looks like it is splitting the downspout



The Commissioners then jumped in and discussed how they were actually interested in a continuance.

JACQUES suggested a continuance and suggested they might present the installation that addresses Chris's point is it a downspout - and how to address the visibility - and the corroborating information with respect to why the runs cannot be adjusted or mitigated to occur in the rear of the structure.

DEBORD then withdrew his motion

DEBORD then made a motion to Continue the Application: Engineering specs showing intake and outtake and some drawings that show how this could look like a downspout.

JACQUES seconded the motion

PUBLIC COMMENT: 3 written comments in support. No spoken comments.

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

APP # 26.0131 SE

ADDRESS: 58 CHANDLER STREET

Applicant: Zach Millay

Proposed Work: At rear facing Lawrence Street, install new rear balcony with metal handrails, new juliet balcony, two story rear addition clad with wood paneling, and new window and door assemblies. *See additional items under administrative review.*

PROJECT REPRESENTATIVES: Zach Millay was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs and drawings.

DISCUSSION TOPICS: Discussion topics included updates to the application. Mentioned how they were moving the window openings. Staff discussed the changes made to the project since their last review - moving masonry openings, bump out, and addition of a rear deck. Commissioners clarified the proposed work, a commissioner believed that this is so different from what was noticed we shouldn't review this. Commissioners discussed this and agreed. There was also a discussion



to see if a withdrawal or DWP was better and DWP was preferred because of the administrative review items.

PS DWP, not the items under administrative review.
CD, seconded the motion.

PUBLIC COMMENT: John Fitzgerald commented that the bump out is at three feet and not two feet. And also mentioned that it would be an uneven sightline compared to the bumpout at their property. Proffered that this is a zoning issue.

Staff reminded that we do not review below the fence line.

COMMISSIONER SANBORN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE THE APPLICATION. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: FJ, CD, CH, PS)(N: NONE)(ABS: NONE).

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0134 SE	63 APPLETON STREET: Remove existing mortar and repoint using lime-based mortar. REMOVED BY STAFF
APP # 26.0052 SE	102 APPLETON STREET: Replace rear fence and gate (facing Dartmouth Place) with new composite system.
APP # 26.0109 SE	16 BRADFORD STREET: Emergency repair - Remove and replace the damaged granite header, new granite to match existing - identical in dimension and design to the original.
APP # 26.0133 SE	7 CASENOVE STREET: Remove existing deck, repair roof, install new roof deck in same footprint with SELDC approved black, flat top metal rail with vertical posts.
APP # 26.0131 SE	58 CHANDLER STREET: Remove existing roof deck and its entirety and replace with new minimally visible roof deck; Existing slate shingles at mansard to be repaired and replaced in kind; New copper gutters and downspouts to match existing profile in size and shape; Existing cornice detail to be repaired in kind; Existing sills and lintels to be repaired in kind and repainted brownstone color; Existing masonry banding to be repaired in kind and repainted brownstone color; All existing windows to be removed and replaced with historically accurate two over two, painted black; Repoint entire front facade; Existing front door transom to be removed and replaced with new to match original design; Existing front door to remain



(patch and repair as necessary); Existing ornamental wood surround to remain (patch and repair in kind); Existing brownstone steps to be patched and repaired. At rear (facing Lawrence Street) repair and replace slate shingles design and color to match existing, remove existing gutters and downspouts and replace with copper, replace existing two-over-two windows with new, two-over-two wood windows, install new 6'-0" tall cedar fence with vertical boards, removing existing white wash finish with non-abrasive methods and repoint to match existing. *See additional items under design review.*

APP # 26.0129 SE

114 CHANDLER STREET: Emergency repair - Remove front entry bluestone capstone, demolish brick vault, rebuild and waterproof interior and exterior of vault walls, repair deteriorated section of planter wall, reset the existing bluestone capstone.

APP # 26.0074 SE

150 CHANDLER STREET UNIT 2:

Emergency repair - Remove two existing non-original wood windows, install new two over two double hung aluminum clad windows.

APP # 26.0083 SE

500 COLUMBUS AVENUE: At front facade refinish lintels and sills in kind, refinish main door surround to match existing, replace rotted window trims in kind.

APP # 26.0128 SE

25 DARTMOUTH STREET: At front elevation fourth floor replace three straight sash windows with three straight sash two-over-two aluminum clad windows; at fifth floor replace four straight two-over-two windows with four straight two-over-two aluminum clad windows.

APP # 26.0075 SE

30 DWIGHT STREET: Repair front steps as necessary with in kind materials, prime and paint with Tammscoat waterproof paint HC69.

APP # 26.0121 SE

14 EAST BROOKLINE STREET: At rooftop penthouse replace deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0119 SE

16 EAST BROOKLINE STREET: At rooftop penthouse replace deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The



stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0078 SE

40 EAST SPRINGFIELD STREET: Emergency repair - Repair sidewalk and coal chute by removing brick pavers, waterproofing coal chute, reinstalling brick pavers in existing pattern, repair entry steps.

APP # 26.0126 SE

427 MASSACHUSETTS AVENUE: Restore front facade. Remove existing windows, install new two over two true divided lites, double hung wood windows with 7/8 inch wide muntins, painted with black historic color. Replace all lintels and sills to match existing. Cut out all mortar joints and repoint with approved mortar color. Low pressure wash, clean, repair Brownstone with "John Repair Mortar". Repair and restore existing metal entrance doors. Remove existing asphalt shingles at Mansard roof and install new approved slate shingles with new copper trim and flashing. Remove existing EPDM roofing from the flat roof and install a new PVC roof.

APP # 26.0124 SE

552 MASSACHUSETTS AVENUE: Prime and paint front steps with Tammscoat, Aquastain T-96, and Aquastain HS adobe color.

APP # 26.0136 SE

~~**552 MASSACHUSETTS AVENUE:** Replace two garden level windows with new. REMOVED BY STAFF.~~

APP # 26.0130 SE

41 MILFORD STREET UNIT 2: Remove and replace three non original windows with two over two double hung aluminum windows with black exterior.

APP # 26.0122 SE

23 MONSIGNOR REYNOLDS WAY: At rooftop penthouse replaces deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0123 SE

47 HARRISON ARCHWAY: At rooftop penthouse replace deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The



stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0146 SE

27 RUTLAND STREET: Emergency repair - Gutters, downspouts and flashing to be replaced in kind with copper; all rotted wood material will be repaired/replaced in kind; any masonry repairs will be done with brick and mortar to match the existing facade; repairing/replacing the siding with material in kind with the existing. If roof deck removal is required a new application is required for its replacement.

APP # 26.0143 SE

589 TREMONT STREET: At front facade cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills in kind (4 total) maintaining existing design.

APP # 26.0100 SE

671 TREMONT STREET: At front, replace roof and repair/replace existing gutter in kind.

APP # 26.0125 SE

21 WELLINGTON STREET:

At front, reset the existing stone garden surround. See *additional items under design review*.

APP # 26.0092 SE

149 WEST CANTON STREET: Chip back the brownstone lintels and sills to a solid and sound base; Properly restore the lintels and sills using MIMIC brownstone restoration system, brown to match original brownstone or HC-69 approved landmark color; Match the existing design and dimensions.

APP # 26.0076 SE

168 WEST CANTON STREET replace windows (*moved from design review*).

APP # 26.0172 SE

75 WEST BROOKLINE STREET, 79 WEST BROOKLINE STREET, 401 SHAWMUT AVENUE:

Replace existing asphalt roof shingle in-kind with equivalent new asphalt roof shingles in same color as existing roof shingles. . The slate-shingle cladding on the cheek walls of the gabled dormers will be retained and repaired, where necessary. The skylight will be retained.

APP # 26.0114 SE

177 WEST BROOKLINE STREET: Repoint in kind front facade with type O or high lime/soft mortar mix; Restore brownstone to match original profile.

COMMISSIONER JACQUES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: PS, CD, CH, FJ)(N: LIST COMMISSIONERS)(ABS: LIST COMMISSIONERS).



The Chair announced that the Commission would next review the Ratification/Review of the Meeting Minutes.

III. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 8/5/2025.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y:)(N: NONE)(ABS: NONE).

IV. STAFF UPDATES

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

V. ADJOURN – 7:45 PM

COMMISSIONER JACQUES MOTIONED TO ADJOURN THE HEARING.

COMMISSIONER DEBORD SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.