



SOUTH END LANDMARK DISTRICT PUBLIC HEARING MINUTES

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
February 3, 2026

JANUARY 6, 2026

I. DESIGN REVIEW HEARING

5:30 PM

COMMISSIONERS PRESENT: Chris DeBord, John Freeman, Felicia Jacques, Catherine Hunt.

COMMISSIONERS ABSENT: John Amodeo, Kevin Ready, Peter Sanborn.

STAFF PRESENT: Rachel Erickson, Preservation Planner; Jacqueline Vanegas, Preservation Planner; and Sarah Lawton, Preservation Assistant.

5:36 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.

II. DESIGN REVIEW

APP # 26.0490 SE

ADDRESS: 95 BERKELEY STREET

Applicant: Jonathan Lee

Proposed Work: Install new mechanicals at roof.

PROJECT REPRESENTATIVES: Henry Celli was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, current and revised mechanical mockup drawing, and proposed renderings and elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, details regarding the site visit conducted by staff to view the mockups for all mechanicals, the proposed setback



dimensions and height of the mechanicals, background information of the Office to Residential conversion project, concerns regarding the impact of the mechanicals on tenant views, alternative locations for the mechanicals on the roof, and the possibility of installing a guard railing.

PUBLIC COMMENT: There were no public comments.

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

- An on site mock-up with staff to determine the most minimally visible position for the mechanicals
- Final roof plan showing the new location submitted to staff for final approval.

APP # 26.0354 SE

ADDRESS: 49 WORCESTER STREET

Applicant: Andrea Wallace

Proposed Work: Remove and replace front yard fence.

PROJECT REPRESENTATIVES: Bridget Williams and Charles Hickox were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, a 1941 historic photograph of the property, neighborhood context photographs, and proposed garden fence plans and drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about adjacent railings and posts on Worcester Street, the 1941 image of 49 Worcester Street for context, whether the proposed railing looked residential, the proposed dimension, design, and material of the new fence, and district guidelines regarding fences.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: CD, JF, FJ)(N: CH)(ABS: NONE).



- That the application be continued for a month to allow for staff and the applicant to find a model which appears to be appropriate to the 1941 photograph of a result that the fence in the photo is the appropriate model.

APP # 26.0540 SE

ADDRESS: 125 WEST CONCORD STREET

Applicant: Mark Roberts

Proposed Work: At rear dormer: remove three windows, frame in middle window, cover and install new plywood and siding. Add trim around two windows and door in wood in brickmold style, painted black. Southern corner of dormer to be 1x4 wood painted black. Replace two remaining windows with Vetta Double Hung Elite 92 inward-opening turn/tilt Double hung style. Remove existing door and frame. Install new Vetta Optima aluminum clad door with 7/8 lite, fully tempered with 1 vertical & 1 horizontal muntins, exterior is aluminum in black and interior is wood. See additional items under administrative review.

PROJECT REPRESENTATIVES: Mark Roberts was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed window cut sheets, and proposed siding specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed window dimensions, configuration, and muntin width, district guidelines regarding windows, the visibility of the proposed work, the plans to remove and replace existing siding, the proposed paint colors for the proposed windows and siding, that the dormers were not original and were later additions, and concerns regarding the durability of the proposed materials.

PUBLIC COMMENT: There were no public comments.

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

- Send cut sheets of final Vetta windows, approved due to their function as fire escapes, to staff for final review and approval.
- That the rear clappered edging boards be at least 5 quarter in an outdoor pine with a preference for slate or standing seam copper as two rear alternatives.
- That the upper portion behind the gutter be painted a dark color and that the aluminum gutter be replaced in a dark color or in copper.

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



III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0523 SE

35 BRADDOCK PARK: Repoint all existing brick with lime-based mortar mix to match original color, texture, and joint profile, repair damaged masonry sill, remove, repair, and reinstall existing window frame and sash, repair front stairs in-kind, replace metal pipe railing in-kind, restore and refinish existing cornice, corbels, and pilasters, repair existing door in-kind, repair copper gutters and downspouts, replace fourth floor windows at front with 2/2 black aluminum clad. *See additional item under design review.*

APP # 26.0500 SE

488 COLUMBUS AVENUE: Emergency repair - due to leaks - restore all damaged areas of the stairs using Matrix Stone Repair mortar to prevent water leaks. Power wash the surfaces to remove loose coatings and prepare for new finishes. Install new backer rod and Dymonic 100 sealant at all joints. Apply a concrete stain to match the existing color.

APP # 26.0472 SE

11-15 DARTMOUTH PLACE: Repair and replace in-kind slate roofing, copper gutters and downspouts, and associated flashing. Repair deteriorated wood components such as fascia, soffits, corbels, and dentil moldings will be repaired where possible and replaced as needed with matching materials. All finishes to be painted to match existing conditions.

APP # 26.0501 SE

33 EAST SPRINGFIELD STREET: Replace 11 windows with 2/2 black aluminum clad windows.

APP # 26.0507 SE

45 EAST SPRINGFIELD STREET: Replace 13 vinyl windows with two-over-two, aluminum clad, windows.

APP # 26.0536 SE

527 MASSACHUSETTS AVENUE: Repair front steps and refinish, prime and paint with HC69, repair and replace rotted fascia boards in-kind, replace 12 windows with 2/2 black aluminum clad windows.

APP # 26.0536 SE

527 MASSACHUSETTS AVENUE: Emergency repair - only including work on the roof - replace shingles in-kind and replace flashing with dark, nonreflective material.

APP # 26.0529 SE

110 PEMBROKE STREET: refurbish all 2 over 2 windows on the Front Elevation; reconstruct original basement level areaway; ~~replace current Front Garden Fence with type previously approved by the Commission~~; new roof deck and skylights moved from design review.

APP # 26.0503 SE

1746 WASHINGTON STREET: Install (1) non-illuminated shed style awning across storefront, aluminum frame with black sunbrella fabric, includes white painted graphics on valence ("Eritrean and Ethiopian Cuisine"); Install (1) belt sign,



~~20'h x 11'w (18.33 SF)~~, to be externally illuminated by existing fixtures. Moved from design review.

APP # 26.0540 SE

125 WEST CONCORD STREET: At rear wall replace broken lintel with a stone lintel to match existing; wash and remove staining on brick; repoint all masonry joints, to match original color, texture, joint width & profile; paint stone headers and sills at window and door openings to match existing; scrape & prep 12 windows on the back wall, re-caulk/seal around windows & paint using black paint; Remove 6 double hung windows on 3rd floor (3 in front, 3 in rear) and replace with black, aluminum clad double hung windows all with 7/8" muntins. New exterior trim, where applicable will be Brickmold painted black. See additional items under design review.

APP # 26.0532 SE

505 TREMONT STREET: New replacement awning with graphics, new brushed aluminum letter for sign band and window vinyl

APP # 26.0531 SE

635 TREMONT STREET: Remove five (5) windows on the front façade and install three (3) two-over-two, double-hung windows and two (2) one-over-one, double-hung windows, all aluminum clad.

APP # 26.0539 SE

158 WEST CONCORD STREET: Install new granite curbing to match existing.

APP # 26.0496 SE

150 WEST NEWTON STREET: Install new wood door at stoop entrance.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

She called for the review and ratification of the meeting minutes.

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from December 12, 2025.

**COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, JF, CH, FJ)(N: NONE)(ABS: NONE).**

V. STAFF UPDATES



Rachel Erickson, Preservation Planner, announced her upcoming leave and stated that Jacqueline Vanegas and Sarah Lawton will be Preservation Planners for the South End and oversee the hearings during her absence..

VI. ADJOURN – 6:56 PM

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

DPAD