



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(7/7/2026)

JUNE 2, 2026

I. DESIGN REVIEW HEARING

5:30 PM

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

COMMISSIONERS ABSENT: Kevin Ready.

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

5:33 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 for the review and ratification of the meeting minutes.

II. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from May 5, 2026 .

COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).

Following this brief introduction she called the first Design Review application.

III. DESIGN REVIEW

APP # 26.0994 SE

ADDRESS: 139 WEST CANTON STREET



Applicant: Stephen Stefanoff
Proposed Work: Install roof deck.

PROJECT REPRESENTATIVE: Joseph Kennard was the project representative.

DOCUMENTS PRESENTED: Documents presented included proposed roof plan.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the location of the proposed mechanicals on the roof, and the previously approved roof plan.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER HUNT MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, PS)(N: NONE)(ABS: NONE).

COMMISSIONER AMODEO JOINED THE MEETING.

APP # 26.0965 SE

ADDRESS: 330 & 334 SHAWMUT AVENUE

Applicant: Nina Schwarzschild

Proposed Work: At front, install new gate and ladder to lowered area for access to Fire Department Connection (FDC).

PROJECT REPRESENTATIVES: Michael Chavez, Nina Schwarzschild, and Peter Munkenbeck were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed front elevation, section, and floor plan drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details regarding the proposed installation method for the new gate and ladder, fire code requirements, visibility of the proposed work, and the proposed dimensions, material, and location of the proposed gate and ladder.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER AMODEO 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).



- Investigate ways to reduce the number of posts necessary for the construction of the gate without compromising the structural integrity of the gate or the fence; and that the gate swing inward.
- Any issues related to code go back to staff including any revisions.
- Note that this is a unique situation because of who the applicant is, the building, and its existing condition, and does not set any precedence for front gardens.

APP # 26.0944 SE

ADDRESS: 162 WEST BROOKLINE STREET

Applicant: Joseph McBrine

Proposed Work: At front garden, install new balustrade with simple ornamental design mimicking existing tree pit fencing located in front of building. Existing newel posts will be sand-blasted and repainted.

PROJECT REPRESENTATIVES: Catherine Hayne were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photographs of the front facade.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details regarding the removal of the existing fencing, the proposed dimensions, design, and material of the new fence.

PUBLIC COMMENT: There were no public comments.

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

- Fence to be restored in kind rather than replaced. Any issues regarding the restoration are remanded to staff.

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0928 SE

114 APPLETON STREET: Emergency repair - At rear, remove wood framing and trim around the deck and replace with all new wood – maintaining the same appearance and not altering the structure.



- APP # 26.0885 SE** **74 CHANDLER STREET:** Scope includes new gutter and downspout proposed for the front vestibule. Material to be copper to coincide with front gutters and downspouts consistent on the street. ~~(See additional items on Design Review).~~ Replace rear fence along Lawrence Street with new. ~~(See items on Administrative Review).~~ **Moved from Design Review.**
- APP # 26.0886 SE** **76 CHANDLER STREET:** Replace rear fence along Lawrence Street with new. **Moved from Design Review.**
- APP # 26.0974 SE** ~~**107 CHANDLER STREET:** Cut and repoint in kind 100% of elevation; replace 10 bricks in kind with existing.~~
Withdrawn by staff.
- APP # 26.0976 SE** **435A COLUMBUS AVENUE:** Install new 30 inch diameter circular blade sign at previously existing location.
- APP # 26.0975 SE** **6 COLUMBUS SQUARE:** At front, replace three non-original windows with 2/2 wood windows.
- APP # 26.0958 SE** **35 CONCORD SQUARE:** Chip out all mortar joints on brownstone steps on front facade and repoint with type O or high lime/soft mortar mix. Restore brownstone garden all at front facade to match original profile using Mimic with a brownstone coloring. Prime and paint front steps and garden wall with historical color, Benjamin Moore HC69.
- APP # 26.0944 SE** **10 EAST SPRINGFIELD STREET:** Emergency repair - Install supporting wall underneath one side of entry staircase to match existing dimensions, patched and painted in-kind to match existing.
- APP # 26.0925 SE** **52 EAST SPRINGFIELD STREET:** Repoint front facade to match existing conditions.
- APP # 26.0939 SE** **39 GRAY STREET:** Emergency repair - Repair fire escape system by replacing all rusted bolts with new. Secure all wall and rail connections. Thoroughly hand-scrape the entire fire escape system, apply primer and paint, and file a fire escape affidavit after repairs.
- APP # 26.0956 SE** **761 HARRISON AVENUE:** Emergency repair - Roof renovation of existing shingle and EPDM roof. The copper gutters are to remain in place. Shingles are to be replaced with new landmark pro shingles to match existing color and size. EPDM will be replaced to match existing membrane color and insulation thickness. All copper flashing on the EPDM roof to be replaced with new 20oz copper to match the existing profile. Dormers are also getting redone on the cheek walls with new shingles and EPDM on roofs. Paint soffit, trim, pediments in kind.
- APP # 26.0973 SE** **451-453 MASSACHUSETTS AVENUE:** Remove and



replace rotted window trims, sills, and molding in-kind, repair window sills and lintels as needed, remove and replace rotted wood panels in-kind. Repaint all wooden areas to match existing color. Repaint window sills and lintels to match existing color.

APP # 26.0964 SE

527 MASSACHUSETTS AVENUE: Restore tripartite arched windows at mansard roof matching previously existing dimensions and conditions.

APP # 26.0891 SE

~~**530 MASSACHUSETTS AVENUE:** Replace two non-original windows with new.~~ ***Withdrawn by Staff.***

APP # 26.0901 SE

133 PEMBROKE STREET: At front elevation remove and replace two, non-original 2/2 bowed windows and replace with two, 2/2 bowed wood windows.

APP # 26.0959 SE

7 RUTLAND SQUARE: Repaint the front facade, window trim, window sills/headers, window sashes. ***Moved from Design Review.***

APP # 26.0899 SE

46 RUTLAND SQUARE: At front, remove and replace three non-original windows with three 2/2 aluminum windows.

APP # 26.0968 SE

72 RUTLAND STREET: Remove and replace two existing non-original wood windows and replace with aluminum two-over-two windows.

APP # 26.0967 SE

609 TREMONT STREET: Install aluminum gutter and downspout that is to be of matte finish and dark bronze color, replacing shingle roofing.

APP # 26.0897 SE

631 TREMONT STREET: Remove and replace trim around shop front in kind. Remove and replace trim around front door in kind. Paint in kind. Paint front steps in kind.

APP # 26.0934 SE

15 WALTHAM STREET Re-brand (6) existing awnings illuminating "Beacon Bank."

APP # 26.0888 SE

7 WARREN AVENUE: Emergency repair – Cut out precast stone mortar joints and repoint – mortar to closely match existing color, cut out masonry mortar joints and repoint – mortar to closely match existing color, remove two courses of brick at base of masonry wall and install new brick to closely match existing, repair existing windows by replacing window perimeter sealants.

APP # 26.0957 SE

143 WEST BROOKLINE STREET: Replace all existing windows at the apartment #204 in kind, at their existing location.

APP # 26.0911 SE

140 WEST CONCORD STREET: Create garden level egress window well at front. ***Moved from Design Review.***

APP # 26.0963 SE

205 WEST NEWTON STREET: At front, replace three non-original windows with 2/2 wood windows.



APP # 26.0982 SE

92 WEST SPRINGFIELD STREET: Strip exterior wood window casing in-kind.

APP # 26.0985 SE

94 WORCESTER STREET: Emergency repair of collapsed bluestone. Work to be done in kind. Bluestone slab will be replaced, interior supporting brick will be replaced, new brick pavers will be installed around the bluestone slab - all to match existing.

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

V. STAFF UPDATES

Rachel Ericksen, Preservation Planner, returned from her leave.

VI. ADJOURN – 7:00 PM

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