



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(8/4/2026)

July 7, 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; Jacqueline Vanegas, Preservation Planner.

5:38 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 for the review and ratification of the meeting minutes.

II. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from June 2, 2026 .

COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES.

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

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

COMMISSIONER SANBORN JOINED THE MEETING.



III. DESIGN REVIEW

APP # 26.1053 SE

ADDRESS: 65 WORCESTER STREET

Applicant: Sophie Gellot

Proposed Work: Replace two windows at front with two fibrex windows.

PROJECT REPRESENTATIVES: Dale Fuller

DOCUMENTS PRESENTED: Images of the existing conditions and the shop drawings of the proposed windows.

DISCUSSION TOPICS: Discussed topics went over proposed material – fibrex and what it consists of, previously approved windows at this location from past applications to the South End Landmark Commission, the conditions of the existing windows, reason for replacement.

PUBLIC COMMENT: Kathleen Z, resident of the South End, encouraged the Commission to revisit newer window materials that both respect the historic character of the neighborhood while also taking into consideration energy efficiency and durability.

COMMISSIONER FREEMAN MOTIONED TO CONTINUE THE APPLICATION AND REMAND IT TO THE EXISTING WINDOWS SUBCOMMITTEE WHERE ANYTHING RELATED TO WINDOW MATERIALS COMES BACK TO THE FULL COMMISSION. COMMISSIONER DEBORD SECONDED. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, PS)(N: NONE)(ABS: NONE).

APP # 26.1070 SE

ADDRESS: 10 BRADFORD STREET

Applicant: Angela Robinson

Proposed Work: Replacement of four windows at front with four fiberglass windows.

THE APPLICANT FAILED TO APPEAR.

APP # 26.0991 SE

ADDRESS: 87 PEMBROKE STREET

Applicant: Joseph Holland

Proposed Work: Remove existing chainlink fence and install new decorative fence at front garden, ~~install new egress window well with ladder at front~~ Moved to administrative review by staff (See items on Administrative Review).



PROJECT REPRESENTATIVES: Paul Sorrentino was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed design of the railing.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, 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 FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, FJ, PS)(N: NONE)(ABS: NONE).

- *Final picket choice to be provided to staff.*

APP # 26.0746 SE

ADDRESS: 10 CHANDLER STREET

Applicant: Edward Schettino

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

PROJECT REPRESENTATIVES: Edward Schettino, Eric Petrichenko, Jonathan Garland, and Bob Baldwin were the project representatives.

DOCUMENTS PRESENTED: Documents presented included previous versions of the proposed signage, currently proposed signage, dimensions of the signage to be installed around the facility, and specs outlining the method of lighting.

DISCUSSION TOPICS: Discussion topics included the color of the face of a proposed light bar, the location of the existing trees in relation to the location of the signage, and whether any future changes to the proposed signage is to be anticipated.

PUBLIC COMMENT: There were no public comments.

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

The Chair announced that the Commission would next review Advisor Review applications.



IV. ADVISORY REVIEW

APP # 26.1076 SE

ADDRESS: 35-43 RUTLAND STREET

Applicant: Cindy Lee

Proposed Work: Renovate existing building and add vertical addition.

PROJECT REPRESENTATIVES: Cindy Lee and Aaron Honsaker were the project representatives for the project.

DOCUMENTS PRESENTED: Documents presented included existing conditions of the free standing structure – being a former school, where the building sits in relation to public streets and private ways, and the details of the proposed vertical addition.

DISCUSSION TOPICS: Discussion topics included what elements of the project fall under the purview of the Commission, the amount of units being added to understand alterations to existing entryways, project timeline and possibility of a study conducted by the City of Boston's Office of Archaeology.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN LEFT THE MEETING.

V. ADMINISTRATIVE REVIEW

APP # 26.1016 SE

67 APPLETON STREET: Emergency repair – At front, cut and repoint failed mortar joints, repair deteriorated window sills and headers in-kind.

APP # 26.1051 SE

37 BRADDOCK PARK: Repair front entry stone header in kind, retaining the existing rosette. Cut and repoint brick jointing above the header. Mortar to match existing.

APP # 26.1015 SE

16 BOND STREET: Remove existing wrought iron fence and concrete wall around front window well. Replace concrete wall with antique granite. Replace existing window wells. *Moved from Design Review.*

APP # 26.1031 SE

30 CLARENDON STREET: At front, remove soffit, trim,



and copper gutter and replace in-kind. Remove mansard slate and trim at front facing dormer window and replace in-kind.

APP # 26.1030 SE

38 CLARENDON STREET: Remove front soffit and trim remove copper gutter. Install new trim, soffit paint to same color install new copper gutter in kind. Remove top rubber roof replace in kind

APP # 26.1094 SE

453 MASSACHUSETTS AVENUE: Remove and replace 2 windows with new. *Withdrawn by Staff.*

APP # 26.1008 SE

511 MASSACHUSETTS AVENUE: Emergency repair – Repair decaying stairwell by refinishing front steps, prime and paint with tammscoat waterproof HC-69 paint.

APP # 26.1075 SE

529 MASSACHUSETTS AVENUE: Repair front steps and repaint using Benjamin Moore HC-69.

APP # 26.0991 SE

87 PEMBROKE STREET: At front, replace all non-original windows with black 2/2 aluminum clad windows, install new egress window well with ladder at front – moved from design review (See items on Design Review). *Removed by Commission.*

APP # 26.1073 SE

92 PEMBROKE STREET: Replace non-originals stoop door with mahogany four panel door.

APP # 26.1021 SE

32 RUTLAND STREET: Replace non-original windows with black aluminum clad 2/2 windows.

APP # 26.1007 SE

17 RUTLAND SQUARE: Repaint previously painted house exterior.

APP # 26.1004 SE

567 TREMONT STREET: Cut and repoint masonry joints on all facades – repointing to match the original mortar in color, texture, joint width and profile. Replace brick on as needed basis – replacement to match existing. Brown sill replacement as needed – to match existing.

APP # 26.1036 SE

635 TREMONT STREET: Remove and replace a total of 5 non original windows with aluminum clad windows.

APP # 26.1026 SE

656 TREMONT STREET: Cut and repoint masonry joints, restore the lintels and sills – matching existing, caulk all window trims, restore the front stair and paint with Benjamin Moore HC-69.

APP # 26.1044 SE

705-723 TREMONT STREET: At roof, remove and replace three wireless communication antennas.

APP # 26.1009 SE

13 UPTON STREET: Refinish the front stairs – prime and



paint with tammscoat waterproof paint HC69, refinish main door surround to match the existing – recreating the ornamental details.

APP # 26.0998 SE

80 WALTHAM STREET: At front remove and repair trim around existing bay window (existing architectural details will remain), flashing and waterproof membrane will be installed, new wood trim will be installed. All new trim work to be painted. Black paint on concrete at front entrance to be scraped and repainted. Front entrance door and surrounding wood trim will be scrapped, patched, sanded and painted.

APP # 26.1048 SE

147 WARREN AVENUE: Cut and repoint front facade in-kind, repair and paint stone lintels and sills in-kind.

APP # 26.1074 SE

1723 WASHINGTON STREET: Install new sliding glass door on a private balcony and 7 new windows to replace existing.

APP # 26.1065 SE

144 WEST CANTON STREET: Emergency leak repair. Active water leak in stoop. Repair deteriorated lintels/sills, prime and paint with Tammscoat masonry paint in HC-69. Repair any visible cracks in steps with high strength mortar, prime and paint with Tammscoat masonry paint in HC-69. Prime and paint entablature with Benjamin Moore paint, black in color to match existing. Prime and paint window trim with Benjamin Moore paint, black in color to match existing. All work to be done in kind.

APP # 26.1056 SE

164 WEST NEWTON STREET: Replace non-originals stoop door with mahogany four panel door.

APP # 26.1046 SE

20 WORCESTER STREET: Restore brownstone sills and lintels on front facade to match original profile. Product used is Mimic with brownstone coloring. Repoint under front windows and near fire escapes on front facade with type O or high lime/soft mortar mix.

APP # 26.1105 SE

12 WORCESTER SQUARE: Cut and repoint in kind.

APP # 26.1106 SE

14 WORCESTER SQUARE: Cut and repoint in kind.

APP # 26.1107 SE

16 WORCESTER SQUARE: Cut and repoint in kind.

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



VI. STAFF UPDATES

Staff did not have any updates to provide.

VII. ADJOURN – 7:38 PM

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