



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
(10/7/2026)

**SEPTEMBER 1, 2026**

**I. DESIGN REVIEW HEARING**

**5:30 PM**

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

**COMMISSIONERS ABSENT:**

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

**5:39 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 August 4, 2026.

**COMMISSIONER SANBORN MOTIONED TO APPROVE THE MINUTES.**

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

Following this brief introduction he called for the Violation portion of the hearing.

**III. VIOLATIONS**

**APP # 27.0136 SE**

**ADDRESS: 160 WEST NEWTON STREET**



Applicant: Mark Furbush

Proposed Work: Unapproved rail installed at stoop.#VIO.26.1083

**PROJECT REPRESENTATIVE:** Brian Brayton was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the unapproved rail installation, and the safety concerns due to the missing rail on the stoop. Commissioners recommended mounting and installation methods for a replacement rail. They asked the applicant to provide plans for repairing holes left by removed posts, including the repair method, and called for resolution of the violation.

**PUBLIC COMMENT:** Tracy Donsky, inquired about the home's occupants and whether they would be present during construction.

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

- *The violation was ratified by the removal of the unapproved railing and a restoration of the borings where the rail was.*
- *Any new design for a rail as well as the restoration of the holes be remanded to staff.*
- *The rail is to be removed within 60 days.*

**APP # 26.0039 SE**

**ADDRESS: 170 WEST CANTON STREET**

Applicant: Zach Millay

Proposed Work: Remove all existing windows at the front elevations and install new historically accurate two over two double hung windows with SDL and traditional profiles. #VIO.26.1064.

**PROJECT REPRESENTATIVES:** Zach Millay, Marc LaCasse, and Michael Cargo were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and existing and proposed elevation drawings.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, details about the previous approvals, and the history of previous window



projects for the building. Commissioners also addressed the original curved windows and reviewed district guidelines for windows..

**PUBLIC COMMENT:** Eight written comments were submitted, all requesting that appropriate curved sash windows be installed.

Jan Geddes spoke in favor of installing appropriate curved sash windows.

Rebecca Hornbuckle also expressed support for installing appropriate curved sash windows.

Annie Weiss discussed the curved sash windows located at street level.

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

- *Given that presented evidence implies that there were curved sash windows in place before construction, the windows, intending to be replaced as matching original, is to be corrected to curved sash.*
- *Check in from staff within 90 days after the motion was made and approved by the Commission on the 9/1/2026 SELDC monthly hearing.*

#### IV. DESIGN REVIEW

**APP# 27.0051 SE**

**ADDRESS: 56 RUTLAND SQUARE**

Applicant: Guy Grassi

Proposed Work: Replace existing fence at front garden with new.

**PROJECT REPRESENTATIVE:** Ben Whitney was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, front elevations, and front yard fence details.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, and the design, dimensions, and materials of both the existing and proposed front garden fence. Commissioners reviewed the proposed installation method and curb, and also considered examples of similar fences in the South End and on Rutland Square.



**PUBLIC COMMENT:** A written comment was submitted by the South End Historical Society stating that the existing fence does have a connection to South End history.

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

- Applicant to work with staff if they are to explore an alternative design than the one that is currently being proposed.
- Encourage applicants to find a source to recycle the existing fence.

**APP# 27.0126 SE**

**ADDRESS: 528 TREMONT STREET**

Applicant: Frank Knippenberg

Proposed Work: Modify existing storefront entry, install lighting at front, install signage at front facade, and install blade sign.

**PROJECT REPRESENTATIVES:** Frank Knippenberg and Stacy Koeppel were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, existing and proposed elevation drawings, and proposed signage details.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, plans for modifying the storefront, proposed window configurations and materials, signage dimensions and design, door specifications, and proposed lighting details.

**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).**

- Light fixtures are remanded to staff.
- Approval does not include windows at the second level of the building.

## **V. ADMINISTRATIVE REVIEW**

**APP # 27.0069 SE**

**71 APPLETON STREET:** Replace two, non-original



**APP # 27.0117 SE**

one-over-one windows with two, two-over-two windows with 7/8" muntins.

**3 APPLETON STREET:** Replace existing non-original windows with new aluminum clad windows – matching existing configuration and muted color.

**APP # 27.0011 SE**

**10 BRADFORD STREET:** Replacement of exterior entry door. (Continued from 8/4/2026 hearing). Moved from design review

**APP # 27.0143 SE**

**437 COLUMBUS AVENUE** Existing bricked in masonry opening for a door to be opened, new window and sill to be installed.

**APP # 27.0116 SE**

**509 COLUMBUS AVENUE:** Replace in kind failing wood facade at the garden and first floor levels. All work will seek to replicate as closely as possible the existing design.

**APP # 27.0114 SE**

**553 COLUMBUS AVENUE:** Repair front steps and sidewalls in kind. Prime and paint using Benjamin Moore HC69.

**APP # 27.0059 SE**

**557 COLUMBUS AVENUE:** At front – Refinish the entryway limestone in kind. At side – Cut 3/4" into the joints of the bricks and repoint. Refinish lintels and sills in kind.

**APP # 27.0119 SE**

**118 CHANDLER STREET:** Replace two, non-original windows at front with two, two-over-two aluminum clad windows. At rear replace two, non-original windows with two, two-over-two aluminum clad windows. At rear replace one, narrow, one-over-one window with a narrow one-over-one window.

**APP # 27.0120 SE**

**68 CHANDLER STREET:** At front replace, 2 non original windows with 2/2 black aluminum clad windows, replace 4 non original windows with 1/1 black aluminum clad windows. At rear, replace 1/1 non original window with 2/2 black aluminum clad window.

**APP # 27.0070 SE**

**60-62 CLARENDON STREET:** Repair deteriorated front stairs, repaint with HC-69. Repoint all brick on both sides of entry steps and replace brick as needed to match existing.

**APP # 27.0087 SE**

**28 DWIGHT STREET:** Replace three front-facing non-historically accurate 1 over 1 aluminum double hung windows with Pella Reserve wood/aluminum clad double hung windows. The exterior of the window will have an Auburn Brown baked-on, powder-coated finish. The new window will have a 2 over 2 grille pattern. The grilles will be Pella's historically accurate ILT grille that is 7/8" wide with a putty trapezoid profile. The exterior trim will be replaced with new painted wood trim in historically accurate profiles. These windows will match the parlor level unit windows which Pella replaced with the same windows a few years ago.

**APP # 27.0146 SE**

**15 DARTMOUTH PLACE:** At mansard level, replace three



wood windows with three wood windows to be matched in kind.

**APP # 27.0080 SE**

**23 DARTMOUTH STREET:** Repair chimneys in kind, repair deteriorated fascia and eaves in kind, remove existing asphalt shingles and install composite slate – which matches the color and texture to slate, install new copper drop edge and flashing, repair dormers in kind.

**APP # 27.0108 SE**

**25 DARTMOUTH STREET:** At the front stairs: chip the hollow cement off 100% and refinish. Prime and paint with Tammscoat waterproof paint to match the existing. Existing design and profiles to be retained.

**APP # 27.0134 SE**

**81 DARTMOUTH STREET:** At front replace, 2 non original windows with 2/2 black aluminum clad windows, replace 2 non original windows with 1/1 black aluminum clad windows.

**APP # 27.0138 SE**

**98 EAST BROOKLINE STREET:** 100% cut and point of all mortar joints, replace one lintel stone and two stone sills, repair two other stones, replacing broken bricks to match existing, paint stones to match existing.

**APP # 27.0058 SE**

**54 EAST SPRINGFIELD STREET:** Repoint entire front facade to match existing.

**APP # 27.0137 SE**

**595 HARRISON AVENUE:** Replace existing front entry wood doors with new – matching panel configuration and material, install mechanical under accessibility ramp minimally visible from public way.

**APP # 27.0081 SE**

**455 MASSACHUSETTS AVENUE:** Rebuild the existing chimney from the roofline to its original height using new cored clay brick and mortar matched as closely as possible to the existing masonry. Install a new cement crown/wash, new lead flashing, and installation of a 13" x 37" x 12" stainless-steel chimney cap. Any attachment holes will be filled and repaired. To repair/retain existing chimney pot or replace in kind.

**APP # 27.0128 SE**

**532 MASSACHUSETTS AVENUE:** Rebuild the rear oriel in kind, replace existing straight sash wood windows with new wood windows to match existing configuration.

**APP # 27.0122 SE**

**604 TREMONT STREET:** Replace Exempt from Review.

**APP # 27.0121 SE**

**607 TREMONT STREET:** Replace four, non-original windows with four, two-over-two, black, aluminum clad windows. Replace two, narrow one-over-one windows with two, narrow one-over-one windows.

**APP # 27.0113 SE**

**676 TREMONT STREET:** Remove existing roof deck and install new. *Moved from Design Review.*

**APP # 27.0106 SE**

**35 WORCESTER STREET:** At Front Stairs - Chip the hollow cement 100% and rebuild to match the existing. Main Door Surround - chip the hollow cement and refinish as



needed. Prime and paint with Tammscoat waterproof paint to match the existing.

**APP # 27.0130 SE**

**80 WORCESTER STREET:** At front replace three, non-original two-over-two windows with three, two-over-two aluminum clad windows. Also at front, replace two, one-over-one windows with two, two-over-two aluminum clad windows.

**APP # 27.0127 SE**

**123 WEST CONCORD STREET:** At front, replace 12 non-original windows with black, aluminum clad, two-over-two windows.

**APP # 27.0107 SE**

**208 WEST SPRINGFIELD STREET:** Repair front steps in kind, cut and repoint masonry at both sides of the stairs.

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

- *Commissioner Sanborn recused himself from application 27.0058 SE 54 E Springfield Street.*

**VI. STAFF UPDATES**

There were no staff updates.

**VII. ADJOURN – 7:30 PM**

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