



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
(9/1/2026)

August 4, 2026

I. DESIGN REVIEW HEARING

5:30 PM

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Catherine Hunt, and Peter Sanborn.

COMMISSIONERS ABSENT: Kevin Ready, Chris DeBord, Felicia Jacques.

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

5:32 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 July 7, 2026 .

COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER SANBORN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

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

III. VIOLATIONS

APP # 27.0039 SE

ADDRESS: 552 COLUMBUS AVENUE



Applicant: Walid Samaha

Proposed Work: Install mechanical unit at front and encase with wooden box to match existing storefront (VIO #26.26.1065).

PROJECT REPRESENTATIVES: Walid Samaha

DOCUMENTS PRESENTED: Renderings of the proposed encasement of the mechanical unit located at the front entrance and the existing conditions..

DISCUSSION TOPICS: Discussed topics went over the location of the existing mechanical unit that was installed without South End Landmark District Approval, the layout of the commercial space in which the mechanical unit serves, potential locations in which the applicant has explored for the placement of mechanical, and previously existing conditions of the property.

PUBLIC COMMENT: The South End Historical Society submitted a written public comment that comments on how the proposed scope of work violates the district's guidelines and should not be approved.

COMMISSIONER HUNT MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER SANBORN SECONDED. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

IV. DESIGN REVIEW

APP # 27.0051 SE

ADDRESS: 56 RUTLAND SQUARE

Applicant: Guy Grassi

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

APPLICANT FAILED TO APPEAR.

APP # 26.0011 SE

ADDRESS: 10 BRADFORD STREET

Applicant: Angela Robinson

Proposed Work: Replacement of exterior entry door ~~and transom window~~ (moved to administrative review).

PROJECT REPRESENTATIVES: Angela Robinson and Matthew Kelly

DOCUMENTS PRESENTED: Shop drawings of the proposed fiberglass exterior entry door and the building's existing conditions.



DISCUSSION TOPICS: Discussed topics were over the entryway – whether it was recessed or flush with the building, the panel configuration, and the proposed door material.

PUBLIC COMMENT: James H. asked how the building intends to connect the gutter downspout to the below grade perforated line or to the municipal storm system.

COMMISSIONER SANBORN MOTIONED TO CONTINUE THE APPLICATION AND REQUESTS FOR STAFF TO RESEARCH WHETHER THIS BUILDING WAS APPROVED BY THE COMMISSION IN THE 1980s. COMMISSIONER HUNT SECONDED. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

APP # 27.0025 SE

ADDRESS: 21 GREENWICH PARK

Applicant: Fernanda Barriera

Proposed Work: Replace five, non-original, curved sash windows with straight sash windows. *See Additional Items under Administrative Review.*

PROJECT REPRESENTATIVES: Walter Cleaver

DOCUMENTS PRESENTED: Images of the existing curved sash windows and shop drawings of the proposed straight sash windows.

DISCUSSION TOPICS: Discussion topics included the retention of character defining features – one of which is the existing curved sash windows, clarification of where the curved sash windows are located in relation to the building, and language from the Standards and Criteria pertaining to the replacement of curved sash windows.

PUBLIC COMMENT: There was no public comment.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER HUNT SECONDED. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

V. ADMINISTRATIVE REVIEW

APP # 26.0970 SE

105 APPLETON STREET: Remove existing EPDM rubber roof and install new with copper edge flashing on street side.



APP # 27.0011 SE	<u>10 BRADFORD STREET:</u> Replacement of exterior entry door and transom window. See additional items under design review.
APP # 26.1070 SE	<u>10 BRADFORD STREET</u> Replacement of four windows at front with four fiberglass windows. Moved from design review.
APP # 26.1134 SE	<u>74 CHANDLER STREET:</u> At rear, on Lawrence Street, detach, re-grade, and reinstall same brick pavers.
APP # 27.0023 SE	<u>517 COLUMBUS AVENUE:</u> Chip hollow cement off front facade and refinish in kind, paint to match existing, replace rotted wood trims as needed in kind, repoint as needed.
APP # 27.0009 SE	<u>435 COLUMBUS AVENUE:</u> Paint window and door trim black, repaint lights to black.
APP # 27.0047 SE	<u>558 COLUMBUS AVENUE:</u> Repair and repaint front steps to match existing.
APP # 26.1113 SE	<u>22 CONCORD SQUARE:</u> Repair existing areas of localized wood rot at soffits and dentil blocks. Damaged material will be repaired or replaced in kind to match the existing materials, profiles, and details. Approximately 10 linear feet of soffit repairs are anticipated. Repaired areas will be primed and painted to match the existing finish. No changes to the existing design, dimensions, appearance, or architectural details are proposed. Two small damaged areas at the front concrete steps will also be patched and repaired to match existing conditions and painted as required.
APP # 27.0025 SE	<u>21 GREENWICH PARK:</u> Replace two, non-original straight sash windows with two, two-over-two, aluminum clad windows.
APP # 26.0991 SE	<u>87 PEMBROKE STREET:</u> At front, replace all non-original windows with black 2/2 aluminum clad windows, install mahogany brick mold and painting it to match windows – profiling of molding will be in kind to match with historic dimensions, install new egress window well with ladder at front
APP # 27.0048 SE	<u>32 RUTLAND STREET:</u> At the Façade: cut 3/4" into the joints of the brick and repoint. Refinish lintels and sills and paint with Tammscoat waterproof paint.
APP # 27.0049 SE	<u>773 TREMONT STREET:</u> At front, replace three non-original windows with 2/2 aluminum clad windows.



APP # 27.0041 SE

11H UNION PARK: At front, replace 3 non-original windows with black 2/2 aluminum clad windows.

APP # 26.1122 SE

26 UNION PARK: Restore existing curved sash wood windows and repaint in existing black color.

APP # 27.0021 SE

19 UPTON STREET: At front stairs: chip the hollow cement 100% and refinish. Prime and paint with Tammscoat waterproof paint, HC69.

APP # 27.0042 SE

85 WALTHAM STREET: Replacing one front-facing non-historically accurate 1 over 1 white vinyl window with white metal trim with a Pella Reserve wood/aluminum clad double hung window. Also replacing 6 front-facing, non-historic double pane casement windows. The new windows will be Pella Lifestyle wood/aluminum clad casement windows. The exterior of the window will have a black baked-on, powder-coated finish. The windows will have no grilles to match the existing windows as well as the other casement windows along the mansard level of the other buildings on the street. The exterior trim will be replaced with new painted wood trim in historically accurate profiles.

APP # 27.0028 SE

91 WALTHAM STREET: Replacing one, front-facing non-historically accurate 6 over 6 double hung window with a wood/aluminum clad double hung two-over-two window. Also replacing 6 front-facing, vinyl clad casement windows with wood/aluminum clad casement windows. The windows will have no grilles to match the existing windows as well as the other casement windows along the mansard level of the other buildings on the street. The exterior trim for all will be replaced with new painted wood trim in historically accurate profiles.

APP # 27.0017 SE

55-57 WARREN AVENUE: At roof, replace a portion of shingles in kind.

APP # 27.0045 SE

1151-1525 WASHINGTON STREET: Replace the color and lettering of awnings – retaining size, material, projection, and dimension to the existing awnings.

APP # 27.0033 SE

1723 WASHINGTON STREET: At vertical addition, install three new windows on the right elevation of the existing building. *Moved from Design Review.*

APP # 27.0030 SE

79 WEST BROOKLINE STREET, 328-330 SHAWMUT AVENUE: Repaint stone window sills and stone lintels to approved brownstone color, at 328-330 Shawmut, paint



stone entrance door surround to match existing brownstone.

APP # 27.0031 SE

190 WEST CANTON STREET: Emergency repair – due to falling bricks and water leaks. Repoint front facade with type O or high lime/soft mortar mix. Remove 12 rows of bricks, on top of round section under gutter, and reset or replace with new bricks to match original profile including decorative detail. Restore brownstone sills and lintels on front facade to match original profile. Product used is Mimic with brownstone coloring. Prime and paint brownstone sills and lintels, front steps and garden wall with Benjamin Moore HC69. Remove the front mansard tiles, gutters, fascia, soffit and trim around the front dormer window. Repair or replace any damaged or rotten wood. Install ice and water membrane over the apron and mansard decking. Install new soffit, fascia on the gutter line. Install new custom copper gutter. Install a copper apron above gutter and in the bay window. Install new slate in kind with copper nails. Install new wooden trim and sills around all front windows.

APP # 27.0036 SE

78 WEST CONCORD STREET: Replace 2 curved sash wood windows with new – matching previously existing, replace existing straight sash wood windows in kind.

APP # 26.1140 SE

139 WEST CONCORD STREET: Emergency repair – maintenance work to existing balcony fire escape system.

APP # 26.1148 SE

201 WEST NEWTON STREET: Scrape & paint the front and rear fire escapes at 201 W Newton St. Back of building egresses will have bolts replaced w/ new steel bolts at bracket supports only, cement will be cleaned from bracket supports & reapplied, 1 new bracket will be installed at 1 egress, & certificate will be filed at ISD.

APP # 27.0040 SE

13 WORCESTER SQUARE: Repair the dents/pock marks/seams/caulk of existing doors and apply a fresh coat of dark color green paint.

APP # 26.1125 SE

29 WORCESTER SQUARE: Chip out all mortar joints on brownstone front steps and repoint in kind; Restore brownstone garden wall at front facade using Mimic with brownstone coloring. Prime and paint front steps and garden with historical color Benjamin Moore, HC69.



COMMISSIONER FREEMAN MOTIONED TO APPROVE 85 WALTHAM STREET WITH THE PROVISOS. COMMISSIONER HUNT SECONDED. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

- Remand applications to staff ensure that the sightlines are not reduced.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS AS SUBMITTED. COMMISSIONER HUNT SECONDED. THE VOTE WAS 4-0-0 (Y: JA, JF, CH, PS)(N: NONE)(ABS: NONE).

VI. STAFF UPDATES

Commissioner John Amodeo announced that he is stepping down from the South End Landmark Commission in early 2027.

VII. ADJOURN – 7:21 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.