**SOUTH END LANDMARK DISTRICT**
**PUBLIC HEARING MINUTES**
*Boston City Hall, Boston, MA, 02201*
*Held virtually via Zoom*

APPROVED BY COMMISSION (11/3/2026)

**OCTOBER 6, 2026**

## I. DESIGN REVIEW HEARING 5:00 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; and Jacqueline Vanegas, Preservation Planner.*

**5:35 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 9/1/26.

**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 She called the first Design Review application.

## III. DESIGN REVIEW

**APP # 27.0245 SE**
**ADDRESS: 41 BERKELEY STREET**
Applicant: Jonathan Lee

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Proposed Work: The Project includes the reuse of the Franklin Building, partial demolition of the 4 Appleton Street building, and construction of a new 10-story building to establish a mixed-use commercial and residential development. In total, the Project will result in 312 new residential apartment units across the approximately 267,000 square foot development. A similar development was previously proposed for the site, and subsequently received a conditional approval by the SELD Commission, in 2022-2023 (Application #23.0628 SE).

**PROJECT REPRESENTATIVES:** Mitchell Bush and Jonathan Lee were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the previous conditional approval from 2022-2023, and plans and details related to the proposed new building, including its massing, height, materials and design. The Commission also discussed demolition plans, visual impact and visibility, the preservation of the existing facades, and the introduction of new window openings.

**PUBLIC COMMENT:** There were no public comments.

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

- *That this application be continued, allowing the applicant to return to the full Commission with additional work and details reflecting Commissioners comments and recommendations regarding detailing, a signage master plan, and a lighting plan.*

**APP # 27.0243 SE**
**ADDRESS: 142 WEST CANTON STREET**
Applicant: Zachary Millay
Proposed Work: ~~Install mechanicals and deck at roof.~~ (*exempt from review*) Replace existing front garden fence with new, install rail at lower level of the front facade (*see items on Administrative Review*).

**PROJECT REPRESENTATIVE:** Zachary Millay was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and plans for proposed work.

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**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the design, materials, and dimensions of the proposed garden fence and rail, and the installation method. Additionally, details about other fence designs along West Canton Street and the possibility of widening the existing garden steps.

**PUBLIC COMMENT:** Amy Flaster and Elliot Mattingly, spoke in support of the proposed work.

**COMMISSIONER FREEMAN 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).**

- *Investigation to be made and reported to staff on feasibility of widening garden steps considering concerns on extent of granite at garden level facde, and a subcommittee of John Amodeo and Peter Sanborn to respond to this issue. Additionally, garden and stair rails approved with the proviso that skutch and base plates be placed at the bottom of the posts.*

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

**IV. ADMINISTRATIVE REVIEW/APPROVAL:**

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| **APP # 27.0240 SE** | **116 APPLETON STREET:** At Front Stoop, replace existing stoop door with new arch-top wood door. Install new red brick walkway beside stoop with ramped surface. At Front Garden, install new egress well, including below-grade foundation walls, below-grade window, and flush metal grate in the front garden to provide secondary egress from Garden Level. At Rear 1st Floor, remove (1) existing door and adjacent metal staircase to garden; infill existing masonry opening with new double-hung wood window, arched brick header, stone lintel, and brick below. At Rear Street, remove existing rear fence and replace in kind with new 6'-0" tall cedar fence (*moved from design review*). |
| **APP # 27.0206 SE** | **34 BRADDOCK PARK:** Replace previously approved roof deck in identical footprint as existing with no structural changes. |
| **APP # 27.0233 SE** | **533 COLUMBUS AVENUE:** Replace seven non-original windows at front with 2/2 black aluminum clad windows. |
| **APP # 27.0227 SE** | **529 COLUMBUS AVENUE:** Replace 6 non-original windows at front with 2/2 black aluminum clad windows. |
| **APP # 27.0248 SE** | **124 CHANDLER STREET:** At rear, replace existing |

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| | mechanical lines and encase in muted brown color to match already existing conditions. |
| **APP # 27.0161 SE** | **27 DARTMOUTH STREET:** Cut and repoint, tooling and mortar type to match existing. |
| **APP # 27.0215 SE** | **19 EAST CONCORD STREET:** Emergency roof replacement due to leak. All work to be done in kind. |
| **APP # 27.0226 SE** | **37 GRAY STREET:** Remove six non-original windows and replace with six, two–over-two, double hung windows with 7/8 inch muntins. |
| **APP # 27.0172 SE** | **17 HANSON STREET:** Remove and replace four brick moulds in kind. |
| **APP # 27.0216 SE** | **36 HANSON STREET:** Remove and replace 1 existing skylight with new, remove 2 skylights and patch roof, replace asphalt roof shingles with synthetic slate roof tiles, reconfigure non-original dormer with historically appropriate configuration, replace non-original windows at dormer and replace with 2/2 wood windows, repair oriel, repair and repoint existing brick masonry, replace non-original windows at front with 2/2 wood windows, remove existing non-original entry that is flush with building and create recessed historic entryway based on historic documentation of building with new wood entry door with historic panel configuration and transom, restore historic granite stoop, install new granite sill at ground level. |
| **APP # 27.0244 SE** | **617 MASSACHUSETTS AVENUE:** Remove existing windows and replace with two, two-over-two, curved sash wood windows and one, two-over-two flat sash wood window. |
| **APP # 27.0239 SE** | **26 MONTGOMERY STREET:** Repaint to match existing at front facade: lintels, sills, metal railings. |
| **APP # 27.0212 SE** | **258 SHAWMUT AVENUE:** Install new 4 inch vent with vent cap. |
| **APP # 27.0199 SE** | **1 TAYLOR STREET:** Repair wood siding and trim in kind to match existing. |
| **APP # 27.0187 SE** | **660 TREMONT STREET:** At front facade cut and repoint to match existing, repair and restore lintels and sills, at entryway repair and restore to match existing, scrape and repair soffits, repair rusted wood in kind. Repaint to match existing. |
| **APP # 27.0186 SE** | **662 TREMONT STREET:** Repair the missing parts of the roof soffit cornices in-kind. |
| **APP # 27.0247 SE** | **664-666 TREMONT STREET:** Repoint side facade to match previously existing. |
| **APP # 27.0171 SE** | **671 TREMONT STREET:** Replace one non-original window with 2/2 black aluminum clad window. |
| **APP # 27.0204 SE** | **127 WARREN AVENUE:** Emergency repair – Controlled |

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removal of existing deteriorated brick masonry facade at designated side elevation, approximately 59 ft wide x 45 ft high. Work includes removal of existing brick surrounding of window openings, headers, lintels, and decorative stone bands. Facade reconstruction and repair is not to be included in this phase and to be addressed separately. All reconstruction and repair in the future is intended to be done in kind previously matching existing.

**APP # 27.0235 SE** **144 WARREN AVENUE:** Remove and dispose of the exiting copper gutter and replace with the same material and profile. Remove and replace any rotted wood on the front fascia board. Sand, prepare and paint the front fascia board to match the original color.

**APP # 27.0232 SE** **96 WALTHAM STREET:** Replace one, two-over-two flat sash wood window with one, flat sash two-over-two wood window. Replace two, curved sash windows with two, two-over-two curved sash windows.

**APP # 27.0154 SE** **198 WEST BROOKLINE STREET:** Replace 6 non-original windows at front with 2/2 dark bronze aluminum clad windows.

**APP # 27.0243 SE** **142 WEST CANTON STREET:** Patch and repair existing trim details at roof and dormer in kind as required, existing slate shingle roof at mansard to be patch and repaired in kind as required, existing cornice details to be patched and repaired in kind to match original, provide new copper gutter, remove existing downspout and replace with new copper downspout, repair existing wood bay to match existing details, replace and repair missing and damaged pieces as required, repoint existing brick and mortar using mortar that matches the existing in color, texture, and joint profile, existing wood doors at parlor level entry are to be restored, top two wood panels are to be removed and replaced with glass panels, existing wood paneling details at entry are to be patched and repaired in kind, remove non-original post at entryway, existing masonry lintels and sillars are to be patched and repaired in kind and painted using Benjamin Moore HC-69, historic iron railing and balustrade and front stoop to be repaired and painted black, existing granite stoop to be patched and repaired as required, existing door at stoop to be removed and replaced with new wood door with historic panel configuration, existing granite stairs leading to front entryway to be patched and repaired as required, existing granite steps at stoop door to be removed, minimally expanded, and replaced with new granite steps with historic material landing at door, install new egress well foundation to be flush with

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grade, existing granite curb to be cleaned and repaired as required (*See items on Design Review*).

**APP # 27.0250 SE** **152 WEST CANTON STREET:** Repair window trims at front and moulding at cornice, replace rotted wooden fascia board in kind.

**APP # 27.0195 SE** **190 WEST CANTON STREET:** Replace non-historic windows at top floor: one existing five paneled window to be replaced with new, aluminum clad five paneled window and one existing one-over-one window to be replaced with one, aluminum clad two-over-two window.

**APP # 27.0129 SE** **55 WORCESTER STREET:** Emergency Repair – Remove seven non original windows which have been damaged from fallen tree. Replace five windows with 2/2 aluminum clad windows and replace 2 windows with 1/1 aluminum clad windows.

**APP # 27.0213 SE** **55 WORCESTER STREET:** Emergency Repair – Repair damaged chimney with new bricks to match previously existing and add new chimney cap. All repairs to be done in kind.

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

## V. 403 SHAWMUT AVENUE (APP # 27.0241 SE) – ISSUANCE OF CERTIFICATE OF EXEMPTION

Applicant: Vanessa Calderon-Rosado
Proposed Work: Request for a Certificate of Exemption under Section 8(ii) of Chapter 772 to proceed with the demolition of the existing building.

## VI. STAFF UPDATES

There were no staff updates.

## VII. ADJOURN – 7:45 PM

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

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