



NOTICE OF PUBLIC HEARING

The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

DATE: 9/2/2025

TIME: 5:30 PM

ZOOM: <https://zoom.us/j/91426638067>

RECEIVED

By City Clerk at 3:56 pm, Aug 20, 2025

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the Office of Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to <https://zoom.us/j/91426638067> or calling 1 929 436 2866 US and entering meeting id # 914 2663 8067. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 26.0127 SE

14 RUTLAND STREET

Applicant: Nate Roy

Proposed Work: Install new entryway door system.

APP # 26.0142 SE

36 MILFORD STREET

Applicant: Pawel Honc

Proposed Work: Amendment to App #24.0406 SE.

Existing entry door to be restored, repaired, and installed at exterior wall of building to create enclosed vestibule at entrance of building.

APP # 26.0076 SE

168 WEST CANTON STREET:

Applicant: David Kasparian

Proposed work: Install new roof deck; replace windows.



APP # 26.0125 SE

21 WELLINGTON STREET

Applicant: Fraser Allan

Proposed Work: Install a new cast iron fence at the front garden. *See additional item under administrative review*

APP # 26.0108 SE

22 UNION PARK

Applicant: Juan Moliere

Proposed Work: Install new PVC air intake pipe for boiler at the front garden.

APP # 26.0131 SE

58 CHANDLER STREET

Applicant: Zach Millay

Proposed Work: At rear facing Lawrence Street, install new rear balcony with metal handrails, new juliet balcony, two story rear addition clad with wood paneling, and new window and door assemblies. *See additional items under administrative review.*

II. ADMINISTRATIVE REVIEW/APPROVAL: *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED.** *The electronic building-permit application as annotated by*



commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

► If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or SouthEndLDC@boston.gov. Thank you.

APP # 26.0134 SE

63 APPLETON STREET: Remove existing mortar and repoint using lime-based mortar.

APP # 26.0052 SE

102 APPLETON STREET: Replace rear fence and gate (facing Dartmouth Place) with new composite system.

APP # 26.0109 SE

16 BRADFORD STREET: Emergency repair - Remove and replace the damaged granite header, new granite to match existing - identical in dimension and design to the original.

APP # 26.0133 SE

7 CASENOVE STREET: Remove existing deck, repair roof, install new roof deck in same footprint with SELDC approved black, flat top metal rail with vertical posts.

APP # 26.0131 SE

58 CHANDLER STREET: Remove existing roof deck and its entirety and replace with new minimally visible roof deck; Existing slate shingles at mansard to be repaired and replaced in kind; New copper gutters and downspouts to match existing profile in size and shape; Existing cornice detail to be repaired in kind; Existing sills and lintels to be repaired in kind and repainted brownstone color; Existing masonry banding to be repaired in kind and repainted brownstone color; All existing windows to be removed and replaced with historically accurate two over two, painted black; Repoint entire front facade; Existing front door transom to be removed and replaced with new to match original design; Existing front door to remain (patch and repair as necessary); Existing ornamental wood surround to remain (patch and repair in kind); Existing brownstone steps to be patched and repaired. At rear (facing Lawrence Street) repair and replace slate shingles design and color to match existing, remove existing gutters and downspouts and replace with copper, replace existing two-over-two



windows with new, two-over-two wood windows, install new 6'-0" tall cedar fence with vertical boards, removing existing white wash finish with non-abrasive methods and repoint to match existing. *See additional items under design review.*

APP # 26.0129 SE

114 CHANDLER STREET: Emergency repair - Remove front entry bluestone capstone, demolish brick vault, rebuild and waterproof interior and exterior of vault walls, repair deteriorated section of planter wall, reset the existing bluestone capstone.

APP # 26.0074 SE

150 CHANDLER STREET UNIT 2:

Emergency repair - Remove two existing non-original wood windows, install new two over two double hung aluminum clad windows.

APP # 26.0083 SE

500 COLUMBUS AVENUE: At front facade refinish lintels and sills in kind, refinish main door surround to match existing, replace rotted window trims in kind.

APP # 26.0128 SE

25 DARTMOUTH STREET: At front elevation fourth floor replace three straight sash windows with three straight sash two-over-two aluminum clad windows; at fifth floor replace four straight two-over-two windows with four straight two-over-two aluminum clad windows.

APP # 26.0075 SE

30 DWIGHT STREET: Repair front steps as necessary with in kind materials, prime and paint with Tammscoat waterproof paint HC69.

APP # 26.0121 SE

14 EAST BROOKLINE STREET: At rooftop penthouse replace deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0119 SE

16 EAST BROOKLINE STREET: At rooftop penthouse replace deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings.



The stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0078 SE

40 EAST SPRINGFIELD STREET: Emergency repair - Repair sidewalk and coal chute by removing brick pavers, waterproofing coal chute, reinstalling brick pavers in existing pattern, repair entry steps.

APP # 26.0126 SE

427 MASSACHUSETTS AVENUE: Restore front facade. Remove existing windows, install new two over two true divided lites, double hung wood windows with 7/8 inch wide muntins, painted with black historic color. Replace all lintels and sills to match existing. Cut out all mortar joints and repoint with approved mortar color. Low pressure wash, clean, repair Brownstone with "John Repair Mortar". Repair and restore existing metal entrance doors. Remove existing asphalt shingles at Mansard roof and install new approved slate shingles with new copper trim and flashing. Remove existing EPDM roofing from the flat roof and install a new PVC roof.

APP # 26.0124 SE

552 MASSACHUSETTS AVENUE: Prime and paint front steps with Tammscoat, Aquastain T-96, and Aquastain HS adobe color.

APP # 26.0136 SE

552 MASSACHUSETTS AVENUE: Replace two garden level windows with new.

APP # 26.0130 SE

41 MILFORD STREET UNIT 2: Remove and replace three non original windows with two over two double hung aluminum windows with black exterior.

APP # 26.0211 SE

23 MONSIGNOR REYNOLDS WAY: At rooftop penthouse replaces deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCUs) will be installed



on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0123 SE

47 HARRISON ARCHWAY: At rooftop penthouse replace deteriorated louvers, windows, and doors while maintaining the size and appearance of existing openings. The stairs leading to the penthouses will be realigned and reconstructed. The penthouse roofs will also be replaced and new guardrails will be installed. New air-cooled condensing units (ACCU) will be installed on the rooftops (one for each rooftop) to support cooling for the elevator machine rooms. These mechanical units will be placed adjacent to the penthouse enclosures and will be installed with consideration for visibility.

APP # 26.0146 SE

27 RUTLAND STREET: Emergency repair - Gutters, downspouts and flashing to be replaced in kind with copper; all rotted wood material will be repaired/replaced in kind; any masonry repairs will be done with brick and mortar to match the existing facade; repairing/replacing the siding with material in kind with the existing. If roof deck removal is required a new application is required for its replacement.

APP # 26.0143 SE

589 TREMONT STREET: At front facade cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills in kind (4 total) maintaining existing design.

APP # 26.0100 SE

671 TREMONT STREET: At front, replace roof and repair/replace existing gutter in kind.

APP # 26.0125 SE

21 WELLINGTON STREET:

At front, reset the existing stone garden surround. See *additional items under design review*.

APP # 26.0092 SE

149 WEST CANTON STREET: Chip back the brownstone lintels and sills to a solid and sound base; Properly restore the lintels and sills using MIMIC brownstone restoration system, brown to match original brownstone or HC-69 approved landmark color; Match the existing design and dimensions.

APP # 26.0172 SE

75 WEST BROOKLINE STREET, 79 WEST BROOKLINE STREET, 401 SHAWMUT AVENUE:



APP # 26.0114 SE

Replace existing asphalt roof shingle in-kind with equivalent new asphalt roof shingles in same color as existing roof shingles. . The slate-shingle cladding on the cheek walls of the gabled dormers will be retained and repaired, where necessary. The skylight will be retained.
177 WEST BROOKLINE STREET: Repoint in kind front facade with type O or high lime/soft mortar mix; Restore brownstone to match original profile.

III. RATIFICATION OF 8/5/25 MEETING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 8:15 PM

DATE POSTED: 8/21/2025

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, Peter Sanborn
Alternate: Catherine Hunt, Kevin Ready

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/