



## NOTICE OF PUBLIC HEARING

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

**DATE:** 8/5/2025  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/95567877915>

**REVISED**

2:36 pm, Aug 05, 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/95567877915> or calling 1 929 436 2866 US and entering meeting id # 955 6787 7915. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. DESIGN REVIEW HEARING

**RECEIVED**

By OFFICE OF THE CITY CLERK at 2:35 pm, Aug 05, 2025

**APP # 26.0033 SE**

**380 COLUMBUS AVENUE**

Applicant: Paul Wilcox

Proposed Work: Replace two, one-over-one windows at first floor.

**APP # 26.0023 SE**

**548 TREMONT STREET**

Applicant: Ralph Tedeschi

Proposed Work: Remove and replace existing roof deck.

**APP # 25.1014 SE**

**619 MASSACHUSETTS AVENUE**

Applicant: Kerry Shedd

Proposed Work: Remove and replace existing roof deck.

**APP # 26.0039 SE**

**170 WEST CANTON STREET**

Applicant: Zachary Millay

**CITY of BOSTON**



Proposed Work: Remove existing front door and install new custom wood door; Remove existing metal fence at front garden and replace it with a new historically appropriate metal fence; ~~Remove all existing landscape in front garden, new design~~ (moved to administrative review); ~~Apply smooth stucco finish over masonry at the side elevation and paint to match brownstone color~~ (exempt from review); ~~Install new roof deck; Install new roof top mechanical units~~ (moved to administrative review). See additional items under administrative review.

**APP # 26.0032 SE**

**32 HANSON STREET**

Applicant: Mark Van Brocklin

Proposed Work: Remove marble sills at sidewalk; install new 8" wide continuous granite sill to match granite base; Fir out new wall over existing brick (right side of entry) and apply stucco; repair and patch existing stucco on wall (left side of entry) and ceiling. Paint deep Navy: Benjamin Moore #CSP-630 "After Midnight." See additional items under administrative review.

**APP # 26.0038 SE**

**179 WEST BROOKLINE STREET**

Applicant: Marcus Springer

Proposed Work: Replace the existing transom glass with a stained glass panel.

**APP # 26.0041 SE**

**403 SHAWMUT AVENUE**

***Moved to  
Administrative Review***

~~Applicant: Vanessa Calderon Rosado~~

~~Proposed Work: Renovate the storefront to restore the historic character of the storefront.~~

**APP # 25.1035 SE**

**2 CUMSTON STREET**

***Removed by Staff***

~~Applicant: Nate Roy~~

~~Proposed Work: Install new entryway door system.~~



**APP # 26.0024 SE — ~~3-11 RUTLAND STREET and 1561-1565 WASHINGTON STREET~~ Moved to Administrative Review**

~~Applicant: Teri Hedgpeth~~

~~Proposed Work: Commemoration of the original locations of Boston Children's Hospital with a historic marker on the perimeter metal fence of the community garden now operated at each location. Work comprises installation of two 15" x 15" UV-coated aluminum plaques.~~

**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](mailto:SouthEndLDC@boston.gov) Thank you.



**APP # 26.0026 SE**

**1, 3&5 AGUADILLA STREET, 4,6,8,10,12,14,18,20&22 AGUADILLA STREET, 7&9 AGUADILLA STREET/111 WEST BROOKLINE STREET, 4,6,8&10 SAN JUAN STREET, 12, 14, 16, 18, 20, 22, 24, 26, 28&30 SAN JUAN STREET, 91,93,95,97&99 WEST BROOKLINE STREET /21 and 23 SAN JUAN STREET, 50,52,54,56&58 WEST DEDHAM STREET, 389&391 SHAWMUT AVENUE:**

Updates to application # 25.0328 SE approved at the 11/6/2025 Public Hearing - install conduit up the side of each building, connecting to existing electrical equipment.

**APP # 26.0001 SE**

**9 BRADFORD STREET:** Emergency repair due to leaks - In kind asphalt roof shingle replacement, installation of new copper flashing.

**APP # 25.1045 SE**

**12 BRADFORD STREET:** Replacing four six over six, non-original wood double hung windows with Pella Architect Series Reserve two over two, all-wood double hung windows. The grilles will be Pella's historically accurate 7/8" ILT grille with a putty trapezoid profile. The exterior of the windows will be painted a dark green to match the existing trim and the other windows in the building. The exterior of the trim will be replaced with historically accurate profiles and painted to match.

**APP # 26.0002 SE**

**37 CONCORD SQUARE:** Repair front steps and sidewalks to steps as necessary with in kind materials, to include shaping to match original profile using Mimic with brownstone coloring. Prime and paint front steps and sidewalks to steps with Benjamin Moore HC69. Remove damaged bluestone at base of front steps and to the side of front steps and replace with new bluestone to match original.

**APP # 26.0005 SE**

**36 CLAREMONT PARK:** Apply non-invasive restoration wash at front of building and spot repoint in kind.

**APP # 26.0014 SE**

**75 DARTMOUTH STREET:** Emergency repair - replace missing broken scalloped slate black 8"x16"matching existing size and color, seal leaking gutter, cut and point damaged brick joints as needed. All work to be done in kind.



**APP # 25.1016 SE**

**39 EAST CONCORD STREET:** Install fire department bell and connection at front stairwell sidewall by least invasive means possible.

**APP # 25.1048 SE**

**47-49 GRAY STREET:** Front windows replacement in kind. Roof repair/replacement in kind. Dormer repair and window replacement in kind. Dormer slate repair and replacement in kind.

**APP # 26.0004 SE**

**75 MONTGOMERY STREET:** Replace four (4) windows at the 4th floor with Marvin Historic wood exterior windows. Replace rotted trim at the 2 dormers on the 4th floor as needed. Trim details to match existing. Re-paint the 2 dormers to match the existing color.

**APP # 26.0024 SE**

**3-11 RUTLAND STREET and 1561-1565 WASHINGTON STREET:** Commemoration of the original locations of Boston Children's Hospital with a historic marker on the perimeter metal fence of the community garden now operated at each location. Work comprises installation of two 15" x 15" UV-coated aluminum plaques.

**APP # 26.0029 SE**

**73 RUTLAND STREET:** Realign steps to level; repoint in kind.

**APP # 26.0041 SE**

**403 SHAWMUT AVENUE:** Renovate the storefront to restore the historic character of the storefront.

**APP # 25.1017 SE**

**608 TREMONT STREET:** Emergency repair - repair lintel in kind; repoint in kind.

**APP # 26.0007 SE**

**775 TREMONT STREET:** Demo existing decks, replace all roofing and re-point chimneys and cap them. Supply and install new PT framing, decking and railings to best match what previously existed. Front roof deck and railing not to be reinstalled.

**APP # 25.1036 SE**

**27 UNION PARK:** Emergency repair due to leaks - In kind asphalt roof shingle replacement with ice shield placed below and reseal the seams of the rubber roof. Exempt from review - at rear dormer replace sage green vinyl siding with mountain sage, green hardy board with blue water/ice shield sealant.

**APP # 26.0039 SE**

**170 WEST CANTON STREET:** Remove all existing windows at the front elevations and install new historically accurate two over two double hung windows with SDL and traditional profiles; Patch and repair all



existing brownstone sills, lintels, and banding in kind using appropriate; Repaint all brownstone elements with historically accurate brownstone color; Remove existing whitewash finish from front brick facade using a non-destructive cleaning process, consistent with methods used at 40 Concord Square; Repair brownstone ornamental surround in kind; repaint to match brownstone color and texture; Remove and replace existing light fixtures flanking front entry with appropriate alternatives; Repair existing brownstone stairs in kind; Remove existing door below entry stairs and replace with a new wood door featuring upper glass panels and lower solid wood panels, in keeping with historic precedent; install new egress well in the front garden to provide secondary egress from a new bedroom at the garden level. Existing well components to be retained and reused where feasible; Repair brownstone curb in kind; Remove all existing landscape in front garden. Final design to be developed by the Landscape Designer and coordinated with landmarks staff for approval; Remove all existing overgrowth from the expose side elevation; Remove existing asphalt roof at the mansard level; Install new slate or high quality composite slate shingles, matching the color, texture, and appearance of original slate roofs on neighboring properties; Repair and repaint all existing wood trim at the cornice, dormers, and mansard. Remove all existing landscape in front garden, new design (moved from design review). Install new roof deck; Install new roof top mechanical units (moved from design review).

**APP # 25.1002 SE**

**160 WEST CONCORD STREET:** Replace existing concrete entrywalk with red brick; remove, clean and reuse existing granite curbing; install new 30" high wrought iron garden railing to match the existing railing design at 134 West Concord Street.

**APP # 25.1049 SE**

**41-43 WEST NEWTON STREET:** New intercoms (exempt) being installed outside front door to each building (3 total). Due to previous larger intercom being removed, stainable wood filler will need to be used on



wood outside 41 and 43 West Newton. 42 West Newton will need new wood panel installed behind intercom. Will be installed seamlessly and painted black to match existing wood at front of building.

**APP # 26.0032 SE**

**32 HANSON STREET:** Repair and repoint existing brick masonry facades as required; repair existing cornice and masonry detail work as required; clean and re-point granite base; Repair and restore existing window sills and headers as required; Color: Benjamin Moore HC-69 “Whitall Brown”; Repair copper gutter and downspout as required; replace non-original 1-over-1 windows with new 2-over-2 wood windows; at granite base, replace existing non-historic 2-lite fixed and casement windows with new 2-lite fixed and casement windows; larger window to be modified to match adjacent windows with fixed panel above; install window boxes at two parlor-level windows; Repair and restore existing entry surround lintel as required. Color: Benjamin Moore HC-69 “Whitall Brown”; repair and restore existing stoop as required; Install kick-plates and mail-slot in un-lacquered brass. Refinish existing house number plaque and install in existing location; repair and re-stain existing front doors and trim. Replace railing with new black metal wall-mounted railing. Mounting hardware into stucco finish only.

**III. ADVISORY REVIEW**

**APP # 26.0040 SE**

**52 PLYMPTON STREET:** In the South End Landmark District Protection area, demolish existing building and erect new.

**IV. RATIFICATION OF 7/1/25 MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED: 7/21/2025**

**SOUTH END LANDMARK DISTRICT COMMISSION**

**CITY of BOSTON**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

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/