



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

**REVISED**

11:38 am, Nov 26, 2025

## NOTICE OF PUBLIC HEARING

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

**DATE:** 12/2/2025

**TIME:** 5:30 PM

**ZOOM:** <https://www.zoomgov.com/j/1618991511>

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://www.zoomgov.com/j/1618991511> or calling **1 646 828 7666** US and entering meeting id# **161 899 1511**. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. DESIGN REVIEW HEARING

**APP # 26.0477 SE**      **1651 WASHINGTON STREET**

Applicant: Robert Tuttle

Proposed Work: Install new 65" x 19" Hanging Sign With Halo Lit Letters "JAHO" and non illuminated letters on box; new 36" x 10 3/4" blade sign with no illumination.

**APP # 26.0451 SE**      **560-562 TREMONT STREET**

Applicant: Sheila Grove

Proposed Work: Replace non-original railing on the front stairs with railings that are building code-compliant.

**APP # 26.0426 SE**      **33 GREENWICH PARK**

Applicant: Brian Roberts

Proposed Work: Install decorative sconces at the entryway pilasters.

**~~APP # 26.0404 SE~~**      **~~30 CLARENDON STREET~~**

***Withdrawn from Agenda by Staff***

**CITY of BOSTON**

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Applicant: Nicole Filusch

Proposed Work: ~~Install 10 solar panels at roof, PV array, utility meter and main services panel.~~

**APP # 26.0411 SE** — ~~**503 SHAWMUT AVENUE**~~ **Withdrawn from agenda by applicant.**

Applicant: Jefferey Klug

Proposed Work: ~~Expand dormers at rear.~~

**APP # 26.0449 SE** **56 RUTLAND SQUARE**

Applicant: Guy Grassi

Proposed Work: Install roof deck. See additional items under administrative review.

**APP # 26.0375 SE** **476 SHAWMUT AVENUE**

Applicant: Scott Doughman

Proposed Work: Remove and replace four windows with two-over-two aluminum clad windows.

**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 # 26.0444 SE**

**79 APPLETON STREET:** Remove and replace non original window and replace with 2/2 wood window, remove and replace 2 bowed non original windows and replace with bowed 2/2 wood windows.

**APP # 26.0406 SE**

**90 CHANDLER STREET:** At rear, replace balcony door matching design and proportion.

**APP # 26.0420 SE**

**501 COLUMBUS AVENUE:** Emergency repair - due to leaks - all work to match existing design, profile, color and texture. Cut and remove all failed sections of the existing stairs and side walls in square shapes, chiseling to a minimum depth of 1" or until sound material is reached. Restore and repair areas with Comproset. Power wash to remove loose or peeling coatings.

**APP # 26.0463 SE**

**59 DWIGHT STREET:** Emergency repair, at rear, temporarily shore fire escape, remove and reset salvaged brick using type N mortar mix.

**APP # 26.0409 SE**

**21 MILFORD STREET:** Remove existing roof deck, repair roof, replace roof deck in existing footprint.

**APP # 26.0449 SE**

**56 RUTLAND SQUARE:** Repair copper drop edge, copper cornice, and copper gutter as needed, repair and paint wood dormer trim in-kind, patch, repair, and paint wood cornice, patch, repair, and repaint stone headers and sills in-kind, repair frames and sills in-kind, patch, repair, and repaint entry pilasters, brackets, roof, and trim in-kind, repair and refinish natural wood entrance door, repair and repaint steel hand rail, repair and repaint stone stairs, trim, and curbs to match existing. See *additional items under design review*.

**APP # 26.0448 SE**

**69 RUTLAND STREET:** At front, replace two non-original windows with two, two-over-two aluminum clad windows.

**APP # 26.0352 SE**

**255 SHAWMUT AVENUE:** Emergency repair - Replace 8 non-original windows with aluminum-clad windows.

**APP # 26.0446 SE**

**255 SHAWMUT AVENUE:** Remove 6 non original



windows and replace with 2/2 black aluminum clad windows.

**APP # 26.0402 SE**

**554-556 TREMONT STREET:** Emergency repair - remove existing roofing on two radius roofs above the mansard gutter line. Dispose of all debris properly. Inspect deck and repair rot as needed. Install high-temp ice & water shield, new copper roof panels, drip edge will counter flash existing gutter, and 16 in. copper up the mansard under three courses of reinstalled slate. Work will match existing historic materials and profiles.

**APP # 26.0454 SE**

**50 UNION PARK:** Replace shingles, fascias, rakes, soffits, window and door trims in-kind keeping the same design and profile, install gutters.

**APP # 26.0471 SE**

**9 WALTHAM STREET:** Emergency repair due to leaks - all work to be done in kind - EPDM Re-Roof, with like materials. Roof deck will not be removed.

**APP # 26.0392 SE**

**59 WARREN AVENUE:** Emergency repair - Replace existing asphalt shingles with asphalt shingles, color to match existing. Remove existing moulding around windows and replace to match existing design and profile. Note that the roof work will not take place under the existing roof deck and the roof deck will not be removed.

**APP # 26.0438 SE**

**1750 WASHINGTON STREET:** Remove old sign, replace with new, non-illuminated sign that fits within the existing banner.

**APP # 26.0491 SE**

**194 WEST BROOKLINE STREET:** Emergency repair, at front steps, chip hollow cement and refinish in-kind, prime and paint with HC69.

**APP # 26.0443 SE**

**158 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 # 26.0391 SE**

**172 WEST NEWTON STREET:** Emergency repair - all work to be done in kind and maintain design and profile of existing - Repair front fascia with type o or high lime/soft mortar mix; restore all sills and lintels using mimic with brown stone coloring; prime and paint sills and lintels with BM HC 69; repair front steps in kind;



remove front slate mansard, apron and dormer windows; trim fascia and copper gutters; remove trim around windows. Replace in kind new trim, fascia copper gutters and new wooden windows in dormer and slate mansard in kind trim around windows in kind. New wood windows at dormer level.

**APP # 26.0434 SE**

**98 WEST SPRINGFIELD STREET:** Emergency repair due to leaks - all work to be done in kind - Cut and repoint 100% of the mortar joints of the front façade using mortar Type N, matching the existing color and profile. Repair all lintels and windowsills as needed, keeping the same aesthetics. Replace any broken/missing bricks as needed, matching the existing. Caulk, prepare, and paint all window

**APP # 26.0445 SE**

**194 WEST SPRINGFIELD STREET:** Remove and replace 10, non-original wood windows with aluminum clad windows.

**III. ADVISORY REVIEW**

**APP # 26.0453 SE**

**52 PLYMPTON STREET**

Applicant: Catriel Tulian

Proposed Work: Demolish existing building in the protection area. Build new, seven story building.

**IV. RATIFICATION OF 11/4/25 MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 8:00 PM**

**DATE POSTED: 11/21/2025**

**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)/

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*Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of  
Persons with Disabilities/ Architectural Access Board/*

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