



## NOTICE OF PUBLIC HEARING

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

**DATE:** 4/1/2025  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/98305355230>

**RECEIVED**

By City Clerk at 1:06 pm, Mar 21, 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/98305355230> or calling 1 929 436 2866 US and entering meeting id # 983 0535 5230. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. VIOLATIONS

**APP #25.0730 SE**

**193 WEST SPRINGFIELD STREET**

Applicant: Andrew Litchfield

Proposed Work: Replace windows at front, add condenser to roof, remove and restore original front door. Not yet completed: replace the front railings with the same railings as neighbors on left and right. #VIO.25.945

### II. DESIGN REVIEW HEARING

**APP # 25.0704 SE**

**100 APPLETON STREET**

Applicant: Victoria Pacella

Proposed Work: Replace rear fence and gate (facing Dartmouth Place) with new composite system.

**APP # 25.0703 SE**

**9 CUMSTON STREET**

Applicant: Scott Pancake

**CITY of BOSTON**



Proposed Work: Replace existing fence with new.

**APP # 25.0706 SE**

**221 WEST CANTON STREET #1**

Applicant: Andrew Kane

Proposed Work: Replace 4 existing windows and 1 existing door with new.

**APP # 25.0664 SE**

**11 UNION PARK STREET**

Applicant: Rebecca DuFault

Proposed Work: Replace 3 windows with new.

**APP # 25.0653 SE**

**157 WEST CANTON STREET**

Applicant: Zaid Mongell

Proposed Work: Install new roof deck.

**APP # 25.0702 SE**

**11 WELLINGTON STREET**

Applicant: Zachary Miller

Proposed Work: Install new roof deck; install new metal handrail at the front entry stairs from sidewalk to parlor level. *See additional items under Administrative Review.*

**APP # 25.0692 SE**

**85 EAST NEWTON STREET**

Applicant: Joe Pellegrini

Proposed Work: Install two dual-port EV Charge Stations for private fleet use on the Albany Street side of the Solomon Carter Fuller Building.

**III. 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.

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| <b>APP # 25.0684 SE</b> | <b><u>79 APPLETON STREET:</u></b> Install new minimally visible roof deck.   |
| <b>APP # 25.0697 SE</b> | <b><u>331 COLUMBUS AVENUE:</u></b> Repoint entire building in-kind with Type O mortar.   |
| <b>APP # 25.0737 SE</b> | <b><u>427 MASSACHUSETTS AVENUE:</u></b> Install new windows.   |
| <b>APP # 25.0639 SE</b> | <b><u>130 PEMBROKE STREET:</u></b> Replace six windows in kind.  |
| <b>APP # 25.0708 SE</b> | <b><u>597 TREMONT STREET #3:</u></b> At fourth floor, replace three non-original wood windows with three new wood windows in-kind.   |
| <b>APP # 25.0696 SE</b> | <b><u>598 TREMONT STREET:</u></b> Building envelope repairs (work to be done in kind): Replace rotted trim around dormer and paint. Replace damaged slate shingles. Repair and paint entablature. Repair lintels and sills. Repair cracks at stairs and paint. Spot point areas as needed. At the rear: spot pointing as needed, repair and paint lintels and sills and install copper flashing. |
| <b>APP # 25.0698 SE</b> | <b><u>1666 WASHINGTON STREET:</u></b> Repoint front facade in kind.  |
| <b>APP # 25.0682 SE</b> | <b><u>156 WARREN AVENUE:</u></b> Emergency repair, fully repair fire escape in kind.   |
| <b>APP # 25.0642 SE</b> | <b><u>117 WEST NEWTON STREET:</u></b> Repair and refinish front  |



**APP # 25.0702 SE**

stoop in-kind and repaint with Tammscoat to match existing brownstone.

**11 WELLINGTON STREET:** restore and repair in kind existing windows at the front elevation; Repair in kind and paint of existing historical entry door. See *additional items under Design Review*.

**APP # 25.0644 SE**

**2 WORCESTER SQUARE:** Repoint rear facade 100% to match existing. Mortar mix: 6 parts sand, 1-2 parts portland cement, 1-2 parts lime.

**IV. RATIFICATION OF 3/4/25 MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: 3/21/2025**

**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/