



City of Boston
Landmarks Commission

REVISED

2:54 pm, May 23, 2025



City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: 6/3/2025
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/96032295568>

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/96032295568> or calling 1 929 436 2866 US and entering meeting id # 960 3229 5568. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

- APP # 25.0893 SE** **67 APPLETON STREET**
Applicant: Madeleine Brason
Proposed Work: Replace existing window with new sliding window on Appleton Street elevation.
- APP # 25.0894 SE** **209 WEST NEWTON STREET**
Applicant: Timothy Burke
Proposed Work: Construct a new roof deck with hatch access.
- APP # 25.0819 SE** **144 WARREN AVENUE**
Applicant: Derrick Tyler
Proposed Work: Construct a new roof deck.

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APP # 25.0910SE

50 HERALD STREET

Applicant: Emily Bouton

Proposed Work: Demolish existing building in the protection area; build new seven-story, affordable multi-unit residential and commercial building.

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 # 25.0858 SE

66 BERKELEY STREET: Emergency repair due to leak - remove 20 feet of sidewalk pavers along the building at Lawrence Street toward Berkeley Street. Excavate to

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APP # 25.0872 SE

APP # 25.0873 SE

APP # 25.0900 SE

APP # 25.0901 SE

APP # 25.0899 SE

APP # 25.0903 SE

APP # 25.0883 SE

APP # 25.0773 SE

APP # 25.0841 SE

APP # 25.0902 SE

expose the foundation wall, repair masonry, and apply Tremproof 250 waterproofing with protection board. Backfill and reinstall existing pavers with proper pitch.

2 CLARENDON STREET: Replace double doors in kind.

52 CLARENDON STREET: Emergency repair - repair and paint the fire escape egress at the front and rear per Section 1001.3.1; replace deteriorated bolts and secure grating with J-bolts.

14 EAST BROOKLINE: BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.

23, 625, 627, 629, 631, 633, 635, 657, 659, 661 & 663

HARRISON AVENUE: BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.

637, 639, 641, 643, 645, 647, 649 & 651 HARRISON AVENUE: BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.

42 HARRISON ARCHWAY: BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.

16 HOLYOKE STREET #3: Replace 2 curved and 1 straight sash deteriorated original windows with new wood windows in-kind to match existing appropriate historic configuration. Replace 4 non-original windows with new aluminum-clad windows to in-kind to match existing appropriate historic configuration.

25-27 HOLYOKE STREET: Powerwash front facade with water, repoint in-kind, restore stone lintel above #27 in-kind and paint with Benjamin Moore HC69 to match existing.

20 MILFORD STREET: Install brownstone headers to restore back to original. Repaint railings black. full restoration of the front stoop to be painted HC-69, full repoint and washdown of all brick.

23 MONSIGNOR WAY: BHA Project - replace existing windows with new; replacement of rooftop exhaust fans to closely match existing.

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- APP # 25.0885 SE** **578 MASSACHUSETTS AVENUE:** Remove and replace two rotted 2-over-2 original bowed wood windows with two new 2-over-2 bowed wood windows to match existing.
- APP # 25.0847 SE** **796 TREMONT STREET:** Remove existing sign and replace with new.
- APP # 25.0895 SE** **75 UNION PARK STREET:** Removal and historically appropriate replacement of 169 deteriorated windows at the rectory building.
- APP # 25.0882 SE** **38 UPTON STREET:** Strip old paint from granite stoop, and repoint joints. At garden level entryway, resurface bottom landing and apply sealant to steps, all work to be done in-kind.
- APP # 25.0772 SE** **1407 WASHINGTON STREET:** Remove existing sign and replace with new.
- APP # 25.0812 SE** **196 WEST CANTON STREET:** Emergency repair - replace existing casement window in kind at rear in kind; replace two-over-two window at front with wood two-over-two window.
- APP # 25.0779 SE** **4 WORCESTER SQUARE:** Replace EPDM Assembly and existing roof deck in-kind. Perform Elevation Repairs to match existing construction.
- APP # 25.0851 SE** **6 WORCESTER SQUARE:** Cut and repoint to match existing; refinish lintels and sills as needed in kind.
- APP # 25.0869 SE** **27 WORCESTER STREET:** Remove and repair existing roof, install new shingles and downspout. Existing roof deck to remain in place.

III. ADVISORY REVIEW

- APP # 25.0898 SE** **685 TREMONT STREET**
Applicant: Claudia Porras
Proposed Work: Multi-story new construction building for the South End branch of the Boston Public Library. Existing building will be demolished and the new building will be located in the same footprint, adjacent to Library Park.

IV. RATIFICATION OF 5/6/25 MEETING MINUTES

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V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 5/23/2025

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/

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