



NOTICE OF PUBLIC HEARING

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

DATE: 7/1/2025
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/93327532733>

REVISED

3:52 pm, Jun 30, 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/93327532733> or calling 1 929 436 2866 US and entering meeting id # 933 2753 2733. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP # 25.0942 SE **681 TREMONT STREET**
Applicant: Mary Keenan
Proposed Work: Install blade sign. VIO.24.0839

II. DESIGN REVIEW HEARING

APP # 25.0947 SE **31 BRADDOCK PARK**
Applicant: Mark Herman
Proposed Work: Removal of existing non-original garden fence and gate. Installation of a new simplified adaption of black painted iron fencing consistent with the size, massing, profile and complexity of iron work on nearby buildings.

APP # 25.0949 SE **8 EAST SPRINGFIELD STREET**
Applicant: Gregory McCarthy



Proposed Work: Construct a new roof deck.

**APP # 25.0988 SE — ~~52 CLARENDON STREET~~ MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Nenita Angeles~~

~~Proposed Work: Replace four, non-original windows at front of building.~~

**APP # 25.0997 SE — ~~80 MONTGOMERY STREET~~ MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Doug Dick~~

~~Proposed Work: Restore existing brick masonry; stone lintels and sills; painted wood trim, entry and cornice ornamentation; and front entry door and canopy on front façade. Repair existing slate roofing and if needed, replacement slates shall match existing. Remove all existing windows on the front façade and install two over two, double hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. In the mansard dormer, remove non-historic replacement windows and replace with new two over two, double hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. In the front round bay, new windows will match the existing flat glass in curved sash. Add new decorative security grilles at two street level windows with black paint finish.~~

APP # 25.0945 SE — ~~280 SHAWMUT AVENUE~~ REMOVED BY STAFF

~~Applicant: Lena Samaha~~

~~Proposed Work: Updates to existing storefront maintaining the wood design including new windows and door.~~

APP # 25.0925 SE 1601 WASHINGTON STREET
Applicant: Hollis Graham



Proposed Work: Install new front lit signage; install new banners ~~and poles (removed by staff)~~; new address plaque; re-cover existing awnings.

APP # 25.0993 SE

10 CHANDLER STREET

Applicant: Jason Parillo

Proposed Work: Master Signage Plan for the new Animal Rescue League of Boston building.

APP # 25.0986 SE

685 TREMONT STREET

Applicant: Claudia Porras

Proposed Work: Multi-story new construction building for the South End branch of the Boston Public Library. The existing building will be demolished and the new building will be located in the same footprint, adjacent to Library Park.

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 Thank you.

APP # 25.0911 SE

12 BRADDOCK PARK: Repoint in kind front facade with type O or high lime/soft mortar mix; Restore brownstone band at bottom of front facade using Mimic with brownstone coloring to match original profile.

APP # 25.0988 SE

52 CLARENDON STREET: Replace four, non-original windows at front of building.

APP # 25.0963 SE

4A MILFORD STREET: Replace gate at entrance to ally. Design is identical to the design administratively approved for application no. 15.1275 SE.

APP # 25.0920 SE

41 MILFORD STREET: Remove front slate mansard and trim around dormer windows, and replace in-kind. Remove the main rubber roof and replace in-kind.

APP # 25.0997 SE

80 MONTGOMERY STREET: Restore existing brick masonry; stone lintels and sills; painted wood trim, entry and cornice ornamentation; and front entry door and canopy on front façade. Repair existing slate roofing and if needed, replacement slates shall match existing. Remove all existing windows on the front façade and install two-over-two, double-hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. In the mansard dormer, remove non-historic replacement windows and replace with new two-over-two, double-hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. In the front round bay, new windows will match the existing flat glass in curved sash. Add new decorative security grilles at two street-level windows with black paint finish. **MOVED FROM DESIGN REVIEW**

APP # 25.0948 SE

111 PEMBROKE STREET: At the mansard level, replace four windows. Above the bow replace the central window with a two-over-two window and the two smaller,



flanking windows with two, one-over-one windows. Replace the remaining two-over-two window with a two-over-two window.

APP # 25.0957 SE

427 SHAWMUT AVENUE: At front remove paint to restore existing granite wall; paint metal, windows and front door; refresh entryway surround.

APP # 25.0985 SE

607 TREMONT STREET: Remove and replace seven, non-original vinyl clad windows with double hung aluminum clad windows.

APP # 25.0990 SE

4 UNION PARK STREET: At garden level replace existing door and window in kind.

APP # 25.0943 SE

26 UNION PARK STREET: Repoint front facade in kind.

APP # 25.0946 SE

153 WEST CONCORD STREET: Remove existing roof slate, repair roof in-kind, and reinstall existing slate.

APP # 25.0959 SE

160 WEST CONCORD STREET: Replacement of eight front facing windows with eight, two-over-two wood windows.

APP # 25.0876 SE

150 WEST NEWTON STREET: Replace side entry door at stoop in-kind to match existing door.

IV. RATIFICATION OF 6/3/25 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 6/18/2025

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/