



City of Boston  
Landmarks Commission

**REVISED**

12:26 pm, Oct 02, 2025



City of Boston  
Mayor Michelle Wu

## NOTICE OF PUBLIC HEARING

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

**DATE:** 10/7/2025

**TIME:** 5:30 PM

**ZOOM:** <https://www.zoomgov.com/j/1615464112>

**RECEIVED**

By OFFICE OF THE CITY CLERK at 12:26 pm, Oct 02, 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://www.zoomgov.com/j/1615464112> or calling **1 646 828 7666** US and entering meeting id# **161 546 4112**. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. VIOLATIONS

#### APP # 26.0270 SE

#### 7 WELLINGTON STREET

Applicant: Marc LaCasse

Proposed Work: VIO.25.956. Restoration of exterior front stairway to parlor level; installation of new front doors; replacement of non-original windows with new windows; new roof deck.

### II. DESIGN REVIEW HEARING

#### APP # 26.0108 SE

#### 22 UNION PARK

Applicant: Juan Moliere

Proposed Work: Install new PVC air intake pipe for boiler at the front garden (Continued from 9/2/25 hearing).

#### APP # 26.0276 SE

#### 86 PEMBROKE STREET

Applicant: Mark Van Brocklin

**CITY of BOSTON**

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Proposed Work: Install decorative sconces at the entryway pilasters. See *additional items under administrative review*.

**APP # 26.0234 SE**

**40 WEST NEWTON STREET**

Applicant: Brian O'Donoghue

Proposed Work: Install new roof deck.

**APP # 26.0190 SE**

**85 CHANDLER STREET**

Applicant: Michelle Hediger

Proposed Work: Remove existing rear decks and install new; install new roof deck. Remove and replace front yard fence. See *additional items under administrative review*.

**APP # 26.0258 SE**

**58 CHANDLER STREET**

Applicant: Zachary Millay

Proposed Work: At rear, ~~enlargement of the existing masonry window opening~~ at the second level to accommodate a new door; Installation of a new rear steel-frame balcony with a black-painted metal railing. See *additional items under administrative review*.

**APP # 26.0243 SE**

**125 WEST CONCORD STREET**

Applicant: Kenneth Portanova

Proposed Work: At rear, visible from Rutland Street, install 2 new dormer windows eliminating 1 existing window; install egress door/window. Install new copper siding and cladding on the dormer as well as gutter, fascia and trims. See *additional items under administrative review*.

**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.

**APP # 26.0220 SE**

**69 APPLETON STREET:** Emergency repair - At front steps, chip hollow cement and refinish in-kind, prime and paint with Tammscoat waterproof paint HC69.

**APP # 26.0147 SE**

**114 APPLETON STREET:** Emergency repair - repair and where needed replace fascia and moulding around existing rear deck in kind using the same materials and colors; Sand and paint existing deck surface if necessary, using the same color.

**APP # 26.0242 SE**

**76 BERKELEY STREET:** Cut 3/4" into the joints of the bricks and repoint the front façades in kind, refinish lintels and sills to match the existing - recreating the details, prime and paint with Tammscoat paint HC69, scrape, prime and paint all entryways to match the existing.

**APP # 26.0258 SE**

**58 CHANDLER STREET:** Removal of all existing non-historically appropriate rear windows and installation of new historically accurate two-over-two windows; Cleaning and in-kind repair of existing window sills and headers; Retention of existing fire escapes, with



patching and in-kind repair as required; Repointing and sealing of the existing rear brick masonry; Installation of new copper gutters and downspouts; Patching and in-kind repair of slate shingles at the mansard roof. Installation of a new 6'-0" tall cedar fence and gate at the perimeter of the existing rear yard. *See additional items under design review.*

**APP # 26.0190 SE**

**85 CHANDLER STREET:** Remove non-original windows and install two/two wood exterior black windows. *See additional items under design review.*

**APP # 26.0224 SE**

**331-335a COLUMBUS AVENUE:** Emergency repair - in kind structural repairs and maintenance on the rear fire escape system and two small front connecting balconies.

**APP # 26.0253 SE**

**378 COLUMBUS AVENUE:** Remove and replace three, non-original aluminum windows at the oriel at front facade with two, flanking, 1/1 aluminum windows and one, central 2/2 aluminum window.

**APP # 26.0145 SE**

**26 CONCORD SQUARE:** Emergency repair - cut and repoint masonry using mortar to match existing; patching on the soffit to be done in kind; caulking along window trims to be done in kind.

**APP # 26.0219 SE**

**29-31 DARTMOUTH STREET:** Remove fencing for restoration including sandblasting, as needed repairs, and primer/paint with gloss black color, re-install fence with new gate location to improve accessibility.

**APP # 26.0217 SE**

~~**131 DARTMOUTH STREET:** Installation of exterior pavers, masonry work, roofing, steel, railing, electrical and fire alarm. **REMOVED BY STAFF.**~~

**APP # 26.0251 SE**

**85 EAST BROOKLINE STREET:** Remove and replace two non-original wood windows and replace with two/two aluminum clad windows.

**APP # 26.0171 SE**

**34 HANSON STREET:** Install new entryway door to match existing.

**APP # 26.0165 SE**

**451-453 MASSACHUSETTS AVENUE:** Emergency repair - Replace missing/broken roof slates located surrounding the front dormer, new ones to match the existing; Remove and replace the existing flashing around the dormers as needed, matching the original material; Remove and replace all rotted wooden trims and sills



from the dormers, keeping the original aesthetic; Caulk, prepare and paint the new window trims to match the original color.

**APP # 26.0268 SE**

**543 MASSACHUSETTS AVENUE:** Temporarily remove front garden fence to repair in-kind, reinstall in original location and configuration.

**APP # 26.0252 SE**

**543 MASSACHUSETTS AVENUE UNIT 1:** Remove and replace two, non-original wood windows with two, 2/2 aluminum clad windows (at garden level) and remove and replace two, non-original wood windows with two, 2/2 wood windows.

**APP # 26.0245 SE**

**600 MASSACHUSETTS AVENUE UNIT 2:** Replacing 7 non-original, double paned, 2 over 2, wood double hung windows in-kind with Pella's Reserve all-wood double hung windows. The existing windows are double paned with plastic jamb liners. The new windows will be all-wood, painted a dark Hartford Green to match the existing windows. The windows will be 2 over 2 with our historically accurate ILT grille, 7/8" putty trapezoidal profile. The exterior trim will be removed and replaced with painted wood trim in historically accurate profiles. The windows will exactly match the first floor and garden level unit's windows that were replaced with Pella's all-wood painted windows as well.

**APP # 26.0255 SE**

**45 MILFORD STREET:** At front stairs: chip the hollow cement off the front stairs and refinish in kind. Prime and paint with HC69. At front façade: spot repoint in kind along the vertical joint

**APP # 26.0276 SE**

**86 PEMBROKE STREET:** All repair and replacement work to be done in kind. Repair and repoint existing brick masonry facades as required; Repair existing cornice and masonry detail work as required. Paint color: Benjamin Moore HC-69 "Whitall Brown". Repair and restore existing window sills, headers and base at garden level as required. Paint color: Benjamin Moore HC-69 "Whitall Brown". Repair and restore existing entry surround / hood as required. Paint color: Benjamin Moore HC-69 "Whitall Brown". Repair as needed and paint decorative garden rail and stoop handrails in black. Repair



and restore existing stoop as required and paint to match existing - black. Repair and repaint existing front door. Color: Black. Repair as required and paint under-stoop door and install new door hardware. Install new decorative scone at under-stoop door in existing location. *See additional item under design review.*

**APP # 26.0225 SE**

**102 PEMBROKE STREET:** Emergency repair - in kind structural repairs and maintenance on the rear fire escape system.

**APP # 26.0273 SE**

**7 RUTLAND SQUARE:** Windows at 4th floor above the cornice to be replaced in kind of aluminum clad windows. Black roofing to be replaced with similar black membrane. Flashing to be replaced in copper and/or black powder coated aluminum.

**APP # 26.0240 SE**

**47 RUTLAND SQUARE:** Emergency repair - Remove stone lintels and window sills and replace in-kind, rebuild 4 sections of brickwork below windows at front facade, cut and point all masonry at the front and rear facade to match existing, paint brick and wood cornice to match existing, repair garden curbing, and paint stairs to match existing.

**APP # 26.0183 SE**

**449 SHAWMUT AVENUE:** Emergency repair - repairs to the roof with same materials (EPDM roofing & copper flashings). Roof deck will not be removed or replaced.

**APP # 26.0176 SE**

**770 TREMONT STREET:** Remove rust and old paint from the fire escape, prep all surfaces with primer, and apply a fresh coat of protective paint to improve both durability and appearance.

**APP # 26.0195 SE**

**22 UNION PARK:** Emergency repair - Rear fire escape system repair - replacing all rusted square bolts with structural galvanized bolts. Secure all wall and rail connections. Thoroughly hand-scrape the entire fire escape system, apply primer and paint, and file a fire escape affidavit after repairs.

**APP # 26.0202 SE**

**26 UNION PARK:** Ironwork, including the entire fence, balcony, two stair railings, and window bars, will be scraped, and repainted black. Garden fence top railing to be repaired/replaced in kind.

**APP # 26.0259 SE**

**96 WALTHAM STREET UNIT 3:** Remove two, two/two





- original bowed wood windows with two, two/two bowed wood windows, replace one, two/two original straight wood window, replace with one, two/two wood window.
- APP # 26.0233 SE** **75 WARREN AVENUE:** At front, cut and point masonry with type O/N mortar mix.
- ~~**APP # 26.0159 SE** **129 WARREN AVENUE** Repair and replace rear retaining wall in-kind, salvage and reuse fence. **REMOVED BY STAFF.**~~
- APP # 26.0282 SE** **1620 WASHINGTON STREET:** Rebuild collapsed tomb using extant granite pieces and replaced brick that matches existing.
- ~~**APP # 26.0254 SE** **194 WEST BROOKLINE STREET:** At front, remove one, two/two non-original aluminum clad window and replace with two/two aluminum clad black window. **REMOVED BY STAFF.**~~
- APP # 26.0257 SE** **141 WEST CONCORD STREET:** Remove two, two/two non-original wood windows and replace with two/two aluminum clad black windows.
- APP # 26.0229 SE** **134 WEST NEWTON STREET:** Remove all of the non-historic aluminum windows on the third and fourth floors of the front façade. We will install two-over-two, single-hung, wood window sashes with true divided lights and wood brick molds, all with a black painted finish to match the historic. All windows will be installed in the existing masonry openings on the front facade. Curved sashes will be used for windows in the bow.
- APP # 26.0274 SE** **161 WEST NEWTON STREET:** Remove and replace EPDM roof on entry overhang in-kind, remove existing copper flashing and install in-kind, remove existing copper wrap around perimeter of of overhang and install new molding, scrape, prime, and paint entry way surround in kind HC-69, spot point side wall, replace broken bricks as needed, repair garden stairs as needed in-kind, remove and replace garden level entry door.
- APP # 26.0186 SE** **3 WELLINGTON STREET:** Cut and re-point defective mortar joints repoint with new type o mortar to match existing.



**APP # 26.0208 SE**

**230 WEST CANTON STREET:** Emergency repair - At front, repair and repoint brick with type O mortar mix, remove and replace window trim in-kind.

**APP # 26.0243 SE**

**125 WEST CONCORD STREET:** Repair wood brick/molding at windows and cut and point brick façade to match in kind. *See additional items under design review.*

**IV. ADVISORY**

**APP # 26.0279 SE**

**52 PLYMPTON STREET**

Applicant: Joshua Brandt

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

**V. RATIFICATION OF 9/2/25 MEETING MINUTES**

**VI. STAFF UPDATES**

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

**DATE POSTED: 9/25/2025**

**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/