



NOTICE OF PUBLIC HEARING

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

DATE: 11/4/2025

TIME: 5:30 PM

ZOOM: <https://www.zoomgov.com/j/1611055099>

REVISED

3:05 pm, Oct 31, 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/1611055099> or calling **1 646 828 7666** US and entering meeting id# **161 105 5099**. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

RECEIVED

By OFFICE OF THE CITY CLERK at 3:02 pm, Oct 31, 2025

APP # 26.0271 SE

403 SHAWMUT AVENUE

Applicant: Vanessa Calderon-Rosado

Proposed Work: Remove and rebuild exterior walls at the 5th and 6th floor.

APP # 26.0354 SE

49 WORCESTER STREET Withdrawn by Applicant

Applicant: Andrea Wallace

Proposed Work: Remove and replace front yard fence

APP # 26.0294 SE

17 WORCESTER SQUARE Withdrawn by Applicant

Applicant: Catherine MacAlpine

Proposed Work: Repair/replace front yard fence.

APP # 26.0287 SE

434 MASSACHUSETTS AVENUE Moved to

Administrative Review by Staff

Applicant: Brian Chipman

Proposed Work: Remove existing wall signs from facade and install 3 new sets of "Dunkin" signs.

APP # 26.0330 SE

1651 WASHINGTON STREET

CITY of BOSTON



Applicant: Robert Tuttle

Proposed Work: Install new 84" x 16" Halo Illuminated Reverse Channel Letters, Jaho Coffee Roasters Bakery sign and 16" x 28" Internally Illuminated Blade Sign.

APP # 26.0313 SE

194 WEST BROOKLINE STREET

Applicant: Everett Andrews

Proposed Work: Replace garden level door.

APP # 26.0351 SE

12 COLUMBUS SQUARE: Moved to Administrative Review by Staff

~~Applicant: Bernard McFarland~~

~~Proposed Work: Replace existing aluminum windows with new fiberglass windows.~~

APP # 26.0364 SE

538 MASSACHUSETTS AVENUE: Moved to Administrative Review by Staff

~~Applicant: Timothy Burke~~

~~Proposed Work: At rear, remove existing wood fence and two gates and replace with new, raise existing party wall 8" in height with matching brick.~~

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 # 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. At rear, install new door to match historically accurate two-over-two windows; Installation of a new rear steel-frame balcony with a black-painted metal railing.

APP # 26.0350 SE

148 CHANDLER STREET: Remove and replace non-original windows with three 2/2 wood windows, repair window frame and flashing as needed, caulk and paint window trim to match existing.

APP # 26.0358 SE

537 COLUMBUS AVENUE Repaint the outside facade of 537A Columbus Ave: brick red paint with black trim around the door and windows; Mount 'Uncommon Ice Cream' sign above door where previous sign was placed; remove square wooden frame above entry door.

APP # 26.0353 SE

547 COLUMBUS AVENUE: Install new signage; paint exterior of the building Benjamin Moore White Dove.

APP # 26.0351 SE

12 COLUMBUS SQUARE: Replace existing aluminum windows with new-fiberglass windows. Moved from design review.

APP # 26.0321 SE

69 EAST BERKELEY STREET: Emergency repair - Patch and re-coat two third floor masonry window sills to match existing.

APP # 26.0295 SE

41 EAST CONCORD STREET: : Emergency repair - due



	to leaks. Full exterior brick re-point and limestone restoration including restoration of existing black wood window frames; Full brick repoint ¾ deep. Remove any spalled bricks and replace to match. Repair corbel and dental brickwork with existing brick. Full limestone trim restoration including painting. Seal façade
APP # 26.0299 SE	<u>53 GRAY STREET:</u> Emergency repair - due to leaks. At roof remove existing roof deck, repair roof, install new minimally visible roof deck with flat top black metal rails and in new updated footprint.
APP # 26.0359 SE	<u>28 HANSON STREET:</u> At roof, remove and replace asphalt shingles in-kind, install flat rubber roof, install copper flashing.
APP # 26.0355 SE	<u>35 LAWRENCE STREET UNIT 4:</u> Remove and replace non-original windows with three 2/2 wood windows.
APP # 26.0287 SE	<u>434 MASSACHUSETTS AVENUE:</u> Remove existing wall signs from facade and install 3 new sets of “Dunkin” signs. <i>Moved from design review.</i>
APP # 26.0334 SE	<u>532 MASSACHUSETTS AVENUE:</u> Emergency repair - Replacement of roof membrane, flashing, and new copper downspouts and gutters.
APP # 26.0364 SE	<u>538 MASSACHUSETTS AVENUE:</u> At rear, remove existing wood fence and two gates and replace with new, raise existing party wall 8” in height with matching brick. <i>Moved from design review.</i>
APP # 26.0365 SE	<u>91 PEMBROKE STREET:</u> At second and third floor replace two, non-original wood windows with wood windows.
APP # 26.0230 SE	<u>16 RUTLAND SQUARE:</u> Emergency repair - install new windows at garden level to match existing.
APP # 26.0298 SE	<u>469 SHAWMUT AVENUE:</u> Replace six aluminum windows with six aluminum clad windows in black.
APP # 26.0327 SE	<u>680 TREMONT STREET:</u> Emergency repair - roof repair at the mansard level. Asphalt shingles to be replaced in kind; dormer trim, fascia, frieze board to be repaired and replaced with primed cedar boards - existing design and profile to be retained. The roof deck will not be removed.
APP # 26.0312 SE	<u>14 UNION PARK STREET:</u> At front facade, chip and repoint to match existing.



- APP # 26.0315 SE** **88 WALTHAM STREET:** Replace existing original doors with in kind reproduction.
- APP # 26.0362 SE** **1357 WASHINGTON STREET:** Install new signage at entrance, letters to be illuminated at edges only.
- APP # 26.0329 SE** **1682 WASHINGTON STREET:** Emergency repair - replace missing slate tiles in kind, repair existing copper flashings, install copper flashing as needed.
- APP # 26.0345 SE** **132 WEST NEWTON STREET:** Emergency repair - Leak repair at front steps and paint. Repair and repoint brick wall at side of stoop. Scrape prime and paint railings, window grates and masonry garden surround. All work to be done in kind.
- APP # 26.0320 SE** **23 WORCESTER STREET:** Emergency repair - reset the granite treads that have been pooling water. Reapply flexible caulking. Power wash.

III. RATIFICATION OF 10/7/25 MEETING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 10/23/2025

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/