



City of Boston
Landmarks Commission

REVISED

4:48 pm, Jan 05, 2026



City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: 1/6/2026

TIME: 5:30 PM

ZOOM: <https://www.zoomgov.com/j/1610844493>

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/1610844493> or calling +1 646 828 7666 US and entering meeting id# **161 084 4493**. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

**APP # 26.0503 SE — ~~1746 WASHINGTON STREET~~ MOVED TO
ADMINISTRATIVE REVIEW**

Applicant: Lauren Cronin

Proposed Work: ~~Install (1) non-illuminated shed style awning across storefront, aluminum frame with black sunbrella fabric, includes white painted graphics on valance ("Eritrean and Ethiopian Cuisine"); Install (1) belt sign, 20" h x 11" w (18.33 SF), to be externally illuminated by existing fixtures.~~

APP # 26.0490 SE 95 BERKELEY STREET

Applicant: Jonathan Lee

Proposed Work: Install new mechanicals at roof.

**APP # 26.0494 SE — ~~25 RUTLAND SQUARE~~ WITHDRAWN BY
STAFF**

Applicant: Mark Hendrickson

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- ~~APP # 26.0523 SE~~ — ~~35 BRADDOCK PARK~~ **WITHDRAWN BY STAFF**
Applicant: Daniel DiPaolo
Proposed Work: ~~Install roof deck. See additional items under administrative review.~~
- ~~APP # 26.0411 SE~~ — ~~503 SHAWMUT AVENUE~~ **WITHDRAWN BY APPLICANT**
Applicant: Jefferey Klug
Proposed Work: ~~Expand dormers at rear.~~
- ~~APP # 26.0474 SE~~ — ~~90 DARTMOUTH STREET~~ **WITHDRAWN BY STAFF**
Applicant: Girolamo Di Pierre
Proposed Work: ~~At front, add a gate to the railing.~~
- ~~APP # 26.0354 SE~~ — ~~49 WORCESTER STREET~~
Applicant: Andrea Wallace
Proposed Work: ~~Remove and replace front yard fence.~~
- ~~APP # 26.0529 SE~~ — ~~110 PEMBROKE STREET~~ **MOVED TO ADMINISTRATIVE REVIEW/ WITHDRAWN BY APPLICANT**
Applicant: Jeffrey Klug
Proposed Work: ~~New roof deck and skylights moved to administrative review; refurbish all 2 over 2 windows on the Front Elevation; reconstruct original basement level areaway (moved to administrative review); replace current Front Garden Fence with type previously approved by the Commission (withdrawn by applicant).~~
- ~~APP # 26.0540 SE~~ — ~~125 WEST CONCORD STREET~~
Applicant: Mark Roberts
Proposed Work: At rear dormer: remove three windows, frame in middle window, cover and install new plywood and siding. Add trim around two windows and door in wood in brickmold style, painted black. Southern corner of dormer to be 1x4 wood painted black. Replace two remaining windows with Vetta Double Hung Elite 92 inward-opening turn/tilt Double hung style. Remove existing door and frame. Install new Vetta Optima aluminum clad door with 7/8 lite, fully tempered with 1 vertical & 1 horizontal muntins, exterior is aluminum in



black and interior is wood. See additional items under administrative review.

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 # 26.0523 SE

35 BRADDOCK PARK: Repoint all existing brick with lime-based mortar mix to match original color, texture, and joint profile, repair damaged masonry sill, remove, repair, and reinstall existing window frame and sash, repair front stairs in-kind, replace metal pipe railing in-kind, restore and refinish existing cornice, corbels, and pilasters, repair existing door in-kind, repair copper gutters and downspouts, replace fourth floor windows at



front with 2/2 black aluminum clad. ~~See additional item under design review.~~

APP # 26.0500 SE

488 COLUMBUS AVENUE: Emergency repair - due to leaks - restore all damaged areas of the stairs using Matrix Stone Repair mortar to prevent water leaks. Power wash the surfaces to remove loose coatings and prepare for new finishes. Install new backer rod and Dymonic 100 sealant at all joints. Apply a concrete stain to match the existing color.

APP # 26.0472 SE

11-15 DARTMOUTH PLACE: Repair and replace in-kind slate roofing, copper gutters and downspouts, and associated flashing. Repair deteriorated wood components such as fascia, soffits, corbels, and dentil moldings will be repaired where possible and replaced as needed with matching materials. All finishes to be painted to match existing conditions.

APP # 26.0501 SE

33 EAST SPRINGFIELD STREET: Replace 11 windows with 2/2 black aluminum clad windows.

APP # 26.0507 SE

45 EAST SPRINGFIELD STREET: Replace 13 vinyl windows with two-over-two, aluminum clad, windows.

APP # 26.0536 SE

527 MASSACHUSETTS AVENUE: Repair front steps and refinish, prime and paint with HC69, repair and replace rotted fascia boards in-kind, replace 12 windows with 2/2 black aluminum clad windows.

APP # 26.0536 SE

527 MASSACHUSETTS AVENUE: Emergency repair - only including work on the roof - replace shingles in-kind and replace flashing with dark, nonreflective material.

APP # 26.0529 SE

110 PEMBROKE STREET: refurbish all 2 over 2 windows on the Front Elevation; reconstruct original basement level areaway; ~~replace current Front Garden Fence with type previously approved by the Commission;~~ new roof deck and skylights *moved from design review.*

APP # 26.0503 SE

1746 WASHINGTON STREET: Install (1) non-illuminated shed style awning across storefront, aluminum frame with black sunbrella fabric, includes white painted graphics on valence ("Eritrean and Ethiopian Cuisine"); Install (1) belt sign, ~~20" h x 11" w (18.33 SF)~~, to be externally illuminated by existing fixtures. *Moved from design review.*

APP # 26.0540 SE

125 WEST CONCORD STREET: At rear wall replace



broken lintel with a stone lintel to match existing; wash and remove staining on brick; repoint all masonry joints, to match original color, texture, joint width & profile; paint stone headers and sills at window and door openings to match existing; scrape & prep 12 windows on the back wall, re-caulk/seal around windows & paint using black paint; Remove 6 double hung windows on 3rd floor (3 in front, 3 in rear) and replace with black, aluminum clad double hung windows all with 7/8" muntins. New exterior trim, where applicable will be Brickmold painted black. *See additional items under design review.*

APP # 26.0532 SE

505 TREMONT STREET: New replacement awning with graphics, new brushed aluminum letter for sign band and window vinyl

APP # 26.0531 SE

635 TREMONT STREET: Remove five (5) windows on the front façade and install three (3) two-over-two, double-hung windows and two (2) one-over-one, double-hung windows, all aluminum clad.

APP # 26.0539 SE

158 WEST CONCORD STREET: Install new granite curbing to match existing.

APP # 26.0496 SE

150 WEST NEWTON STREET: Install new wood door at stoop entrance.

III. RATIFICATION OF 12/2/25 MEETING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 1/5/2026

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)/

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*Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of
Persons with Disabilities/ Architectural Access Board/*