



NOTICE OF PUBLIC HEARING

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

DATE: 6/2/2026
TIME: 5:30 PM
ZOOM: <https://www.zoomgov.com/j/1656849180>

REVISED
2:02 pm, May 29, 2026

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 our [online meeting](#) or calling +1 646 828 7666 US and entering meeting id #1656849180 You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. RATIFICATION OF 5/5/26 MEETING MINUTES

II. DESIGN REVIEW HEARING

APP # 26.0994 SE **139 WEST CANTON STREET**
Applicant: Stephen Stefanoff
Proposed Work: Install roof deck.

APP # 26.0965 SE **330 & 334 SHAWMUT AVENUE**
Applicant: Nina Schwarzchild
Proposed Work: At front, install new gate and ladder to lowered area for access to Fire Department Connection (FDC).

APP # 26.0969 SE **40 UPTON STREET**
Applicant: Kevin Vican
Proposed Work: At front, remove 8” stone curb and single cast-iron post to install lift.



- APP # 26.0885 SE** **74 CHANDLER STREET**
Applicant: Derrick Tyler
Proposed Work: Replace rear fence along Lawrence Street with new. (See items on Administrative Review).
- APP # 26.0886 SE** **76 CHANDLER STREET**
Applicant: Derrick Tyler
Proposed Work: Replace rear fence along Lawrence Street with new.
- APP # 26.0959 SE** ~~**7 RUTLAND SQUARE**~~
~~Applicant: Julian Miller~~
~~Proposed Work: Repaint the front facade, window trim, window sills/headers, window sashes. **Moved to Administrative Review.**~~
- APP # 26.0944 SE** **162 WEST BROOKLINE STREET**
Applicant: Joseph McBrine
Proposed Work: At front garden, install new balustrade with simple ornamental design mimicking existing tree pit fencing located in front of building. Existing newel posts will be sand-blasted and repainted.
- APP # 26.0911 SE** ~~**140 WEST CONCORD STREET**~~
~~Applicant: Mehrad Jahedi~~
~~Proposed Work: Create garden level egress window well at front. **Moved to Administrative Review.**~~
- APP # 26.0746 SE** ~~**10 CHANDLER STREET**~~
~~Applicant: Edward Schettino~~
~~Proposed Work: Master Signage Plan for the new Animal Rescue League of Boston building. **Withdrawn by Staff.**~~

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***

CITY of BOSTON



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 # 26.0928 SE** **114 APPLETON STREET:** Emergency repair - At rear, remove wood framing and trim around the deck and replace with all new wood – maintaining the same appearance and not altering the structure.
- APP # 26.0885 SE** **74 CHANDLER STREET:** Scope includes new gutter and downspout proposed for the front vestibule. Material to be copper to coincide with front gutters and downspouts consistent on the street. (See additional items on Design Review).
- APP # 26.0974 SE** **107 CHANDLER STREET:** Cut and repoint in kind 100% of elevation; replace 10 bricks in kind with existing. **Withdrawn by staff.**
- APP # 26.0976 SE** **435A COLUMBUS AVENUE:** Install new 30 inch diameter circular blade sign at previously existing location.
- APP # 26.0975 SE** **6 COLUMBUS SQUARE:** At front, replace three



APP # 26.0958 SE

non-original windows with 2/2 wood windows.

35 CONCORD SQUARE: Chip out all mortar joints on brownstone steps on front facade and repoint with type O or high lime/soft mortar mix. Restore brownstone garden all at front facade to match original profile using Mimic with a brownstone coloring. Prime and paint front steps and garden wall with historical color, Benjamin Moore HC69.

APP # 26.0944 SE

10 EAST SPRINGFIELD STREET: Emergency repair - Install supporting wall underneath one side of entry staircase to match existing dimensions, patched and painted in-kind to match existing.

APP # 26.0925 SE

52 EAST SPRINGFIELD STREET: Repoint front facade to match existing conditions.

APP # 26.0939 SE

39 GRAY STREET: Emergency repair - Repair fire escape system by replacing all rusted bolts with new. 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 # 26.0956 SE

761 HARRISON AVENUE: Emergency repair - Roof renovation of existing shingle and EPDM roof. The copper gutters are to remain in place. Shingles are to be replaced with new landmark pro shingles to match existing color and size. EPDM will be replaced to match existing membrane color and insulation thickness. All copper flashing on the EPDM roof to be replaced with new 20oz copper to match the existing profile. Dormers are also getting redone on the cheek walls with new shingles and EPDM on roofs. Paint soffit, trim, pediments in kind.

APP # 26.0973 SE

451-453 MASSACHUSETTS AVENUE: Remove and replace rotted window trims, sills, and molding in-kind, repair window sills and lintels as needed, remove and replace rotted wood panels in-kind. Repaint all wooden areas to match existing color. Repaint window sills and lintels to match existing color.

APP # 26.0964 SE

527 MASSACHUSETTS AVENUE: Restore tripartite arched windows at mansard roof matching previously existing dimensions and conditions.

APP # 26.0891 SE

530 MASSACHUSETTS AVENUE: Replace two



- ~~non-original windows with new.~~ **Withdrawn by Staff.**
- APP # 26.0901 SE** **133 PEMBROKE STREET:** At front elevation remove and replace two, non-original 2/2 bowed windows and replace with two, 2/2 bowed wood windows.
- APP # 26.0959 SE** **7 RUTLAND SQUARE:** Repaint the front facade, window trim, window sills/headers, window sashes. **Moved from Design Review.**
- APP # 26.0899 SE** **46 RUTLAND SQUARE:** At front, remove and replace three non-original windows with three 2/2 aluminum windows.
- APP # 26.0968 SE** **72 RUTLAND STREET:** Remove and replace two existing non-original wood windows and replace with aluminum two-over-two windows.
- APP # 26.0967 SE** **609 TREMONT STREET:** Install aluminum gutter and downspout that is to be of matte finish and dark bronze color, replacing shingle roofing.
- APP # 26.0897 SE** **631 TREMONT STREET:** Remove and replace trim around shop front in kind. Remove and replace trim around front door in kind. Paint in kind. Paint front steps in kind.
- APP # 26.0934 SE** **15 WALTHAM STREET** Re-brand (6) existing awnings illuminating “Beacon Bank.”
- APP # 26.0888 SE** **7 WARREN AVENUE:** Emergency repair – Cut out precast stone mortar joints and repoint – mortar to closely match existing color, cut out masonry mortar joints and repoint – mortar to closely match existing color, remove two courses of brick at base of masonry wall and install new brick to closely match existing, repair existing windows by replacing window perimeter sealants.
- APP # 26.0957 SE** **143 WEST BROOKLINE STREET:** Replace all existing windows at the apartment #204 in kind, at their existing location.
- APP # 26.0911 SE** **140 WEST CONCORD STREET:** Create garden level egress window well at front. **Moved from Design Review.**
- APP # 26.0963 SE** **205 WEST NEWTON STREET:** At front, replace three non-original windows with 2/2 wood windows.
- APP # 26.0982 SE** **92 WEST SPRINGFIELD STREET:** Strip exterior wood window casing in-kind.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

APP # 26.0985 SE

94 WORCESTER STREET: Emergency repair of collapsed bluestone. Work to be done in kind. Bluestone slab will be replaced, interior supporting brick will be replaced, new brick pavers will be installed around the bluestone slab - all to match existing.

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 5/29/2026

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

CITY of BOSTON

26 COURT STREET FL. 2 BOSTON, MA 02108-4301 | 617-635-1935 | BLC@BOSTON.GOV