

170 WEST CANTON STREET
EXTERIOR WINDOW VIOLATION

170 WEST CANTON STREET
BOSTON, MASSACHUSETTS 02118

SELDC WINDOW APPROVAL & NOTICE OF VIOLATION

This presentation documents the sequence of events leading to the Notice of Violation, including the following:

- SELDC staffs on-site review of the existing window conditions
- SELDC subsequent administrative approval of the replacement windows
- The absense of any state requirements for "curved sash" in that approval.
- The project teams reliance on the approval in ordering, fabricating, and installing the windows
- SELDC subsequent issuance of a Notice of Violation based upon the installed window configuration.

TIMELINE OF EVENTS:

1. Original application submitted to SELDC
2. SELDC Staff reviews existing conditions on site
3. Administrative Approval of replacement windows
4. Windows ordered, fabricated and installed consistent with what was approved by SELDC
5. SELDC raises objection to installed window configuration.

ORIGINAL SELDC APPLICATION:

On July 15th, 2025, the original application was submitted to SELDC. The application identified the proposed scope of work as follows:

FRONT AND SIDE ELEVATION SCOPE:

- Remove all existing windows at the front elevations and install new historically accurate two over two double hung windows with SDL and traditional profiles.
- Remove existing metal window grates at the garden level.
- Patch and repair all existing brownstone sills, lintels, and banding in kind using appropriate.
- Repaint all brownstone elements with historically accurate brownstone color.
- Remove existing whitewash finish from front brick facade using a non-destructive cleaning process, consistent with methods used at 40 Concord Square.
- Remove existing front door and install new custom wood door of historically appropriate design.
- Repair brownstone ornamental surround in kind; repaint to match brownstone color and texture.
- Remove and replace existing light fixtures flanking front entry with appropriate alternatives.
- Repair existing brownstone stairs in kind.
- Remove existing door below entry stairs and replace with a new wood door featuring upper glass panels and lower solid wood panels, in keeping with historic precedent.
- Install new egress well in the front garden to provide secondary egress from a new bedroom at the garden level. Existing well components to be retained and reused where feasible.
- Install new operable shutters at all front elevation windows with historically appropriate panel profiles and traditional shutters hardware.
- Remove existing metal fence at front garden and replace it with a new historically appropriate metal fence. Final design tbd by SELDC staff.
- Repair brownstone curb in kind.
- Remove all existing landscape in front garden. Final design to be developed by the Landscape Designer and coordinated with landmarks staff for approval.
- Remove all existing overgrowth from the expose side elevation.
- Apply smooth stucco finish over masonry at the side elevation and paint to match brownstone color.

ROOF WORK:

- Remove existing asphalt roof at the mansard level.
- Install new slate or high quality composite slate shingles, matching the color, texture, and appearance of original slate roofs on neighboring properties.
- Repair and repaint all existing wood trim at the cornice, dormers, and mansard.
- Install new roof deck. Final visibility and positioning of the roof deck to be reviewed and approved in the field by the architect in coordination with SELDC staff.
- Install new roof top mechanical units. Final visibility and positioning of the mechanical units to be reviewed and approved in the field by the architect in coordination with SELDC Staff.

REAR ELEVATION SCOPE OF WORK:

- Remove existing rear yard fence and install new 6'-0" tall cedar fence. Final design and detailing to be developed by the Landscape designer and reviewed by SELDC Staff.
- Remove the existing oriole bay window projection at the rear facade in its entirety.
- Remove existing windows at the third level and install new two over two double hung windows matching front elevation in profile and detail.
- Remove existing windows at the second level and install new full lite french doors to provide access to new balcony.
- Construct a new 3'-0" x 18'-6" rear addition extending across the width of the garden, street and parlor levels.

****SEE ATTACHED DOCUMENTS ON THE NEXT PAGE FOR ORIGINAL DRAWINGS SUBMITTED AS PART OF THE APPLICATION**

RESIDENCE AT 170 WEST CANTON STREET

170 WEST CANTON STREET
BOSTON, MASSACHUSETTS 02118

SOUTH END LANDMARKS DISTRICT COMMISSION
ISSUED FOR REVIEW JULY 15, 2025



PITMAN &
WARDLEY

ASSOCIATES LLC
ARCHITECTURE & DESIGN

32 CHURCH STREET
SALEM, MASSACHUSETTS 01970
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PROJECT NAME:
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SUBMISSION:
SELDC SUBMISSION
DRAWINGS
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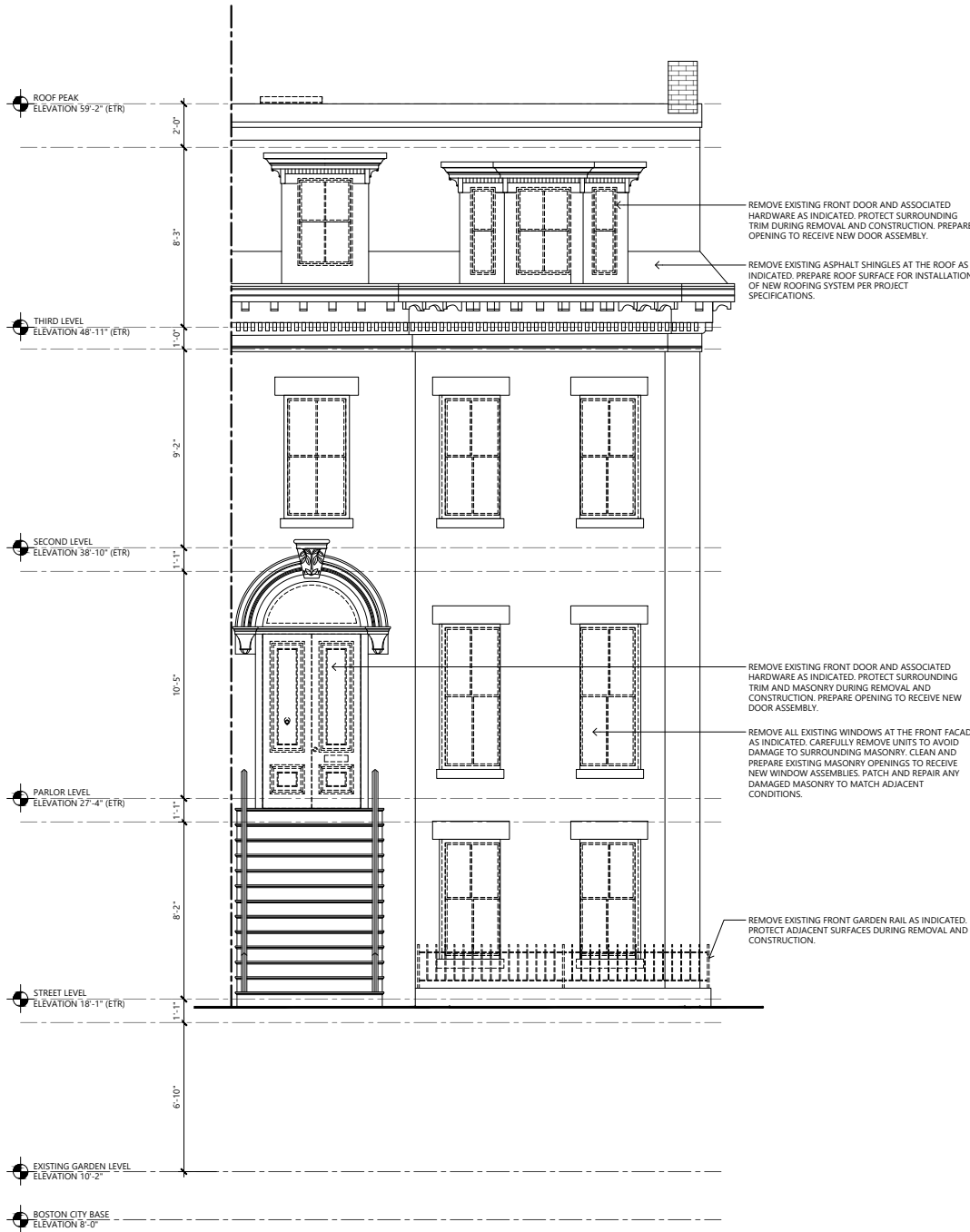
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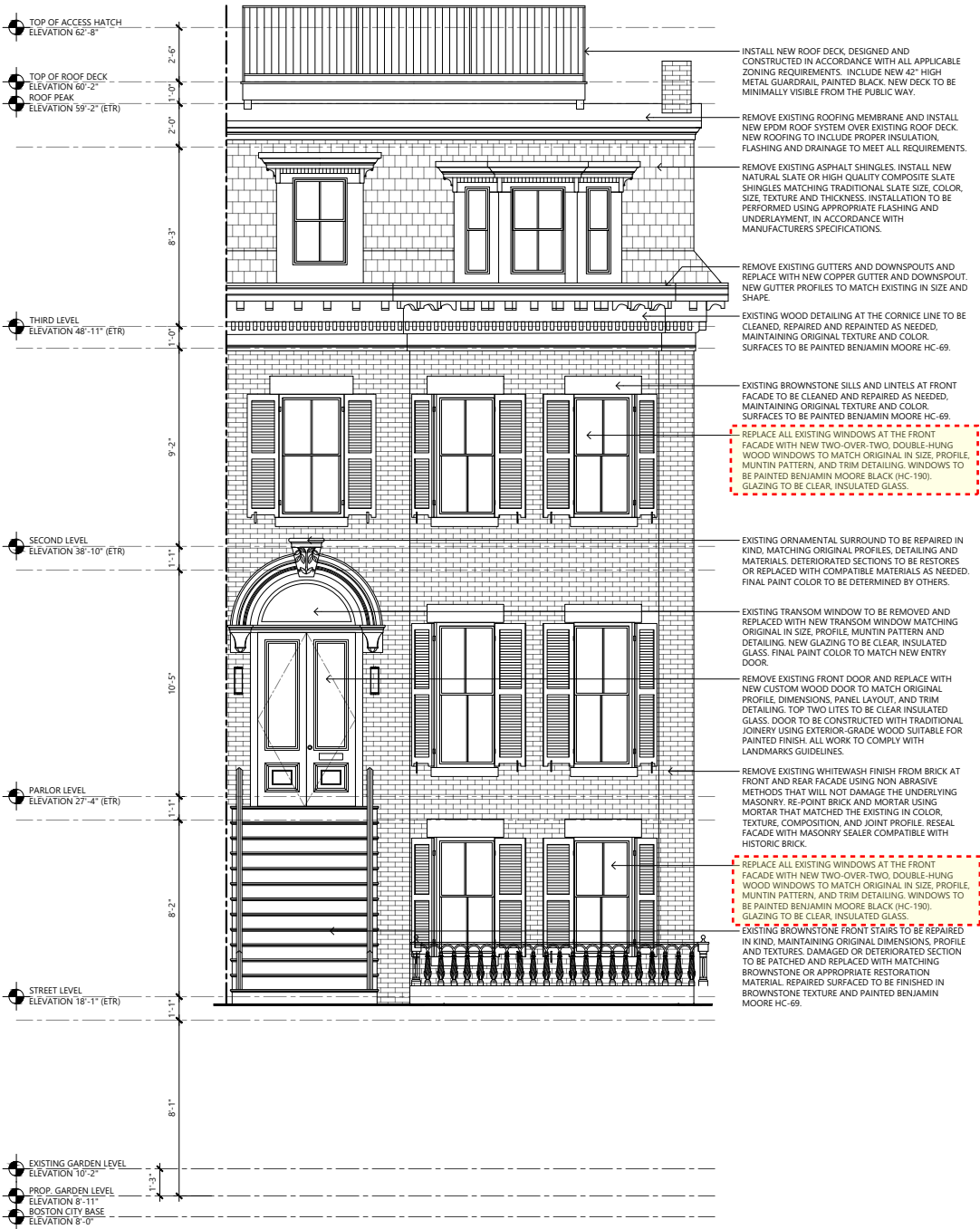
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1 FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

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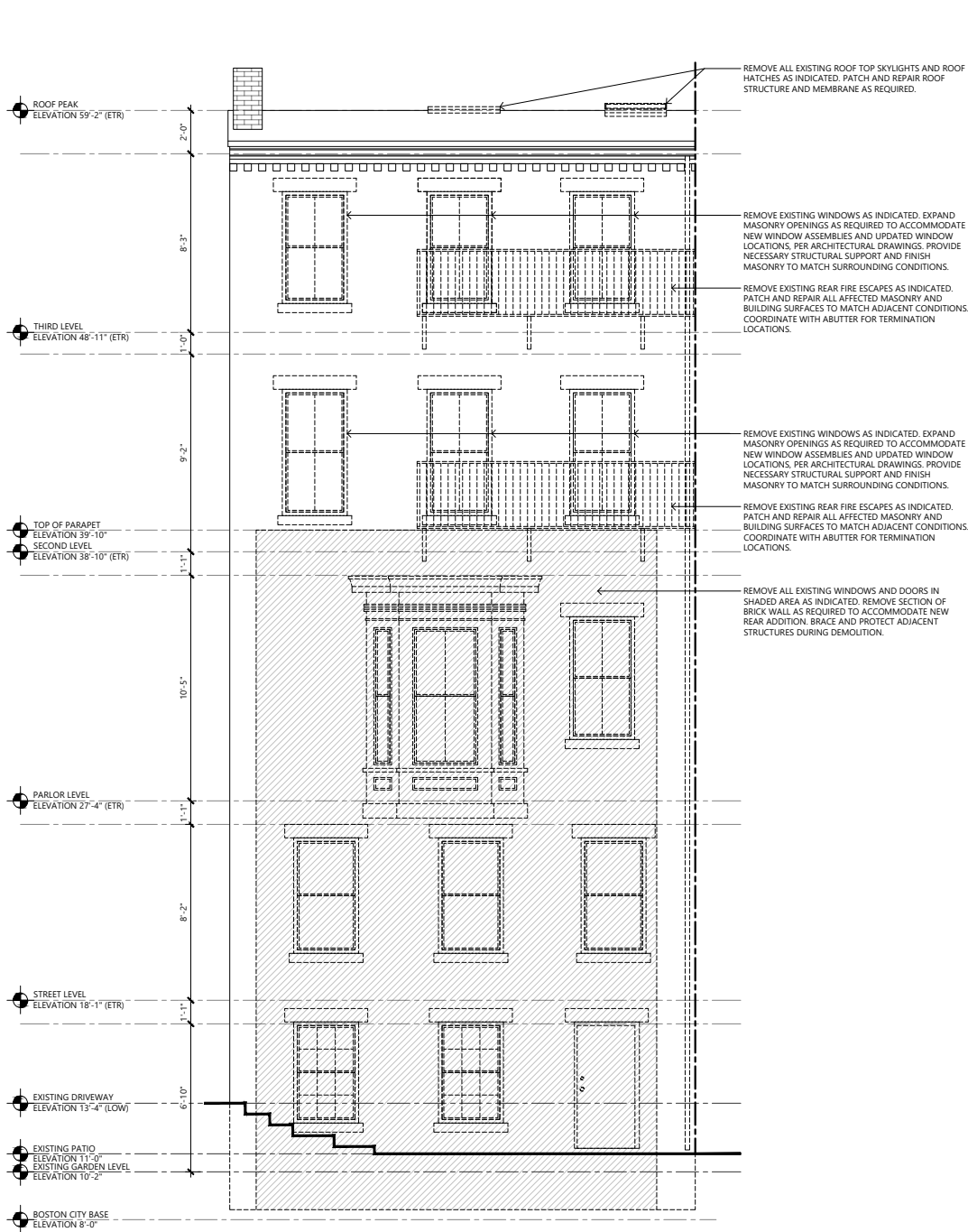
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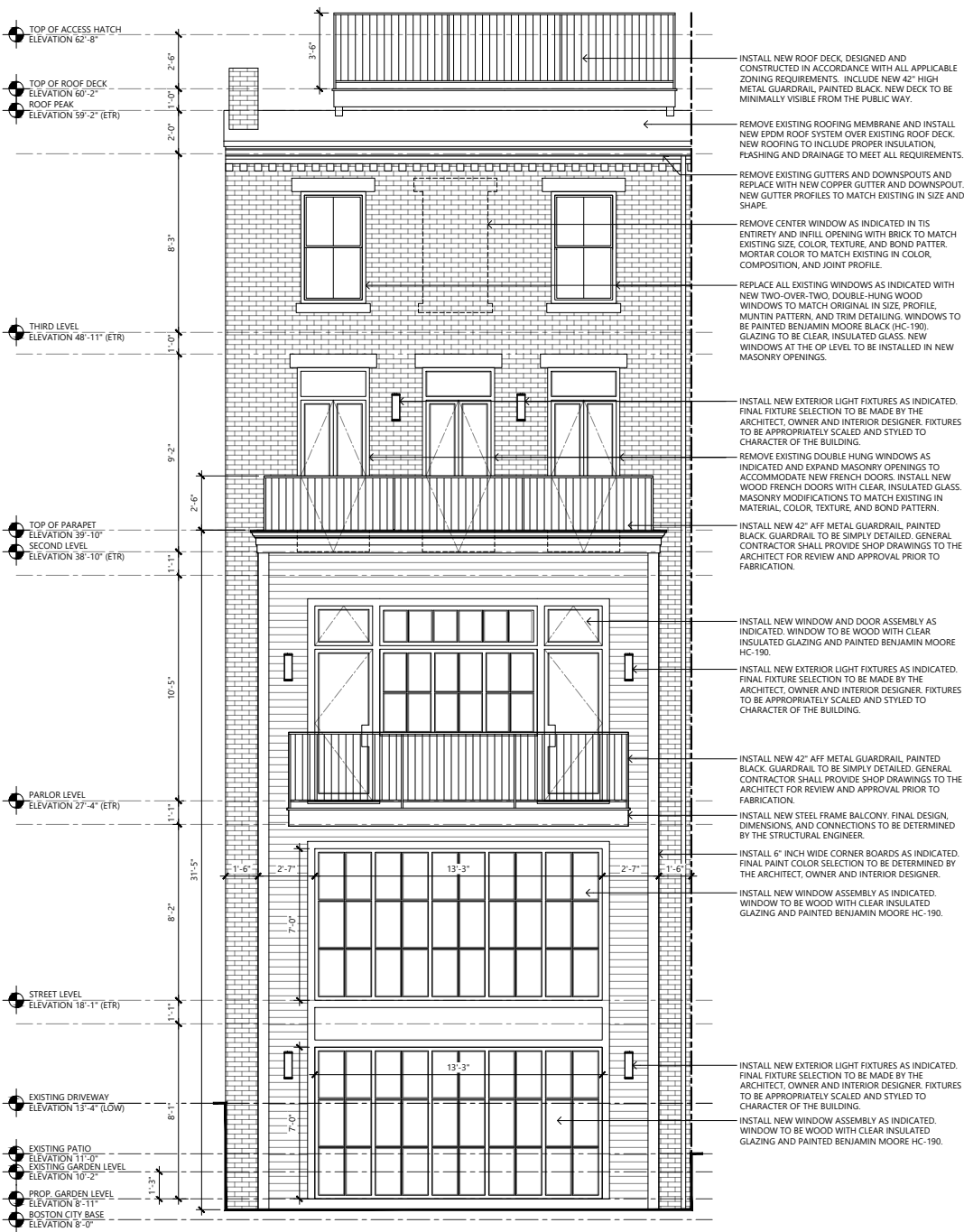
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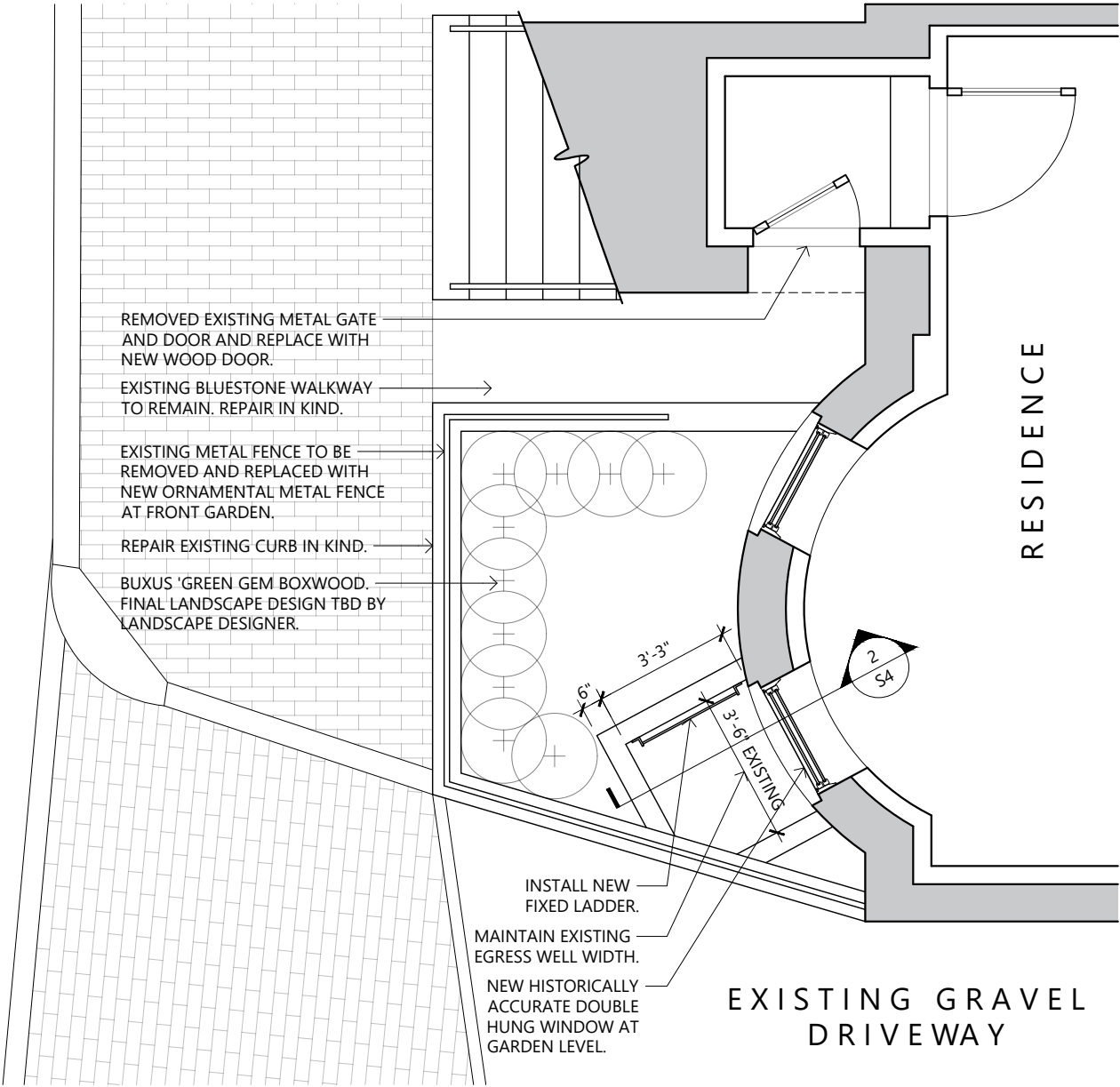


1 REAR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

WEST CANTON STREET



1 EGRESS WELL - PROPOSED
SCALE: 1/4" = 1'-0"

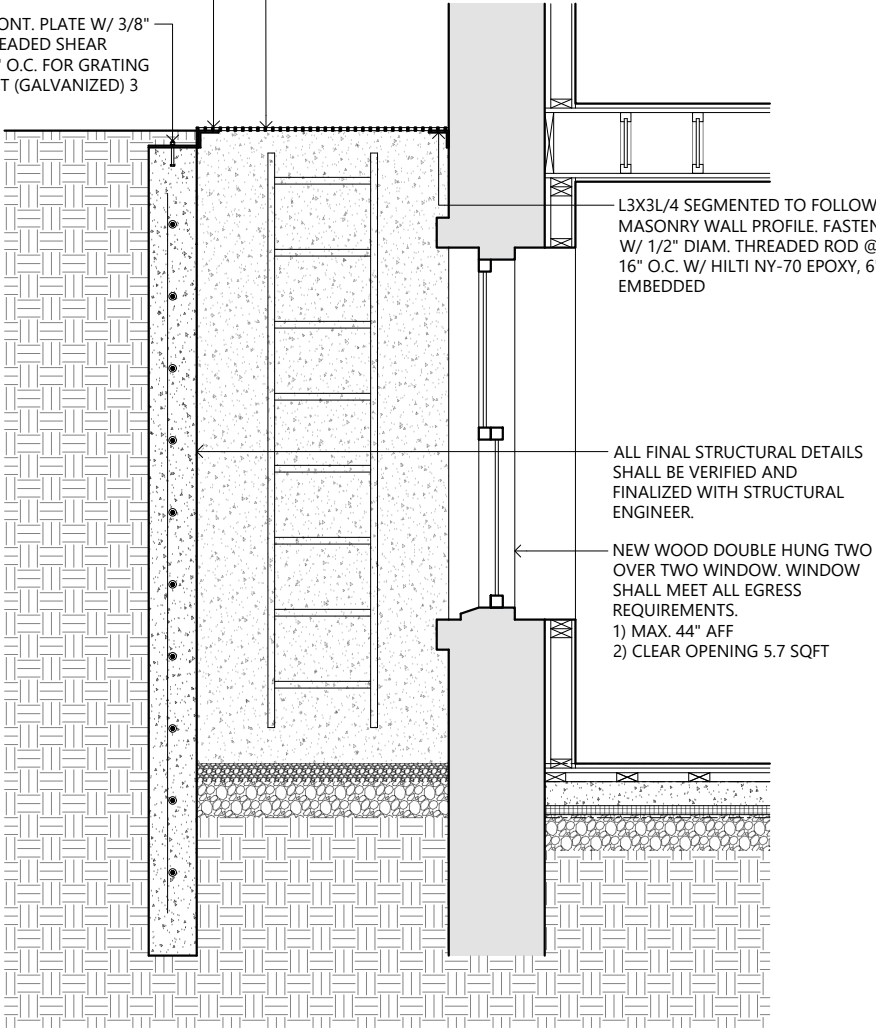
RESIDENCE

EXISTING GRAVEL DRIVEWAY

OPERABLE GLAVANIZED BAR GRATE FLUSH WITH SIDEWALK. MATCHING BUILDING PROFILES. REFER TO ARCH. PLANS

GALVANIZED STEEL ANGLE TO MATCH PROFILE OF BUILDING. REFER TO ARCH PLANS

1/4" X 3" X CONT. PLATE W/ 3/8" X 4" LONG HEADED SHEAR STUDS @ 18" O.C. FOR GRATING ATTACHMENT (GALVANIZED) 3 SIDES.



2 EGRESS WELL -TYP. SECTION DETAIL
SCALE: 3/8" = 1'-0"

PITMAN & WARDLEY ASSOCIATES LLC ARCHITECTURE & DESIGN

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SELDC SUBMISSION
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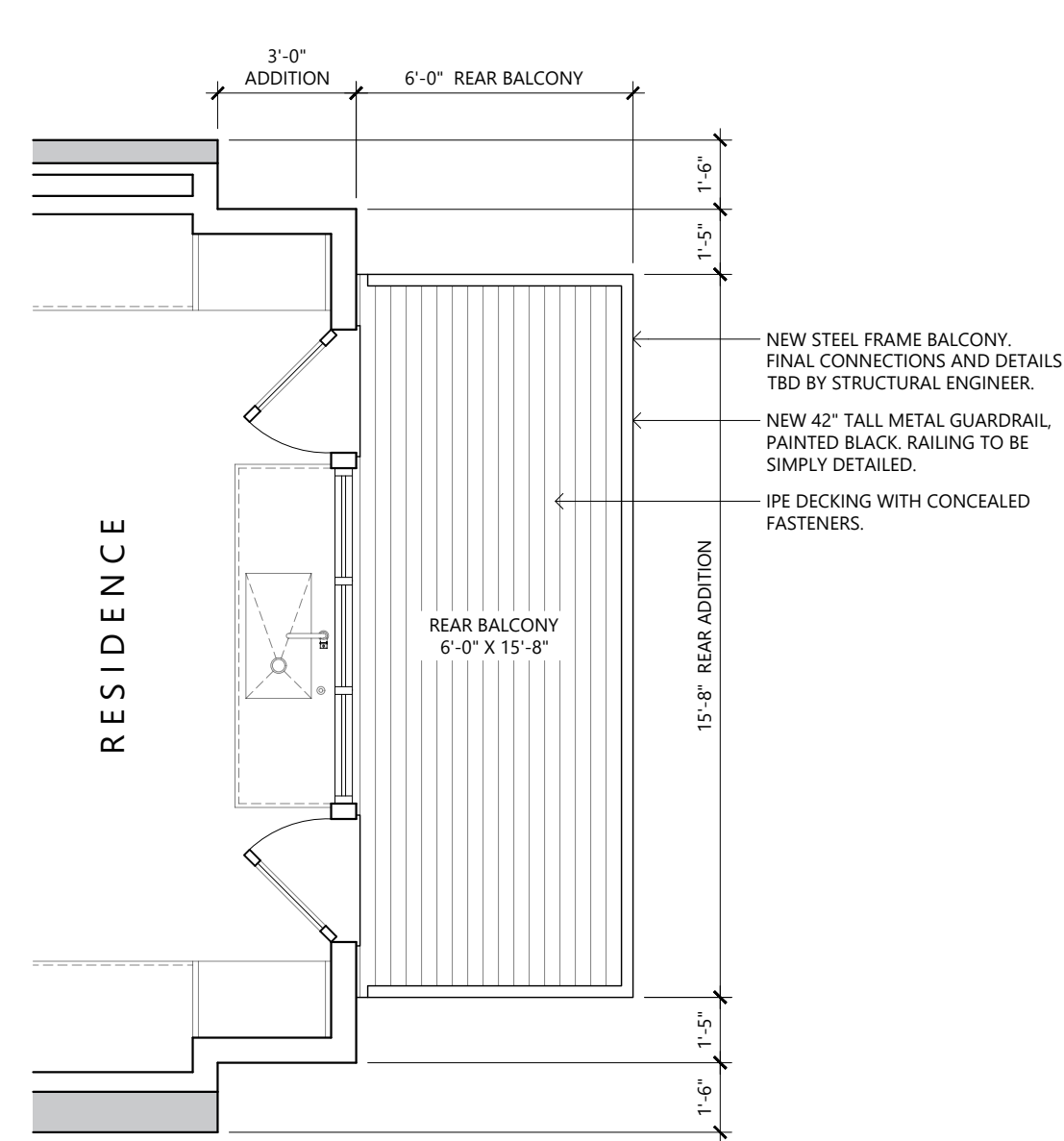
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1 PROPOSED REAR EXTENSION
SCALE: 1/4" = 1'-0"

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- OWNER

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- SURVEYOR

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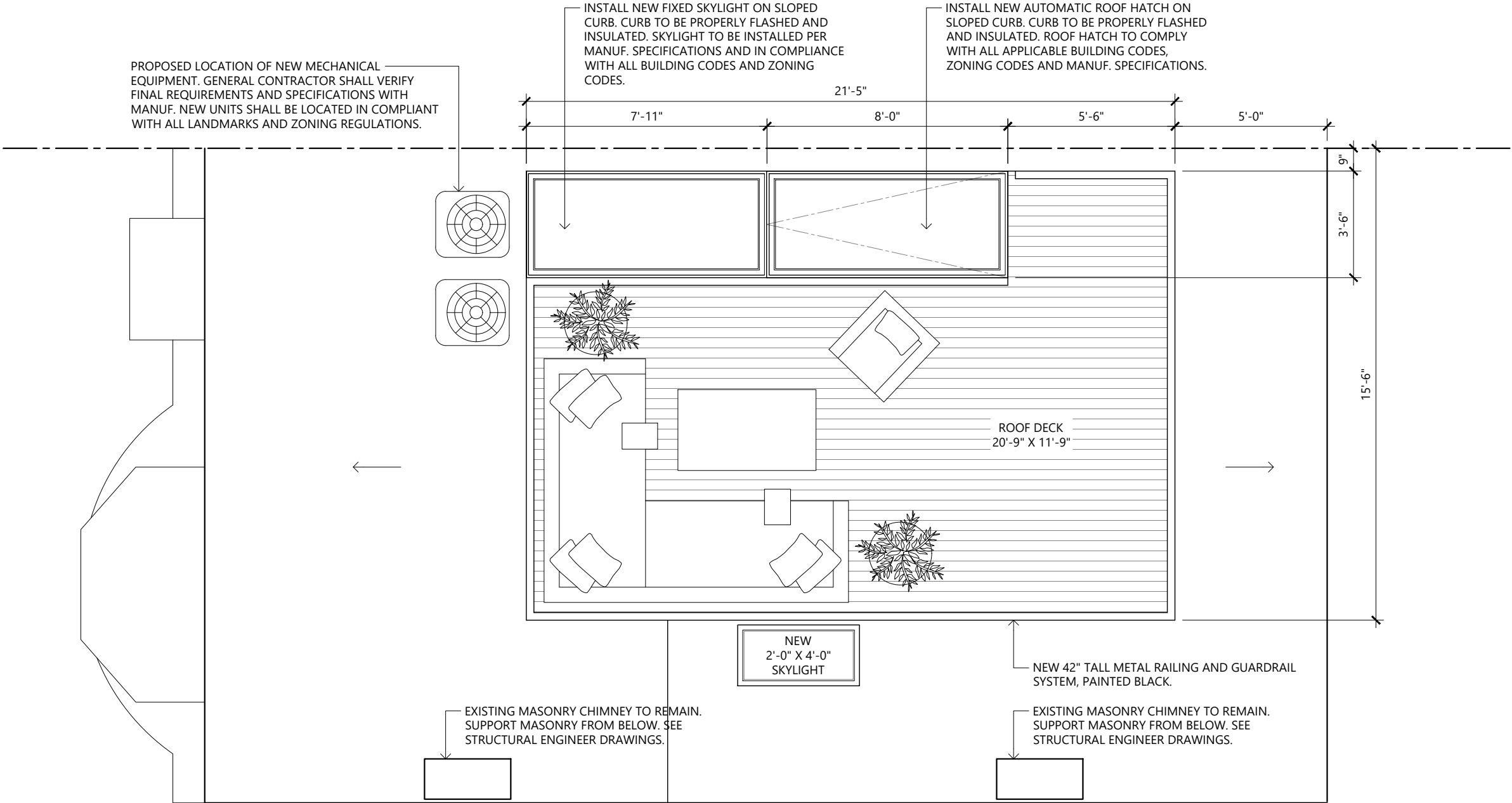
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1 EGRESS WELL - PROPOSED
SCALE: 1/4" = 1'-0"

REVISED SCOPE OF WORK, SITE REVIEW, AND ADMINISTRATIVE REVIEW DESIGNATION:

- During the initial review process, portions of the proposed work that were determined not to fall within the SELDC jurisdiction were removed from the application. The scope of work was subsequently revised and presented to the SELDC.
- On July 22, 2025, members of the project team met with SELDC staff at the property to review existing conditions and the proposed scope of work in the field.
- As part of the on-site review, SELDC staff had the opportunity to directly observe the existing windows and their configuration.
- Following the site meeting, certain elements of the application, including the proposed replacement windows, were designated for administrative review rather than requiring further review before the full commission.

EXCERPT FROM ORIGINAL OFFICIAL FILED POSTING
AUGUST 5, 2025

APP # 26.0039 SE **170 WEST CANTON STREET**
Applicant: Zachary Millay

CITY of BOSTON
20 CITY HALL AVENUE FL. 3 BOSTON, MA 02108-4301 | 617-635-1935 | BLC@BOSTON.GOV



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

Proposed Work: Remove existing front door and install new custom wood door; Remove existing metal fence at front garden and replace it with a new historically appropriate metal fence; Remove all existing landscape in front garden, new design (moved to administrative review); ~~Apply smooth stucco finish over masonry at the side elevation and paint to match brownstone color~~ (exempt from review); Install new roof deck; Install new roof top mechanical units. *See additional items under administrative review.*

EXCERPT FROM REVISED OFFICIAL FILED POSTING
AUGUST 5, 2025

APP # 26.0039 SE **170 WEST CANTON STREET:** Remove all existing windows at the front elevations and install new historically accurate two over two double hung windows with SDL and traditional profiles; Patch and repair all

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City of Boston
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existing brownstone sills, lintels, and banding in kind using appropriate; Repaint all brownstone elements with historically accurate brownstone color; Remove existing whitewash finish from front brick facade using a non-destructive cleaning process, consistent with methods used at 40 Concord Square; Repair brownstone ornamental surround in kind; repaint to match brownstone color and texture; Remove and replace existing light fixtures flanking front entry with appropriate alternatives; Repair existing brownstone stairs in kind; Remove existing door below entry stairs and replace with a new wood door featuring upper glass panels and lower solid wood panels, in keeping with historic precedent; install new egress well in the front garden to provide secondary egress from a new bedroom at the garden level. Existing well components to be retained and reused where feasible; Repair brownstone curb in kind; Remove all existing landscape in front garden. Final design to be developed by the Landscape Designer and coordinated with landmarks staff for approval; Remove all existing overgrowth from the expose side elevation; Remove existing asphalt roof at the mansard level; Install new slate or high quality composite slate shingles, matching the color, texture, and appearance of original slate roofs on neighboring properties; Repair and repaint all existing wood trim at the cornice, dormers, and mansard. Remove all existing landscape in front garden, new design (moved from design review).

****SEE ATTACHED DOCUMENTS ON THE NEXT PAGE FOR REVISED APPLICATION DRAWINGS SUBMITTED TO SELDC STAFF****

RESIDENCE AT 170 WEST CANTON STREET

170 WEST CANTON STREET
BOSTON, MASSACHUSETTS 02118

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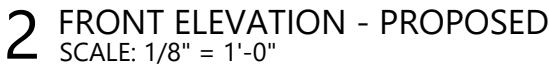
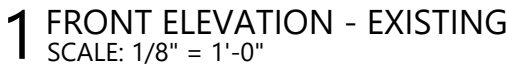
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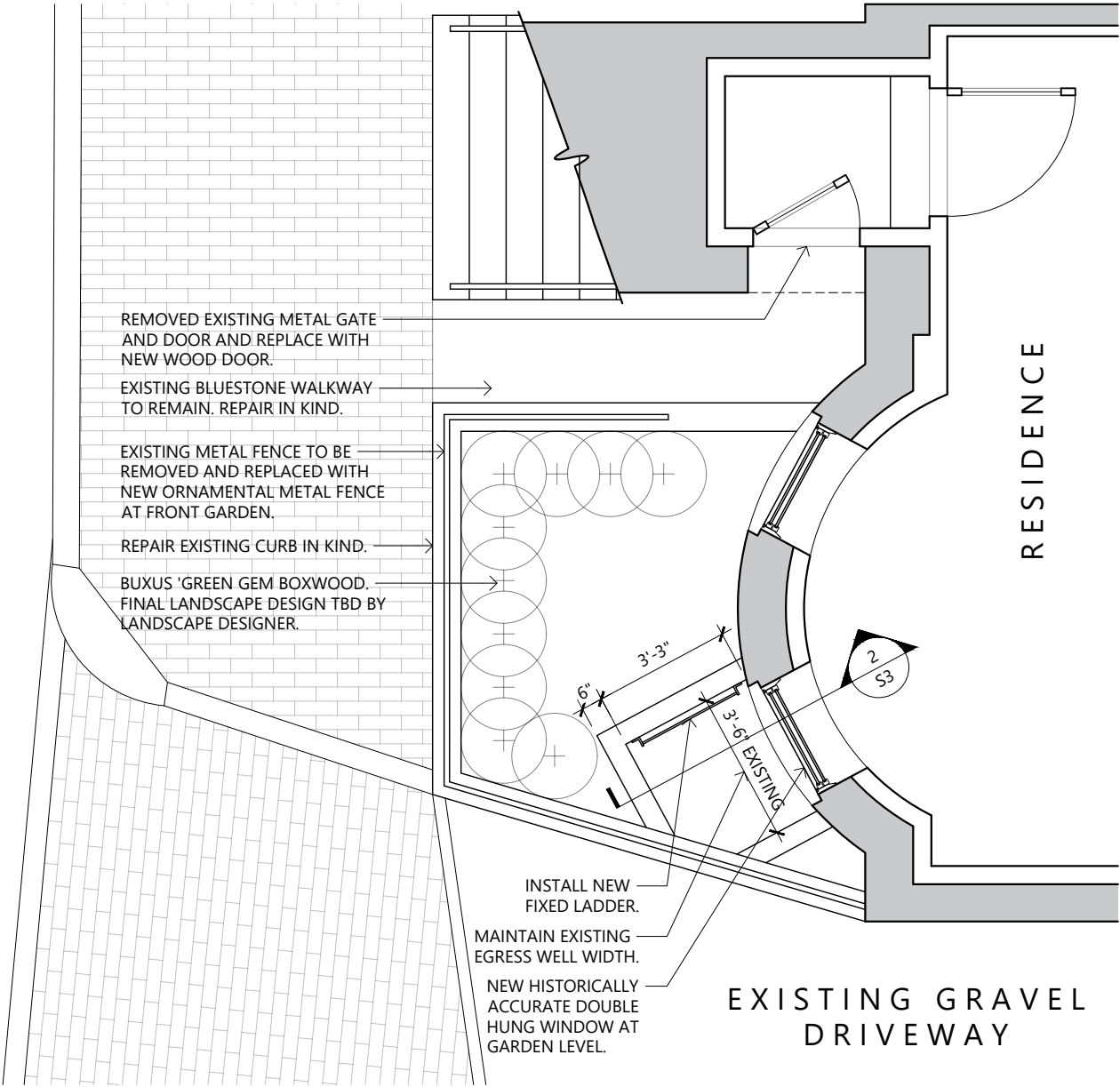
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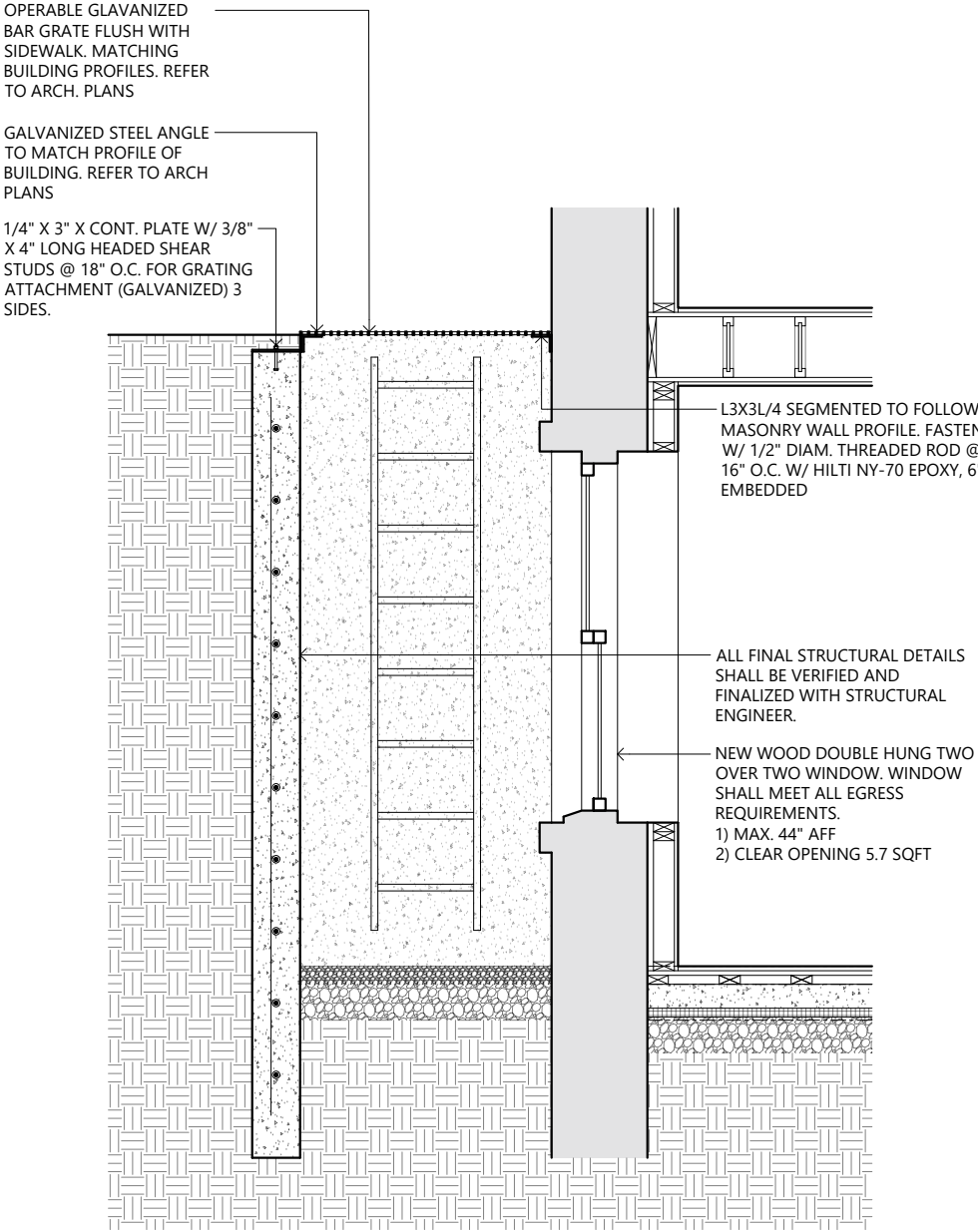
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RESIDENCE

EXISTING GRAVEL DRIVEWAY



2 EGRESS WELL -TYP. SECTION DETAIL
SCALE: 3/8" = 1'-0"

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170 WEST CANTON STREET
BOSTON, MASSACHUSETTS 02118

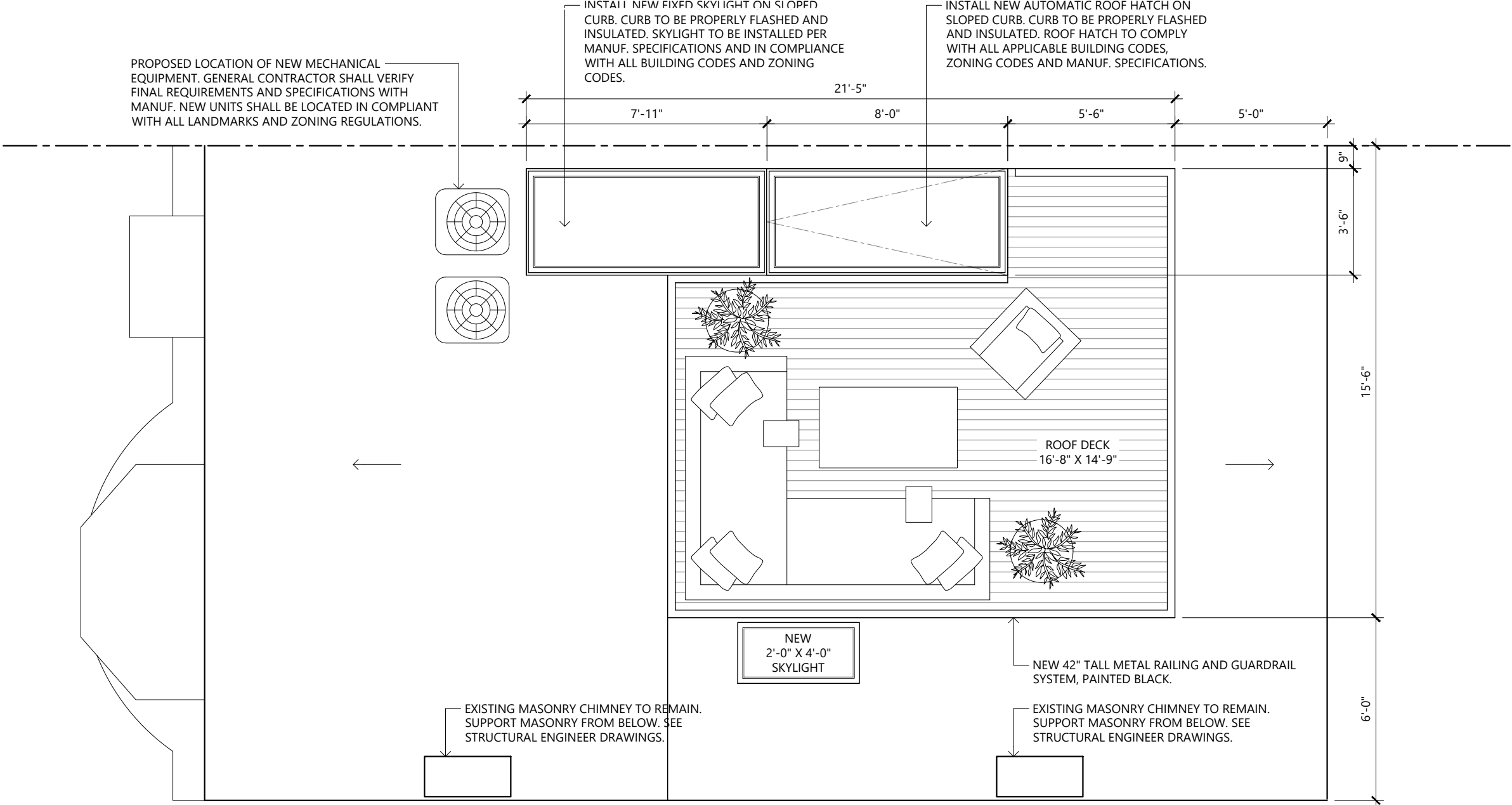
SUBMISSION:

SELDC SUBMISSION
DRAWINGS
ISSUED FOR REVIEW
AUGUST 4, 2025

SEAL/SIGNATURE:

SHEET NUMBER:

S3
ARCHITECTURAL
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1 ROOF DECK - PROPOSED
SCALE: 1/4" = 1'-0"

PITMAN &
WARDLEY

A S S O C I A T E S L L C
A R C H I T E C T U R E & D E S I G N

3 2 C H U R C H S T R E E T
S A L E M , M A S S A C H U S E T T S 0 1 9 7 0
9 7 8 - 7 4 4 - 8 9 8 2

PROJECT TEAM

OWNER
MICHAEL & RACHEL CARGO
116 CHANDLER STREET, UNIT 2
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INTERIOR DESIGNER
NICOLE HIRSCH INTERIORS
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SURVEYOR
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617-453-8234

PROJECT NAME:

RESIDENCE AT
WEST CANTON STREET
170 WEST CANTON STREET
BOSTON, MASSACHUSETTS 02118

SUBMISSION:

SELDC SUBMISSION
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SEAL/SIGNATURE:

- The replacement windows were subsequently reviewed and approved administratively by SELDC staff.
- At no point during the application review, site inspection, or administrative approval process were the existing windows identified by SELDC staff as requiring replication of a "curved sash"
- The administrative approval did not direct the project team to retain, replicate or fabricate a curved-sash window configuration.
- The work was noted on the August 26, 2025 Notice of Decision. See attached Placard below.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

SOUTH END LANDMARK DISTRICT COMMISSION
Certificate of Design Approval

APP: 26.0039 SE

Issue Date: 7/8/2026

Location of Work: (within purview of Commission): ☐Front ☐Rear ☐Roof ☐Interior

Work Description: Remove existing front door and install new custom wood door; Remove existing metal fence at front garden and replace it with a new historically appropriate metal fence; Remove all existing landscape in front garden, new design (moved to administrative review); Apply smooth stucco finish over masonry at the side elevation and paint to match brownstone color (exempt from review); Install new roof deck; Install new roof top mechanical units (moved to administrative review). See additional items under administrative review.

Property Address: 170 West Canton Street

Issued By: R. Ericksen & J. Vanegas

Boston Landmarks Commission

Phone: (617) 635-1935

Email: SouthEndLDC@boston.gov

CITY of BOSTON

RELIANCE ON SELDC APPROVAL:

- Based on the administrative approval issued by SELDC, the project team installed windows consistent with what was approved.
- A review of comparable SELDC decisions demonstrates that when curved sash is required, SELDC expressly identified "curved sash" in its approval language.
- Examples include the following properties:

[January 7, 2025](#) — 32 Rutland Square #2: “Remove 2 original wood two-over-two **curved sash windows** and replace with 2 new wood two-over-two **curved windows** in-kind.”

[February 4, 2025](#) — 23 East Concord Street #2: “Replace two non-original 2-over-2 **curved sash windows** with new wood two-over-two **curved sash windows**.”

[March 4, 2025](#) — 173 West Brookline Street: “Replace one flat sash and two **curved sash** non-original windows ... with one new flat sash and two new **curved sash windows** in-kind.”

[May 6, 2025](#) — 120 West Newton Street: The agenda expressly required repair of “the six original **curved sash windows**.”

[July 1, 2025](#) — 80 Montgomery Street: The proposal separately stated: “In the front round bay, new windows will match the existing flat glass in **curved sash**.”

- No comparable curved-sash requirement appears in the administrative approval issued for this project.
- In reliance upon approval as written, the project team proceeded with the procurement, fabrication and installation of the windows consistent with what was approved by the Commission.

