



NOTICE OF PUBLIC HEARING

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

DATE: 9/1/2026
TIME: 5:30 PM
ZOOM: <https://www.zoomgov.com/j/1657354455>

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 <https://www.zoomgov.com/j/1657354455> or calling +1 646 828 7666 US and entering meeting id #165 735 4455. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. RATIFICATION OF 8/4/26 MEETING MINUTES

II. VIOLATIONS

REVISED

3:53 pm, Sep 01, 2026

APP # 27.0136 SE

160 WEST NEWTON STREET

Applicant: Mark Furbush

Proposed Work: Unapproved rail installed at stoop.
#VIO.26.1083

APP # 26.0039 SE

170 WEST CANTON STREET

Applicant: Zach Millay

Proposed Work: Remove all existing windows at the front elevations and install new historically accurate two over two double hung windows with SDL and traditional profiles. #VIO.26.1064.

RECEIVED

By OFFICE OF THE CITY CLERK at 3:52 pm, Sep 01, 2026



III. DESIGN REVIEW HEARING

APP # 27.0051 SE 56 RUTLAND SQUARE

Applicant: Guy Grassi

Proposed Work: Replace existing fence at front garden with new.

~~APP # 27.0011 SE 10 BRADFORD STREET~~

~~Applicant: Angela Robinson~~

~~Proposed Work: Replacement of exterior entry door.~~

~~(Continued from 8/4/2026 hearing). Moved to Administrative Review~~

~~APP # 27.0113 SE 676 TREMONT STREET~~

~~Applicant: Theano Kapur~~

~~Proposed Work: Remove existing roof deck and install new. Moved to Administrative Review~~

~~APP # 27.0135 SE 99 PEMBROKE STREET~~

~~Applicant: Timothy Burke~~

~~Proposed Work: Install roof deck and roof hatch. Exempt from review.~~

APP # 27.0126 SE 528 TREMONT STREET

Applicant: Frank Knippenberg

Proposed Work: Modify existing storefront entry, install lighting at front, install signage at front facade, and install blade sign.

~~APP # 27.0110 SE 403 SHAWMUT AVENUE~~

~~Applicant: Vanessa Calderon Rosado~~

~~Proposed Work: Demolish existing six story building at 403 Shawmut and construct a new six story building. Withdrawn by applicant.~~

IV. 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..

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| APP # 27.0069 SE | <u>71 APPLETON STREET:</u> Replace two, non-original one-over-one windows with two, two-over-two windows with 7/8" muntins. |
| APP # 27.0117 SE | <u>3 APPLETON STREET:</u> Replace existing non-original windows with new aluminum clad windows – matching existing configuration and muted color. |
| APP # 27.0011 SE | <u>10 BRADFORD STREET:</u> Replacement of exterior entry door. (Continued from 8/4/2026 hearing). Moved from design review |
| APP # 27.0143 SE | <u>437 COLUMBUS AVENUE</u> Existing bricked in masonry opening for a door to be opened, new window and sill to be installed. |
| APP # 27.0116 SE | <u>509 COLUMBUS AVENUE:</u> Replace in kind failing wood facade at the garden and first floor levels. All work will |



APP # 27.0114 SE

seek to replicate as closely as possible the existing design.
553 COLUMBUS AVENUE: Repair front steps and sidewalls in kind. Prime and paint using Benjamin Moore HC69.

APP # 27.0059 SE

557 COLUMBUS AVENUE: At front - Refinish the entryway limestone in kind. At side - Cut 3/4" into the joints of the bricks and repoint. Refinish lintels and sills in kind.

APP # 27.0119 SE

118 CHANDLER STREET: Replace two, non-original windows at front with two, two-over-two aluminum clad windows. At rear replace two, non-original windows with two, two-over-two aluminum clad windows. At rear replace one, narrow, one-over-one window with a narrow one-over-one window.

APP # 27.0120 SE

68 CHANDLER STREET: At front replace, 2 non original windows with 2/2 black aluminum clad windows, replace 4 non original windows with 1/1 black aluminum clad windows. At rear, replace 1/1 non original window with 2/2 black aluminum clad window.

APP # 27.0070 SE

60-62 CLARENDON STREET: Repair deteriorated front stairs, repaint with HC-69. Repoint all brick on both sides of entry steps and replace brick as needed to match existing.

APP # 27.0087 SE

28 DWIGHT STREET: Replace three front-facing non-historically accurate 1 over 1 aluminum double hung windows with Pella Reserve wood/aluminum clad double hung windows. The exterior of the window will have an Auburn Brown baked-on, powder-coated finish. The new window will have a 2 over 2 grille pattern. The grilles will be Pella's historically accurate ILT grille that is 7/8" wide with a putty trapezoid profile. The exterior trim will be replaced with new painted wood trim in historically accurate profiles. These windows will match the parlor level unit windows which Pella replaced with the same windows a few years ago.

APP # 27.0146 SE

15 DARTMOUTH PLACE: At mansard level, replace three wood windows with three wood windows to be matched in kind.

APP # 27.0080 SE

23 DARTMOUTH STREET: Repair chimneys in kind,



APP # 27.0108 SE

repair deteriorated fascia and eaves in kind, remove existing asphalt shingles and install composite slate – which matches the color and texture to slate, install new copper drop edge and flashing, repair dormers in kind.

25 DARTMOUTH STREET: At the front stairs: chip the hollow cement off 100% and refinish. Prime and paint with Tammscoat waterproof paint to match the existing. Existing design and profiles to be retained.

APP # 27.0134 SE

81 DARTMOUTH STREET: At front replace, 2 non original windows with 2/2 black aluminum clad windows, replace 2 non original windows with 1/1 black aluminum clad windows.

APP # 27.0138 SE

98 EAST BROOKLINE STREET: 100% cut and point of all mortar joints, replace one lintel stone and two stone sills, repair two other stones, replacing broken bricks to match existing, paint stones to match existing.

APP # 27.0058 SE

54 EAST SPRINGFIELD STREET: Repoint entire front facade to match existing.

APP # 27.0137 SE

595 HARRISON AVENUE: Replace existing front entry wood doors with new – matching panel configuration and material, install mechanical under accessibility ramp minimally visible from public way.

APP # 27.0081 SE

455 MASSACHUSETTS AVENUE: Rebuild the existing chimney from the roofline to its original height using new cored clay brick and mortar matched as closely as possible to the existing masonry. Install a new cement crown/wash, new lead flashing, and installation of a 13" x 37" x 12" stainless-steel chimney cap. Any attachment holes will be filled and repaired. To repair/retain existing chimney pot or replace in kind.

APP # 27.0128 SE

532 MASSACHUSETTS AVENUE: Rebuild the rear oriel in kind, replace existing straight sash wood windows with new wood windows to match existing configuration.

APP # 27.0122 SE

604 TREMONT STREET: Replace Exempt from Review.

APP # 27.0121 SE

607 TREMONT STREET: Replace four, non-original windows with four, two-over-two, black, aluminum clad windows. Replace two, narrow one-over-one windows with two, narrow one-over-one windows.

APP # 27.0113 SE

676 TREMONT STREET: Remove existing roof deck and



APP # 27.0106 SE

install new. Moved from Design Review.

35 WORCESTER STREET: At Front Stairs - Chip the hollow cement 100% and rebuild to match the existing. Main Door Surround - chip the hollow cement and refinish as needed. Prime and paint with Tammscoat waterproof paint to match the existing.

APP # 27.0130 SE

80 WORCESTER STREET: At front replace three, non-original two-over-two windows with three, two-over-two aluminum clad windows. Also at front, replace two, one-over-one windows with two, two-over-two aluminum clad windows.

APP # 27.0127 SE

123 WEST CONCORD STREET: At front, replace 12 non-original windows with black, aluminum clad, two-over-two windows.

APP # 27.0107 SE

208 WEST SPRINGFIELD STREET: Repair front steps in kind, cut and repoint masonry at both sides of the stairs.

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 8/20/2026

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/