



City of Boston  
Landmarks Commission

**REVISED**

2:49 pm, May 02, 2025



City of Boston  
Mayor Michelle Wu

## NOTICE OF PUBLIC HEARING

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

**DATE:** 5/6/2025  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/96526852403>

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://zoom.us/j/96526852403> or calling 1 929 436 2866 US and entering meeting id # 965 2685 2403. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. VIOLATIONS

**APP #25.0771 SE**      **139 WEST CANTON STREET**  
Applicant: Matt Eckel  
Proposed Work: Restoring previously existing windows where possible and replacing windows which cannot be restored with in kind replacements. #VIO.25.961

### II. DESIGN REVIEW HEARING

**APP # 25.0746 SE** — **48 RUTLAND SQUARE**      **EXEMPT FROM REVIEW**  
Applicant: Heladio Salgado  
Proposed Work: Install new roof deck.

**APP # 25.0770 SE** — **536 MASSACHUSETTS AVENUE**      **MOVED TO ADMINISTRATIVE REVIEW**  
Applicant: Girolamo Dipierro

**CITY of BOSTON**

20 CITY HALL AVENUE FL. 3 BOSTON, MA 02108-4301 | 617-635-1935 | [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)



Proposed Work: Replace six non-original windows.

**APP # 25.0804 SE — ~~207 WEST NEWTON STREET~~ **MOVED TO**  
**ADMINISTRATIVE REVIEW****

Applicant: Matt Eckel

Proposed Work: Replace 5 non-original ground floor level windows with new. See additional items under Administrative Review.

**APP # 25.0790 SE 31 BRADDOCK PARK**

Applicant: Mark Herman

Proposed Work: Repair/replace existing unoriginal garden fence.

**APP # 25.0813 SE — ~~142 WEST CANTON STREET~~ **MOVED TO**  
**ADMINISTRATIVE REVIEW****

Applicant: Stephan Daly

Proposed work: Install new roof deck; replace existing windows with two-over-two windows; refurbishment of stoop and entry doors in kind; install HVAC condensers at rear.

**APP # 25.0806 SE — ~~16 GREENWICH PARK~~ **MOVED TO**  
**ADMINISTRATIVE REVIEW****

Applicant: Sophia Popova

Proposed Work: Replace non-original front garden rail with new rail to match existing pattern on Greenwich Park, repaint brick and eave at cornice line Benjamin Moore HC 69, replace non-original window above doorway with new 2-over-2 wood windows. See additional items under Administrative Review

**APP # 25.0749 SE 158 WEST CONCORD STREET**

Applicant: James Skelton

Proposed Work: Remove existing concrete entry walk and replace with brick and granite, install new 30" high wrought iron railing to match the existing railing design at 134 West Concord Street, install new curbing at front garden (moved to administrative review), and install



ornamental wrought iron railing at entry stairs. See additional items under Administrative Review

**APP # 25.0815 SE**

**1767-1769 WASHINGTON STREET**

Applicant: Pawel Honc

Proposed Work: Amendment to the application 23.0155 SE approved with provisos at the 12/6/22 public hearing with an extension approved at the 11/6/2024 public hearing: Renovate and restore existing historic Alexandra Hotel building and recreate and/or refurbish original historic design elements. On the adjacent parcel, build a 5 story addition.

**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 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](mailto:SouthEndLDC@boston.gov) Thank you.

<b>APP # 25.0794 SE</b>	<b><u>34 BRADDOCK PARK:</u></b> Replace five non-original wood windows with five, two-over-two, non-original wood windows.
<b>APP # 25.0816 SE</b>	<b><u>5 BRADFORD STREET:</u></b> Replace existing copper gutter and flashing in-kind.
<b>APP # 25.0764 SE</b>	<b><u>146 CHANDLER STREET:</u></b> Cut and repoint bricks in kind.
<b>APP # 25.0763 SE</b>	<b><u>378 COLUMBUS AVENUE:</u></b> At front stairs, chip the hollow cement off as needed and refinish in kind. Prime and paint with Tammscoat waterproof paint HC69.
<b>APP # 25.0800 SE</b>	<b><u>429 COLUMBUS AVENUE:</u></b> Repair and refurbish existing sign in-kind matching existing colors and gold leaf. Installation to use existing masonry openings.
<b>APP # 25.0797 SE</b>	<b><u>31 CONCORD SQUARE:</u></b> Replace three aluminum windows with three, two-over-two aluminum windows.
<b>APP # 25.0795 SE</b>	<b><u>39 EAST CONCORD STREET:</u></b> Replace nine non-original windows with two-over-two windows. Replace three small windows at the mansard level in kind. Repair four original wood windows in kind. At facade repoint in kind; patch and restore all brownstone retaining existing designs in the lintels, sills, bands and heads.
<b>APP # 25.0827 SE</b>	<b><u>4-6 EAST SPRINGFIELD STREET:</u></b> Install new minimally visible roof deck with uninterrupted top rails.
<b>APP # 25.0806 SE</b>	<b><u>16 GREENWICH PARK:</u></b> Repaint stoop handrail and front garden rail in-kind, repair and repaint front stoop, lintels and sills in-kind with Benjamin Moore HC-69, repair all wood window trim in-kind, repair wood doorway canopy in-kind, repair cracked concrete retention wall at stoop and paint HC-69, repair wooden door threshold at stoop in-kind. <i>See additional items under Design Review. Moved from Design Review:</i> Replace non-original front garden rail with new rail to match existing pattern on Greenwich Park, replace non-original window above doorway with new 2-over-2 wood windows, repaint brick and eave at cornice line.



<b>APP # 25.0778 SE</b>	<b>18 LAWRENCE STREET:</b> At facade, repoint as necessary, repair masonry, scrape prime and paint entablature, lintels and sills.
<b>APP # 25.0770 SE</b>	<b>536 MASSACHUSETTS AVENUE:</b> Replace six non-original windows.
<b>APP # 25.0767 SE</b>	<b>41 MILFORD STREET:</b> Repoint front facade with type O mortar mix. Restore all brownstone sills and lintels using Mimic with brownstone coloring to match the original profile. Prime and paint brownstone sills and lintels with Benjamin Moore HC69.
<b>APP # 25.0810 SE</b>	<b>137 PEMBROKE STREET:</b> At front stairs, chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint to match the existing.
<b>APP # 25.0742 SE</b>	<b>42 RUTLAND SQUARE:</b> Repoint facade in-kind, repair lintel and sills in-kind, remove and replace existing copper downspout in-kind.
<b>APP # 25.0766 SE</b>	<b>93 WALTHAM STREET:</b> At front and rear, cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills as needed in kind.
<b>APP # 25.0807 SE</b>	<b>141 A WARREN AVENUE:</b> At the front elevation street level, replace two non-historic double hung windows with two new aluminum-clad two-over-two windows.
<b>APP # 25.0809 SE</b>	<b>156 WARREN AVENUE:</b> At Front Stairs: Chip the hollow cement off 100% and refinish. Prime and paint with Tammscoat waterproof paint to match the existing.
<b>APP # 25.0813 SE</b>	<b>142 WEST CANTON STREET:</b> Install new roof deck; replace existing windows with two-over-two windows; refurbishment of stoop and entry doors in kind; install HVAC condensers at rear. <i>Moved from design review.</i>
<b>APP # 25.0712 SE</b>	<b>104 WEST CONCORD STREET:</b> Repoint to match existing.
<b>APP # 25.0749 SE</b>	<b>158 WEST CONCORD STREET:</b> Remove and reuse existing granite curbing, clean, flip, and install. Replace curbing where necessary. Preserve existing tree and garden bed to be planted with wildflowers and shrubbery. Install a new gutter. <i>See additional items under Design Review. Moved from Design Review:</i> install new 30" high wrought iron railing to match the existing railing design



at 134 West Concord Street, install new curbing at front garden.

**APP # 25.0791 SE**

**120 WEST NEWTON STREET:** Work to be done in kind: repointing the facade; refinish and repaint the woodwork detail above and around the front door; repair the front steps and garden rail curb; repair the six original curved sash windows on floors one to three; replace the five non-original aluminum windows with wood clad windows; refinish the existing front door and paint black; replace the existing mansard damaged slate with new.

**APP # 25.0785 SE**

**205 WEST NEWTON STREET:** Repair rotted wood hole at soffit in-kind.

**APP # 25.0804 SE**

**207 WEST NEWTON STREET:** Replace garden level door transom window in-kind, repair flashing at window below primary stair with new black aluminum flashing to match original profile, replace wood trim in-kind as needed. ~~See additional items under Design Review.~~ Replace 5 non-original ground floor level windows with new (moved from design review).

**APP # 25.0715 SE**

**82 WEST RUTLAND SQUARE:** Replace cracked and spalled brick replacement as needed, in-kind repointing, in-kind brownstone patching, paint window frames/trim, replacement of failed sealant joints, all work to match existing.

**APP # 25.0739 SE**

**98 WEST SPRINGFIELD STREET:** Replacing two non-original, all-aluminum, one-over-one windows on the garden level with two, two-over-two, wood/aluminum clad windows at the garden level.

**APP # 25.0796 SE**

**167 WEST SPRINGFIELD STREET:** Replace 15 non-original windows with new 2-over-2 aluminum-clad windows.

**APP # 25.0769 SE**

**27 WORCESTER SQUARE:** Cut and repair mortar joints in kind.

**APP # 25.0747 SE**

**30 WORCESTER SQUARE:** Replace existing vinyl windows with aluminum two-over-two windows; repair stoop steps in kind.

#### **IV. PRESENTATION and DISCUSSION: EV Chargers in the SELD**





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**V. RATIFICATION OF 4/1/25 MEETING MINUTES**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: 4/25/2025**

**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/