



NOTICE OF PUBLIC HEARING

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

DATE: 8/4/2026

TIME: 5:30 PM

ZOOM: <https://www.zoomgov.com/j/1652509641>

REVISED

3:56 pm, Jul 30, 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 **#1652509641**. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. RATIFICATION OF 7/7/26 MEETING MINUTES

II. VIOLATIONS

APP # 27.0039 SE

552 COLUMBUS AVENUE

Applicant: Walid Samaha

Proposed Work: Install mechanical unit at front and encase with wooden box to match existing storefront (#VIO.26.1065).

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 # 26.1070 SE — 10 BRADFORD STREET

Applicant: Angela Robinson

Proposed Work: Replacement of four windows at front with four fiberglass windows. Moved to administrative review by staff.

APP # 27.0011 SE 10 BRADFORD STREET

Applicant: Angela Robinson

Proposed Work: Replacement of exterior entry door and transom window (moved to administrative review).

APP # 27.0025 SE 21 GREENWICH PARK

Applicant: Fernanda Barriera

Proposed Work: Replace five, non-original, curved sash windows with straight sash windows. See Additional Items under Administrative Review.

APP # 27.0033 SE — 1723 WASHINGTON STREET

Applicant: Zach Millay

Proposed Work: At vertical addition, install three new windows on the right elevation of the existing building. Moved to Administrative Review.

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..*

- APP # 26.0970 SE** **105 APPLETON STREET:** Remove existing EPDM rubber roof and install new with copper edge flashing on street side.
- APP # 27.0011 SE** **10 BRADFORD STREET:** Replacement of ~~exterior entry door and~~ transom window. See additional items under design review.
- APP # 26.1070 SE** **10 BRADFORD STREET** Replacement of four windows at front with four fiberglass windows. Moved from design review.
- APP # 26.1134 SE** **74 CHANDLER STREET:** At rear, on Lawrence Street, detach, re-grade, and reinstall same brick pavers.
- APP # 27.0023 SE** **517 COLUMBUS AVENUE:** Chip hollow cement off front facade and refinish in kind, paint to match existing, replace rotted wood trims as needed in kind, repoint as needed.
- APP # 27.0009 SE** **435 COLUMBUS AVENUE:** Paint window and door trim black, repaint lights to black.
- APP # 27.0047 SE** **558 COLUMBUS AVENUE:** Repair and repaint front steps to match existing.
- APP # 26.1113 SE** **22 CONCORD SQUARE:** Repair existing areas of localized wood rot at soffits and dentil blocks. Damaged material will be repaired or replaced in kind to match the existing materials, profiles, and details. Approximately 10 linear feet of soffit repairs are anticipated. Repaired areas will be primed and painted to match the existing finish. No changes to the existing design, dimensions, appearance, or architectural details are proposed. Two small damaged areas at the front concrete steps will also



APP # 27.0025 SE

be patched and repaired to match existing conditions and painted as required.

21 GREENWICH PARK: Replace two, non-original straight sash windows with two, two-over-two, aluminum clad windows.

APP # 26.0991 SE

87 PEMBROKE STREET: At front, replace all non-original windows with black 2/2 aluminum clad windows, install mahogany brick mold and painting it to match windows – profiling of molding will be in kind to match with historic dimensions, install new egress window well with ladder at front

APP # 27.0048 SE

32 RUTLAND STREET: At the Façade: cut 3/4" into the joints of the brick and repoint. Refinish lintels and sills and paint with Tammscoat waterproof paint.

APP # 27.0049 SE

773 TREMONT STREET: At front, replace three non-original windows with 2/2 aluminum clad windows.

APP # 27.0041 SE

11H UNION PARK: At front, replace 3 non-original windows with black 2/2 aluminum clad windows.

APP # 26.1122 SE

26 UNION PARK: Restore existing curved sash wood windows and repaint in existing black color.

APP # 27.0021 SE

19 UPTON STREET: At front stairs: chip the hollow cement 100% and refinish. Prime and paint with Tammscoat waterproof paint, HC69.

APP # 27.0042 SE

85 WALTHAM STREET: Replacing one front-facing non-historically accurate 1 over 1 white vinyl window with white metal trim with a Pella Reserve wood/aluminum clad double hung window. Also replacing 6 front-facing, non-historic double pane casement windows. The new windows will be Pella Lifestyle wood/aluminum clad casement windows. The exterior of the window will have a black baked-on, powder-coated finish. The windows will have no grilles to match the existing windows as well as the other casement windows along the mansard level of the other buildings on the street. The exterior trim will be replaced with new painted wood trim in historically accurate profiles.

APP # 27.0028 SE

91 WALTHAM STREET: Replacing one, front-facing non-historically accurate 6 over 6 double hung window with a wood/aluminum clad double hung two-over-two



window. Also replacing 6 front-facing, vinyl clad casement windows with wood/aluminum clad casement windows. The windows will have no grilles to match the existing windows as well as the other casement windows along the mansard level of the other buildings on the street. The exterior trim for all will be replaced with new painted wood trim in historically accurate profiles.

APP # 27.0017 SE

55-57 WARREN AVENUE: At roof, replace a portion of shingles in kind.

APP # 27.0045 SE

1151-1525 WASHINGTON STREET: Replace the color and lettering of awnings – retaining size, material, projection, and dimension to the existing awnings.

APP # 27.0033 SE

1723 WASHINGTON STREET: At vertical addition, install three new windows on the right elevation of the existing building. *Moved from Design Review*

APP # 27.0030 SE

79 WEST BROOKLINE STREET, 328-330 SHAWMUT AVENUE: Repaint stone window sills and stone lintels to approved brownstone color, at 328-330 Shawmut, paint stone entrance door surround to match existing brownstone.

APP # 27.0031 SE

190 WEST CANTON STREET: Emergency repair – due to falling bricks and water leaks. Repoint front facade with type O or high lime/soft mortar mix. Remove 12 rows of bricks, on top of round section under gutter, and reset or replace with new bricks to match original profile including decorative detail. Restore brownstone sills and lintels on front facade to match original profile. Product used is Mimic with brownstone coloring. Prime and paint brownstone sills and lintels, front steps and garden wall with Benjamin Moore HC69. Remove the front mansard tiles, gutters, fascia, soffit and trim around the front dormer window. Repair or replace any damaged or rotten wood. Install ice and water membrane over the apron and mansard decking. Install new soffit, fascia on the gutter line. Install new custom copper gutter. Install a copper apron above gutter and in the bay window. Install new slate in kind with copper nails. Install new wooden trim and sills around all front windows.

APP # 27.0036 SE

78 WEST CONCORD STREET: Replace 2 curved sash



APP # 26.1140 SE

wood windows with new – matching previously existing, replace existing straight sash wood windows in kind.

139 WEST CONCORD STREET: Emergency repair – maintenance work to existing balcony fire escape system.

APP # 26.1148 SE

201 WEST NEWTON STREET: Scrape & paint the front and rear fire escapes at 201 W Newton St. Back of building egresses will have bolts replaced w/ new steel bolts at bracket supports only, cement will be cleaned from bracket supports & reapplied, 1 new bracket will be installed at 1 egress, & certificate will be filed at ISD.

APP # 27.0040 SE

13 WORCESTER SQUARE: Repair the dents/pock marks/seams/caulk of existing doors and apply a fresh coat of dark color green paint.

APP # 26.1125 SE

29 WORCESTER SQUARE: Chip out all mortar joints on brownstone front steps and repoint in kind; Restore brownstone garden wall at front facade using Mimic with brownstone coloring. Prime and paint front steps and garden with historical color Benjamin Moore, HC69.

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 7/23/2026

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/