



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

REVISED

2:36 pm, Oct 05, 2026

NOTICE OF PUBLIC HEARING

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

DATE: 10/6/2026

TIME: 5:30 PM

ZOOM: <https://www.zoomgov.com/j/1659193896>

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 **#165 919 3896**. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. RATIFICATION OF 9/1/26 MEETING MINUTES

II. VIOLATIONS

APP # 27.0236 SE — ~~419 SHAWMUT AVENUE~~

~~Applicant: Dasan Harrington~~

~~Proposed Work: Heat pump units installed along the San Juan Street elevation at alcoves. Approximately 8 feet high fencing to be installed at each alcove, design replicating existing fencing along San Juan Street (#VIO.27.1089).~~ **Withdrawn by Applicant**

III. DESIGN REVIEW HEARING

APP # 27.0245 SE 41 BERKELEY STREET

Applicant: Jonathan Lee

Proposed Work: The Project includes the reuse of the

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Franklin Building, partial demolition of the 4 Appleton Street building, and construction of a new 10-story building to establish a mixed-use commercial and residential development. In total, the Project will result in 312 new residential apartment units across the approximately 267,000 square foot development. A similar development was previously proposed for the site, and subsequently received a conditional approval by the SELD Commission, in 2022-2023 (Application #23.0628 SE).

APP # 27.0240 SE — ~~116 APPLETON STREET~~

~~Applicant: Amy Long Gunerman~~

~~Proposed Work: At Front Stoop, replace existing stoop door with new arch top wood door (moved to administrative review); install new red brick walkway beside stoop with ramped surface. At Front Garden, install new egress well, including below grade foundation walls, below grade window, and flush metal grate in the front garden to provide secondary egress from Garden Level. At Rear 1st Floor, remove (1) existing door and adjacent metal staircase to garden; infill existing masonry opening with new double hung wood window, arched brick header, stone lintel, and brick below (moved to administrative review). At Rear Garden Level, remove existing (2) windows and (1) door; cut new masonry opening and install new steel and glass door system with decorative arched brick header above (exempt from review). At Rear Street, remove existing rear fence and replace in kind with new 6'-0" tall cedar fence (moved to administrative review).~~

APP # 27.0243 SE

142 WEST CANTON STREET

Applicant: Zachary Millay

Proposed Work: ~~Install mechanicals and deck at roof.~~ (exempt from review) Replace existing front garden fence with new, install rail at lower level of the front facade (see items on Administrative Review).



APP # 27.0241 SE

403 SHAWMUT AVENUE

~~Applicant: Vanessa Calderon-Rosado~~

~~Proposed Work: Request for a Certificate of Exemption under Section 8(ii) of Chapter 772 to proceed with the demolition of the existing building. (See section V).~~

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 # 27.0240 SE

116 APPLETON STREET: At Front Stoop, replace existing stoop door with new arch-top wood door. Install new red brick walkway beside stoop with ramped surface. At Front Garden, install new egress well, including below-grade foundation walls, below-grade window, and flush metal



grate in the front garden to provide secondary egress from Garden Level. At Rear 1st Floor, remove (1) existing door and adjacent metal staircase to garden; infill existing masonry opening with new double-hung wood window, arched brick header, stone lintel, and brick below. At Rear Street, remove existing rear fence and replace in kind with new 6'-0" tall cedar fence (*moved from design review*).

APP # 27.0206 SE

34 BRADDOCK PARK: Replace previously approved roof deck in identical footprint as existing with no structural changes.

APP # 27.0233 SE

533 COLUMBUS AVENUE: Replace seven non-original windows at front with 2/2 black aluminum clad windows.

APP # 27.0227 SE

529 COLUMBUS AVENUE: Replace 6 non-original windows at front with 2/2 black aluminum clad windows.

APP # 27.0248 SE

124 CHANDLER STREET: At rear, replace existing mechanical lines and encase in muted brown color to match already existing conditions.

APP # 27.0161 SE

27 DARTMOUTH STREET: Cut and repoint, tooling and mortar type to match existing.

APP # 27.0215 SE

19 EAST CONCORD STREET: Emergency roof replacement due to leak. All work to be done in kind.

APP # 27.0226 SE

37 GRAY STREET: Remove six non-original windows and replace with six, two-over-two, double hung windows with 7/8 inch muntins.

APP # 27.0172 SE

17 HANSON STREET: Remove and replace four brick moulds in kind.

APP # 27.0216 SE

36 HANSON STREET: Remove and replace 1 existing skylight with new, remove 2 skylights and patch roof, replace asphalt roof shingles with synthetic slate roof tiles, reconfigure non-original dormer with historically appropriate configuration, replace non-original windows at dormer and replace with 2/2 wood windows, repair oriel, repair and repoint existing brick masonry, replace non-original windows at front with 2/2 wood windows, remove existing non-original entry that is flush with building and create recessed historic entryway based on historic documentation of building with new wood entry door with historic panel



APP # 27.0244 SE

configuration and transom, restore historic granite stoop, install new granite sill at ground level.

617 MASSACHUSETTS AVENUE: Remove existing windows and replace with two, two-over-two, curved sash wood windows and one, two-over-two flat sash wood window.

APP # 27.0239 SE

26 MONTGOMERY STREET: Repaint to match existing at front facade: lintels, sills, metal railings.

APP # 27.0212 SE

258 SHAWMUT AVENUE: Install new 4 inch vent with vent cap.

APP # 27.0199 SE

1 TAYLOR STREET: Repair wood siding and trim in kind to match existing.

APP # 27.0187 SE

660 TREMONT STREET: At front facade cut and repoint to match existing, repair and restore lintels and sills, at entryway repair and restore to match existing, scrape and repair soffits, repair rusted wood in kind. Repaint to match existing.

APP # 27.0186 SE

662 TREMONT STREET: Repair the missing parts of the roof soffit cornices in-kind.

APP # 27.0247 SE

664-666 TREMONT STREET: Repoint side facade to match previously existing.

APP # 27.0171 SE

671 TREMONT STREET: Replace one non-original window with 2/2 black aluminum clad window.

APP # 27.0204 SE

127 WARREN AVENUE: Emergency repair – Controlled removal of existing deteriorated brick masonry facade at designated side elevation, approximately 59 ft wide x 45 ft high. Work includes removal of existing brick surrounding of window openings, headers, lintels, and decorative stone bands. Facade reconstruction and repair is not to be included in this phase and to be addressed separately. All reconstruction and repair in the future is intended to be done in kind previously matching existing.

APP # 27.0235 SE

144 WARREN AVENUE: Remove and dispose of the exiting copper gutter and replace with the same material and profile. Remove and replace any rotted wood on the front fascia board. Sand, prepare and paint the front fascia board to match the original color.

APP # 27.0232 SE

96 WALTHAM STREET: Replace one, two-over-two flat



APP # 27.0154 SE

sash wood window with one, flat sash two-over-two wood window. Replace two, curved sash windows with two, two-over-two curved sash windows.

198 WEST BROOKLINE STREET: Replace 6 non-original windows at front with 2/2 dark bronze aluminum clad windows.

APP # 27.0243 SE

142 WEST CANTON STREET: Patch and repair existing trim details at roof and dormer in kind as required, existing slate shingle roof at mansard to be patch and repaired in kind as required, existing cornice details to be patched and repaired in kind to match original, provide new copper gutter, remove existing downspout and replace with new copper downspout, repair existing wood bay to match existing details, replace and repair missing and damaged pieces as required, repoint existing brick and mortar using mortar that matches the existing in color, texture, and joint profile, existing wood doors at parlor level entry are to be restored, top two wood panels are to be removed and replaced with glass panels, existing wood paneling details at entry are to be patched and repaired in kind, remove non-original post at entryway, existing masonry lintels and sillars are to be patched and repaired in kind and painted using Benjamin Moore HC-69, historic iron railing and balustrade and front stoop to be repaired and painted black, existing granite stoop to be patched and repaired as required, existing door at stoop to be removed and replaced with new wood door with historic panel configuration, existing granite stairs leading to front entryway to be patched and repaired as required, existing granite steps at stoop door to be removed, minimally expanded, and replaced with new granite steps with historic material landing at door, install new egress well foundation to be flush with grade, existing granite curb to be cleaned and repaired as required (*See items on Design Review*).

APP # 27.0250 SE

152 WEST CANTON STREET: Repair window trims at front and moulding at cornice, replace rotted wooden fascia board in kind.

APP # 27.0195 SE

190 WEST CANTON STREET: Replace non-historic



APP # 27.0129 SE

windows at top floor: one existing five paneled window to be replaced with new, aluminum clad five paneled window and one existing one-over-one window to be replaced with one, aluminum clad two-over-two window.

55 WORCESTER STREET: Emergency Repair – Remove seven non original windows which have been damaged from fallen tree. Replace five windows with 2/2 aluminum clad windows and replace 2 windows with 1/1 aluminum clad windows.

APP # 27.0213 SE

55 WORCESTER STREET: Emergency Repair – Repair damaged chimney with new bricks to match previously existing and add new chimney cap. All repairs to be done in kind.

V. 403 SHAWMUT AVENUE (APP # 27.0241 SE) – ISSUANCE OF CERTIFICATE OF EXEMPTION

Applicant: Vanessa Calderon-Rosado

Proposed Work: Request for a Certificate of Exemption under Section 8(ii) of Chapter 772 to proceed with the demolition of the existing building.

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 9/25/2026

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/