City of Boston
Landmarks Commission

City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

RECEIVED
By OFFICE OF THE CITY CLERK at 11:09 am, Oct 28, 2026

DATE: **11/3/2026**
TIME: **5:30 PM**
ZOOM: ***https://www.zoomgov.com/j/1654332013***

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 Zoom hearing https://www.zoomgov.com/j/1654332013 or calling* **+1 646 828 7666** *US and entering meeting id* **#165 433 2013** *. You can also submit written comments or questions to SouthEndLDC@boston.gov.*

REVISED
11:09 am, Oct 28, 2026

I. RATIFICATION OF 10/6/26 MEETING MINUTES

II. DESIGN REVIEW HEARING

~~**APP # 27.0312 SE**~~ ~~**1355 WASHINGTON STREET**~~
~~Applicant: Tina Arcuri~~
~~Proposed Work: Install new signage at storefront.~~
Withdrawn by applicant.

APP # 27.0245 SE **41 BERKELEY STREET**
Applicant: Jonathan Lee
Proposed Work: The Project includes the reuse of the 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). *Continued from October 2026 hearing.*

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. Thank you..*

APP # 27.0311 SE — **31 APPLETON STREET:** Emergency Repair- Repair fire escape balconies by replacing old, damaged bolts with new, handscrape and repaint in-kind.

APP # 27.0285 SE — **17 BRADFORD STREET:** Replace existing door with new,

wood door; remove and replace existing transom glass with three lites.

APP # 27.0318 SE **506 COLUMBUS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match.

APP # 27.0297 SE **517 COLUMBUS AVENUE:** Emergency Repair- Replacing damaged wood at commercial storefront in-kind.

APP # 27.0319 SE **401 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0320 SE **403 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match.

APP # 27.0321 SE **405 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0322 SE **407 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match.

APP # 27.0323 SE **419 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0324 SE **421 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match.

APP # 27.0325 SE **423 MASSACHUSETTS AVENUE:** Preparing and

repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0326 SE **425 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match.

APP # 27.0331 SE **545 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match, repair in-kind deteriorated precast stone at 2 window sills.

APP # 27.0332 SE **547 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0333 SE **553 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match.

APP # 27.0329 SE **560 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0334 SE **569 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match, repair deteriorated stone headers and sills in-kind to match existing.

APP # 27.0335 SE **571 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances

and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0336 SE **573 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match, repair in-kind deteriorated precast stone at 5 window heads and 3 window sills.

APP # 27.0338 SE **612 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim at dormer and windows, replace broken trim pieces with new wood trim to match, limited repairs and patching of decorative precast stone window heads and sills to match existing.

APP # 27.0339 SE **623 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0340 SE **627 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim at dormer, oriel, and windows, replace broken trim pieces with new wood trim to match, limited repairs and patching of decorative precast stone window heads and sills to match existing.

APP # 27.0343 SE **663 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0342 SE **692 MASSACHUSETTS AVENUE:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match, limited repairs and patching of decorative precast stone window heads and sills to match existing.

APP # 27.0343 SE **696 MASSACHUSETTS AVENUE:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and

sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0346 SE **23 MILFORD STREET:** Remove and replace 4 non-original windows with 2/2 black aluminum clad windows.

APP # 27.0317 SE **139 PEMBROKE STREET:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0314 SE **411 SHAWMUT AVENUE:** Replace seven, straight sash aluminum windows with seven, aluminum clad two-over-two windows.

APP # 27.0303 SE **665 TREMONT STREET:** Emergency Repair - At the front façade: cut 3/4" into the joints of the bricks and repoint in kind to address an occurring leak; refinish lintels and sills as needed in kind.

APP # 27.0263 SE **133 WARREN AVENUE:** Remove and replace mansard copper gutters and trim in kind.

APP # 27.0366 SE **149 WARREN AVENUE:** At front, remove and replace non-original windows with black aluminum clad windows matching historic configuration.

APP # 27.0280 SE **177 WEST BROOKLINE STREET:** Replace 3 non-original windows with 2/2 aluminum clad windows.

APP # 27.0344 SE **142 WEST CANTON STREET:** At the street, parlor, and second levels, all existing double-hung windows to be removed and replaced with new wood 2/2 windows matching the existing configurations, proportions, and historic detailing, at the mansard level, all existing 1/1 windows will be replaced with new 2/2 wood double-hung windows to restore the original historic configuration, replace transom with new – incorporating a centered vertical muntin to match the original historic design.

APP # 27.0293 SE **1 WEST DEDHAM STREET - VILLA VICTORIA**

APARTMENTS: Addresses include: Aguadilla Street Buildings (10–44 Aguadilla Street) Brookline Street Buildings (130–132 Brookline Street) West Brookline Street Buildings (80–90 West Brookline Street) San Juan Street Buildings (25–56 San Juan Street) West Dedham Street Buildings (1-11 West Dedham Street) West Dedham Street Buildings (13–91 West Dedham Street) West Newton Street Buildings (57–59 West Newton Street) 636 Tremont Street. Strip & re-roof existing roofing system for Villa Victoria apartments.

APP # 27.0284 SE — **53 WORCESTER STREET:** Emergency repair approval: Repair hole in roof in kind; Remove copper k-style gutter install custom copper gutter (historical); repair damage to bay window in kind

APP # 27.0328 SE — **57 WORCESTER STREET:** Patch and repair existing wood trim, replace broken trim pieces with new wood trim to match

APP # 27.0292 SE — **65 WORCESTER STREET:** Replace 2 non-original windows with 2/2 black aluminum clad windows.

APP # 27.0327 SE — **84 WORCESTER STREET:** Preparing and repainting existing painted wood trim and siding at mansards and bay windows, and limited repairs and patching of decorative precast stone window heads and sills. All of the work will maintain existing appearances and colors. The trim will be repaired if damaged and painted without changing colors or materials.

APP # 27.0279 SE — **30 WORCESTER SQUARE:** Emergency Repair- Repair deteriorated portions of the existing treads, risers, side walls, and related masonry surfaces using an appropriate masonry restoration material, reconstruct damaged profiles to match the existing dimensions, shapes, and details as closely as possible, finish and texture the repaired areas to blend with the surrounding existing masonry to preserve the existing configuration with HC-69.

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 10/22/2026

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/