REVISED
11:00 am, Nov 20, 2026

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:

DATE: **12/1/2026**
TIME: **5:30 PM**
ZOOM: ***https://www.zoomgov.com/j/1652531452***

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 or calling* **+1 646 828 7666** *US and entering meeting* id **#165 253 1452**. *You can also submit written comments or questions to SouthEndLDC@boston.gov.*

I. RATIFICATION OF 11/3/26 MEETING MINUTES

II. DESIGN REVIEW HEARING

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

APP # 26.0969 SE **40 UPTON STREET**
Applicant: Andreas Romero
Proposed Work: At front, remove 8" stone curb and single cast-iron post to install lift.

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 # 27.0356 SE	**12 BRADDOCK PARK:** Emergency Repair - Repoint Rear Facade, with type O or high lime/soft mortar mix. Restore all brownstone sills on rear facade to match original profile. Product used is Mimic with brownstone coloring. Prime and paint brownstone sills with Benjamin Moore HC69.
APP # 27.0424 SE	**5 CONCORD SQUARE:** Remove 4 non-original windows with 2/2 black aluminum clad windows.
APP # 27.0397 SE	**312 COLUMBUS AVENUE:** Remove 4 non-original windows and replace with black aluminum clad 2/2 windows, remove 1 non-original 1/1 window and replace with black aluminum clad 2/2 window.
APP # 27.0423 SE	**312 COLUMBUS AVENUE:** Remove 4 non-original windows and replace with black aluminum clad 2/2 windows, remove 1 non-original 1/1 window and replace with black aluminum clad 2/2 window.

APP # 27.0398 SE	**21 GREENWICH PARK:** At front, remove four curved sash windows with 2/2 wood curved sash windows, remove two 2/2 straight sash windows with aluminum clad 2/2 windows.
APP # 27.0388 SE	**418 MASSACHUSETTS AVENUE:** Emergency Repair-secure existing steel fire escape in front and rear of the building in kind.
APP # 26.0237 SE	**530 MASSACHUSETTS AVENUE:** Remove 2 non-original windows with 2/2 black aluminum clad windows.
APP # 27.0392 SE	**22 MILFORD STREET:** Emergency repair - Emergency sealing of leaking granite steps. Remove the existing caulking and apply flexible caulking to the joints.
APP # 27.0379 SE	**615 TREMONT STREET:** At front, repair sills and headers to match existing, repair large brownstone band at garden level to match existing, repair steps and sidewalls at garden level in kind, repair front steps in kind, brownstone repairs to be painted HC-69.
APP # 27.0412 SE	**31 UNION PARK** Replace 11 casement windows at the 4th floor in kind with wood/aluminum clad casement windows.
APP # 27.0443 SE	**16 UPTON STREET** Emergency Repair- Remove existing shingles and replace with slate shingles, install copper flashing, replace deteriorated trim in kind.
APP # 27.0385 SE	**43 UPTON STREET:** Emergency repair – Remove deteriorated caulking at front steps. Re-caulk and apply sealer to prevent water infiltration. Paint checker board and platform. All work to be done in kind.
APP # 27.0368 SE	**96 WALTHAM STREET:** At front Stairs - rebuild the stairs 100% in kind to match the existing profile. Prime and paint with Tammscoat waterproof paint, HC69.
APP # 27.0419 SE	**167 WARREN AVENUE:** At front, replace 4 non-original windows with 2/2 black aluminum clad windows.

APP # 27.0399 SE	**1365 WASHINGTON STREET:** Installation of non-illuminated aluminum channel-letter signage. The sign will be mounted on studs above the existing awning, with the existing storefront and awning to remain. Install a small white vinyl logo at the main entry door glazing.
APP # 27.0403 SE	**22 WELLINGTON STREET:** Emergency Repair- Emergency in-kind repointing at front facade and in kind stoop repair to stop active leak.
APP # 27.0407 SE	**228 WEST CANTON STREET:** At front, repoint front facade to match existing.
APP # 27.0352 SE	**214 WEST SPRINGFIELD STREET:** At roof, remove existing roofing and install with synthetic slate shingles.
APP # 27.0381 SE	**61 WORCESTER STREET:** At front remove three, two-over-two windows non-original windows and replace with three, two-over-two aluminum clad windows.

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: **7:00 PM**

DATE POSTED: 11/19/2026

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/*