



City of Boston  
Landmarks Commission

**REVISED**

3:39 pm, Jan 24, 2025



City of Boston  
Mayor Michelle Wu

## NOTICE OF PUBLIC HEARING

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

**DATE:** 2/4/2025  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/99620764208>

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/99620764208> or calling 1 929 436 2866 US and entering meeting id # 996 2076 4208. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. VIOLATIONS

**APP #25.0564 SE**      **665A TREMONT STREET**  
Applicant: Eric Zhou  
Proposed Work: Install new storefront signage, VIO.24.910

### II. DESIGN REVIEW HEARING

**APP # 25.0561 SE**      **59 EAST SPRINGFIELD STREET**  
Applicant: Peter Sanborn  
Proposed Work: Install new handrail on left side of stairs adjacent to restaurant addition.

**APP # 25.0570 SE**      **52 EAST SPRINGFIELD STREET**  
Applicant: Brian Anderson  
Proposed Work: Replace non-original ganged window unit at mansard level with new. *See additional items under Administrative Review.*

**APP # 25.0540 SE**      **558 COLUMBUS AVENUE**  
Applicant: Daniel Kasmarek  
Proposed Work: Install new roof deck.

**CITY of BOSTON**

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**APP # 25.0560 SE**

**18 MILFORD STREET**

Applicant: Zach Millay

Proposed Work: Existing areaway to be replaced with new bluestone and landscaping. Install new egress well at lower garden level, install new window, expand existing window opening. See additional items under Administrative Review.

**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 # 25.0569 SE**

**69 APPLETON STREET:** Emergency Repair at existing canopy: remove the existing structure, salvage and refurbish the decorative pieces, and replace the canopy with an updated structure, but maintain the existing trim, corbels, and re-install for a same look finish to the canopy with updated components that are either not rotten or refurbished.

**APP # 25.0547 SE**

**122 CHANDLER STREET:** Replacing six non-original wood double hung windows in-kind.

**APP # 25.0571 SE**

**282 COLUMBUS AVENUE:** Exterior envelope restoration and



**APP # 25.0548 SE**

repairs including brick masonry, stone, and slate mansard roof. Full window replacement.

**2 CLARENDON STREET:** Remove and replace 36 damaged existing aluminum windows.

**APP # 25.0515 SE**

**36 CLARENDON STREET:** Replace copper gutter and downspout in-kind, replace slate mansard roof with new slate to match existing, replace window trim at mansard level with new wood trim.

**APP # 25.0555 SE**

**47 CLARENDON STREET:** Install new signage and window graphics.

**APP # 25.0549 SE**

**73 DARTMOUTH STREET:** Emergency repair - repointing to address leak, refinish lintels and sills in kind, repoint chimney.

**APP # 25.0565 SE**

**23 EAST CONCORD STREET #2:** Replace two non-original 2-over-2 curved sash windows with new wood two-over-two curved sash windows.

**APP # 25.0570 SE**

**52 EAST SPRINGFIELD STREET:** Replace 11 non-original vinyl windows with new aluminum clad two-over-two windows, replace wood garden level entry door with new to match existing, repair and replace shingles at the dormer with synthetic replacement shingles to match existing, repair entry canopy in-kind. *See additional items under Design Review.*

**APP # 25.0522 SE**

**725 HARRISON AVENUE:** Install a Small Cell Facility, consisting of attaching an antenna and equipment box to an existing pole owned by the City of Boston per the existing Small Cell Agreement.

**APP # 25.0567 SE**

**26 HANSON STREET:** At the main door header: chip the hollow cement off and refinish in kind, recreating the details under the header. Upon completion, prime and paint with Tammscoat waterproof paint to match the existing.

**APP # 25.0511 SE**

**19 HOLYOKE STREET:** Replace two non-original windows with new two-over-two wood windows.

**APP # 25.0566 SE**

**455 MASSACHUSETTS AVENUE:** Remove section of brick above bay window and repair in-kind, reuse existing bricks.

**APP # 25.0523 SE**

**552 MASSACHUSETTS AVENUE:** Repair masonry building walls with Tammscoat painting to match in-kind, replace 14 damaged wood window trim in the front and 14 in the rear in-kind with new wood trim, repair copper gutters in-kind as needed, repair rear metal copper cladding in-kind.

**APP # 25.0560 SE**

**18 MILFORD STREET:** Replace existing non-original windows with new, two-over-two, wood windows painted Benjamin Moore HC-190; Repair existing granite curb in kind. Patch and repair in kind all existing sills, lintels and banding. Mimic tinted HC-69 brownstone color. Existing ornament over front entry



door to be patched and repaired in kind, painted Benjamin Moore HC-69. Clean, power wash and repoint 100% masonry front facade. Existing ornamental railing at front stairs to remain. patch and repair in kind and paint black. Existing granite front steps to remain. Patch and repair in kind. Replace existing non-historic metal fence at front areaway with new metal fence. At street level remove existing metal gate and replace with new wood four panel door with top two lites to be glass. Demolish existing non-historic headhouse and build new in kind; install new rooftop mechanicals. Existing Roof deck to be removed in its entirety and replaced with a new deck with black metals railings. Restore and repair existing historic front entry doors. *See additional items under Design Review.*

**APP # 25.0518 SE**

**204 NORTHAMPTON STREET:** Emergency repair of rear fire escapes in kind.

**APP # 25.0517 SE**

**206 NORTHAMPTON STREET:** Emergency repair of rear fire escape in kind.

**APP # 25.0544 SE**

**590 TREMONT STREET:** Cut 3/4" into the joints and repoint in kind. Refinish lintels and sills as needed in kind. Replace rotted wood at trims and dormers as needed. Replace slate mansard with Grand Manor Asphalt shingles to match existing.

**APP # 25.0534 SE**

**6-14 & 16-24 UNION PARK STREET:** Remove and replace all storefront landings in-kind, to facilitate structural repairs.

**APP # 25.0550 SE**

**88 WALTHAM STREET:** Strip and re-roof 6 sq of asphalt shingles in kind.

**APP # 25.0563 SE**

**141 WEST CANTON STREET:** Paint existing double hung windows in masonry openings and at bay windows. Repair screens and replace weather stripping as required. Paint existing window bay with minor carpentry repairs to address joints at trim intersections. Repainting to be done in kind.

**APP # 25.0572 SE**

**68 WEST CONCORD STREET:** Exterior envelope restoration and repairs including brick masonry, stone, and slate mansard roof. Full window replacement.

**APP # 25.0558 SE**

**158 WEST CONCORD STREET:** Replace 8 non-original windows with new two-over-two wood windows, and 2 garden level fixed-pane in-kind.

**APP # 25.0568 SE**

**21 WORCESTER STREET:** Recaulk bluestone treads, refinish risers and sides of stairs in-kind with Tammscoat and repaint with Benjamin Moore HC69.

#### IV. REVIEW AND DISCUSSION OF NEW OUTDOOR DINING INSTALLATION STANDARDS & CRITERIA



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**V. REVIEW AND DISCUSSION OF REVISED WINDOW STANDARDS & CRITERIA**

**VI. RATIFICATION OF 12/3/24 MEETING MINUTES**

**VII. STAFF UPDATES**

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

**DATE POSTED: 1/24/2025**

**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/*