



REVISED
2:03 pm, Sep 01, 2020



NOTICE OF PUBLIC HEARING

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

DATE: 9/1/2020
TIME: 5:30 PM

RECEIVED
By City Clerk at 2:03 pm, Sep 01, 2020

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 the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

ATTENTION: THIS HEARING WILL BE HELD VIRTUALLY AND NOT IN PERSON.

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/87101558033>. or call 929-205-6099 and enter meeting id: 871 0155 8033 #. You can also submit written comments via email to SouthEndLDC@boston.gov or via Twitter @bostonlandmarks.

I. DESIGN REVIEW HEARING

APP # 21.0120 SE

10 CLAREMONT PARK

Applicant: Embarc Studio, LLC
Proposed work: Rebuild penthouse and roof deck.

APP # 21.0064 SE

11 UNION PARK

Applicant: 11 Union Park Condominiums
Proposed work: Replace double-leaf entry doors.

APP # 21.0119 SE

23 UPTON STREET

Applicant: Next Phase Studios
Proposed work: Construct a stair head house.

APP # 21.0095 SE

59 APPLETON STREET

Applicant: Lewis Legon
Proposed work: Construct a roof deck; at the front façade mansard level, replace existing casement windows with two-over-two, double hung wood windows. See additional items under Administrative Review.

APP # 21.0050 SE

84 BERKELEY STREET

Applicant: Dan Kasmarek
Proposed work: Rebuild a roof deck.

APP # 21.0117 SE

103 WARREN AVENUE

Applicant: Sean Kennedy
Proposed work: At the front and rear façade mansard levels, replace casement windows with two-over-two, double-hung, wood windows. See additional items under Administrative Review.

**APP # 21.0045 SE — 120 WEST CONCORD STREET
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Abacus Builders & General Contractors
Proposed work: Rebuild a roof deck. See additional items under Administrative Review.

**APP # 21.0079 SE — 702 MASSACHUSETTS AVENUE
WITHDRAWN BY APPLICANT**

Applicant: John William Masonry BRS LLC
Proposed work: Demolish existing stoop and construct new stoop with bluestone treads and brick risers; install extension railings; coat entryway and cheek walls; and demolish a portion of the brick retaining wall facing Harrison Avenue. See additional items under Administrative Review.

**APP # 21.0053 SE — 10 MILFORD STREET
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Abacus Builders & General Contractors
Proposed work: Rebuild a roof deck.

**APP # 21.0054 SE — 526 COLUMBUS AVENUE
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Dias Restoration Inc.
Proposed work: Refinish the façade apron and stoop and apply coating to match existing grey color.

APP # 21.0118 SE 1597 WASHINGTON STREET

Applicant: 1597 Washington Street Condominium Trust
Proposed work: At sections of the fourth, fifth, and sixth floors of the Washington Street, Rutland Street, and West Concord Street elevations, remove existing EIFS and install new metal cladding system; modify existing and install new gutters and scuppers. See additional items under Administrative Review.

II. ADVISORY REVIEW

211-213 WEST SPRINGFIELD STREET. Confirmation of design details as remanded to staff.

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 BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. 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 617.635.3850 or southendldc@boston.gov. Thank you.

- APP # 21.0095 SE** **59 APPLETON STREET:** At the front façade all levels, repoint front façade and front chimney with new mortar to match the historic mortar (sample to be approved by staff); repair sills; clean granite stairs with instruments not to exceed 500 PSI. *See additional items under Design Review.*
- APP # 21.0138 SE** **22 BRADDOCK PARK:** At the front façade all levels, replace brownstone lintels and sills in kind (samples to be approved by staff); replace brownstone banding in kind.
- APP # 21.0120 SE** **10 CLAREMONT PARK:** At the front façade all levels, patch and paint front façade as needed; repair and restore existing window sills and headers as requires; repair and restore stoop as required; remove eleven (11) one-over-one, metal windows with two-over-two, wood windows that are consistent with SELDC guidelines (**to be verified by staff**); and enlarge a window well at the basement level. *See additional items under Design Review.*
- APP # 21.0054 SE** **526 COLUMBUS AVENUE** Refinish the façade apron and stoop and apply coating to match existing grey color **the color of the underlying brownstone (Moved from Design Review).** .
- APP # 21.0098 SE** **38 DWIGHT STREET #5:** At the front façade third level (below the mansard) restore three (3) two-over-two, wood windows including two (2) curved sash.
- APP # 21.0137 SE** **53 RUTLAND STREET:** At the front façade fire escape, replace rotted bolts in kind, replace grating in kind, scrape the fire escape system(s) at the front and back and repaint black.
- APP # 21.0002 SE** **456 SHAWMUT AVENUE:** At the roof replace select slate shingles in kind; install new flashing at eave and valley connection on front dormers and seal flashing and slate along dormers in needed.
- APP # 21.0063 SE** **505 TREMONT STREET:** At the storefront facing Tremont Street, install three (3) wall signs at the signband and apply graphics to three (3) awnings, all in keeping with the signage master plan approved for this building.
- APP # 21.0055 SE** **692 TREMONT STREET:** At the stoop, chip deteriorated masonry coatings, and recoat stoop.
- APP # 21.0097 SE** **702 MASSACHUSETTS AVENUE:** At the front façade all levels, apply new sealant at the left expansion joint; scrape and repair carpentry at windows and apply new sealant; repoint select joints with new mortar to match historic mortar (sample to be approved by staff); patch lintels and sills and repaint to match the color of the underlying stone; paint stoop railings; at the rear façade scrape fire escape and repaint black. *See additional items under Design Review.*
- APP # 21.0053 SE** **10 MILFORD STREET: Rebuild a roof deck (moved from Design Review).**
- APP # 21.0117 SE** **103 WARREN AVENUE:** At the front façade parlor and second levels, replace five (5) two-over-two, double hung, wood windows with two-over-two, wood windows that are consistent with SELDC guidelines (original wood windows at the basement level to remain).
- APP # 21.0118 SE** **1597 WASHINGTON STREET:** At the fourth, fifth, and sixth floors of the Washington Street, Rutland Street, and West Concord Street elevations, replace all aluminum windows, terrace doors and curtain walls at indicated areas in kind; replace select areas of brick veneer in kind; install weather barriers and temporarily remove and reinstall balcony railings associated with waterproofing work. *See additional items under Design Review.*
- APP # 21.0139 SE** **1666 WASHINGTON STREET:** At the roof, cut chimney joints and repoint with mortar to match historic mortar; replace spalled and deteriorated brick in kind.
- APP # 21.0051 SE** **18 WELLINGTON STREET:** Cut out brick joints and repoint façade with new mortar to match historic mortar (sample to be approved by staff).
- APP # 21.0045 SE** **120 WEST CONCORD STREET:** At the roof level, replace head house siding with fiber cement lap siding and wood trim; and install new fiberglass/ steel door; **rebuild a non-visible roof deck (to be verified by staff) (moved from Design Review).**
- APP # 21.0124 SE** **6 YARMOUTH STREET:** At the front façade all levels, replace eleven (11) one-over-one, double-hung, aluminum windows with nine (9) two-over-two and two (2) one-over-one, double-hung, aluminum-clad windows consistent with SELDC guidelines; repair damaged trim and sills at dormers; and relevel existing copper gutter.

IV. RATIFICATION OF MINUTES

Ratification of minutes from 8/04/2020 and 7/30/2020 SELDC public hearings; 6/15/2020, 6/25/2020, and 6/30/2020 subcommittee public meeting minutes

V. VOTE TO REAPPOINT CHAIR AND VICE CHAIR

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 8/21/2020
REVISED: 8/26/2020

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Fabian D'Souza, David Shepperd

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/*