



NOTICE OF PUBLIC HEARING

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

DATE: 11/2/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/87562004807>

Attention: Please note that this hearing will be held virtually and not in person.

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/87562004807>, or call 929-205-6099 and enter meeting id 875 6200 4807#. You can also submit written comments to staff via email at SouthEndLDC@boston.gov.

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.

I. DESIGN REVIEW HEARING

APP # 22.0374 SE **27 WARREN AVENUE**
Applicant: Timothy Burke
Proposed work: Expand an existing roof deck and install planters.

APP # 22.0407 SE **67-73 CHANDLER STREET**
Applicant: Randi G. Lathrop
Proposed work: Replace existing metal windows throughout with aluminum-clad windows and aluminum panning.

APP # 22.0414 SE **25-27 HOLYOKE STREET**
Applicant: Randi G. Lathrop
Proposed work: Replace existing metal windows throughout with aluminum-clad windows and aluminum panning.

APP # 22.0465 SE **520 TREMONT STREET**
Applicant: Peter Georgantas
Proposed work: At the ground floor storefront, install lighting and new tile in the entry threshold. Paint interior of windows black. *See additional items under Administrative Review.*

APP # 22.0478 SE **211 WEST SPRINGFIELD STREET**
Applicant: Andreas Hwang
Proposed work: At the garden level entry under the stoop, remove metal gate and install new wood door.

APP # 22.0485 SE

131 WEST NEWTON STREET

Applicant: Lewis Legon

Proposed work: At the street level, construct new entry pediments and install new front door. At the garden level, install new brownstone curbs, wrought iron fence, and associated hardscaping. At the parlor level replace a window and transom. *See additional items under Administrative Review.*

APP # 22.0487 SE

440 TREMONT STREET

Applicant: Neisha Colon

Proposed work: Re-clad entire building façade, raise parapet and install rooftop mechanical equipment. Replace doors and windows throughout. Resurface existing sidewalks and concrete plaza.

APP # 22.0495 SE

450 TREMONT STREET

Applicant: Neisha Colon

Proposed work: Re-clad entire building façade, raise parapet and install rooftop mechanical equipment. Replace doors throughout. Resurface existing sidewalks and concrete plaza.

APP # 22.0498 SE

613 MASSACHUSETTS AVENUE

Applicant: Mark Little

Proposed work: Replace wood decking with composite material. Install poles and catenary lights at roof deck. *See additional items under Administrative Review.*

II. 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 # 22.0460 SE

17 Appleton Street: Construct a roof deck and relocate HVAC equipment.

APP # 22.0433 SE

23 Appleton Street: At the mansard level, replace non-historic slider window with two new construction two-over-two wood windows separated by a vertical mullion.

APP # 20.0463 SE

96 Chandler Street: Construct a roof deck (extend approval from October 21, 2021 subcommittee meeting (originally reviewed at the 12/03/2019 hearing)).

- APP # 22.0381 SE** **99 East Brookline Street:** Repoint front façade. Refinish stone lintels and sills to match existing, Scrape, prime, and paint front door. Paint stairs to match the color of the underlying brownstone. Paint railings black to match existing.
- APP # 22.0486 SE** **22 East Springfield Street:** At the front façade second floor (above the parlor), replace three (3) non-historic, two-over-two wood windows with new construction two-over-two wood windows in accordance with SELDC policy.
- APP # 22.0476 SE** **463 Massachusetts Avenue:** At the front façade parlor level, replace two (2) non-original two-over-two wood windows with new construction two-over-two wood windows in accordance with SELDC policy.
- APP # 22.0259 SE** **552 Massachusetts Avenue:** At the front façade garden level, replace one non-historic two-over-two wood window with a new construction wood window of the same configuration.
- APP # 22.0493 SE** **604 Massachusetts Avenue:** At the front façade third level (below the mansard), replace three (3) non-historic two-over-two wood windows with new construction two-over-two wood windows in accordance with SELDC policy.
- APP # 22.0498 SE** **613 Massachusetts Avenue:** At the rear deck, replace door in kind, install new wood trim, and paint clapboard. *See additional items under Design Review.*
- APP # 22.0465 SE** **520 Tremont Street:** At the ground level storefront, remove all metal grates and boxed headers, paint concrete columns grey, refurbish wood surfaces, remove existing tile at the threshold and install new tile, relocate address numbers, install new wall sconces, install new support below eagle in place of existing grate header.
- APP # 22.0496 SE** **567 Tremont Street:** At the fifth (top floor), replace six (6) non-historic, arched-headed, two-over-two aluminum windows and two (2) non-historic two-over-two aluminum windows with new construction aluminum-clad windows of the same configurations.
- APP # 22.0438 SE** **81 Waltham Street:** At the front façade mansard level (which has been modified), replace rotted wood soffit and fascia in kind. Replace asphalt shingles in kind. Replace rotten wood window trim in kind. Replace gutter in kind.
- APP # 22.0494 SE** **139 West Canton Street:** Remove deteriorated cement from front stairs as needed and refinish to match the color of the underlying brownstone.
- APP # 22.0477 SE** **40 West Newton Street:** Repoint rear façade.
- APP # 22.0485 SE** **131 West Newton Street:** At the front façade all levels, replace eight (8) non-historic aluminum one-over-one and two-over-two wood windows with new construction two-over-two wood windows and two (2) one-over-one aluminum windows with new construction one-over-one wood windows, all in accordance with SELDC policy. Repair wood trim and replace as needed. Repoint brick and repair as needed. Repair window headers and sills. Construct a roof deck (minimal visibility to be confirmed by staff). *See additional items under Design Review.*
- APP # 22.0386 SE** **70 West Rutland Square:** Remove deteriorated cement from front stairs and refinish to match the color of the underlying brownstone.

III. ADVISORY REVIEW

59 Warren Avenue

Proposed work: Reconstruct a roof deck.

IV. RATIFICATION OF 9/7/2021 HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 10:00 PM

DATE POSTED: 10/22/2021

SOUTH END LANDMARK DISTRICT COMMISSION

*John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, David Shepperd
Alternate: Catherine Hunt, Vacancy*

*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/*