



NOTICE OF PUBLIC HEARING

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

DATE: 02/07/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/97389018075>

REVISED
2:20 pm, Feb 03, 2023

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 616 of the Acts of 1955 of the Massachusetts General Law 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 only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/97389018075> or calling 11 929 436 2866 US and entering meeting id # 973 8901 8075. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP # 23.0439 SE **427 SHAWMUT AVENUE**

Applicant: William Duffy

Proposed Work: Paint existing railings, window sills, door to match existing; remove paint from existing granite.

APP # 23.0518 SE **137 WEST NEWTON STREET**

Applicant: Joe Holland

Proposed Work: Install fire department strobe and bell in front of building.

II. DESIGN REVIEW HEARING

APP # 23.0532 SE **82 WALTHAM STREET**

Applicant: Remi Albouy

Proposed Work: Replace existing non-original door with new.



**APP # 23.0497 SE — ~~60 RUTLAND STREET~~ Moved to
administrative review by staff**

Applicant: Scott Doughman

Proposed Work: ~~Replace one, non-original garden level window.~~

**APP # 23.0533 SE — ~~201 WEST SPRINGFIELD STREET~~ Removed
by applicant**

Applicant: Jacques Wajsfelner

Proposed Work: ~~Replace three original windows with wood windows. See additional items under administrative review.~~

**APP # 23.0547 SE — ~~141 WEST NEWTON STREET~~ Removed by
staff**

Applicant: Chris Rapezynski

Proposed Work: ~~Install new roof deck to match previously existing.~~

**APP # 22.1355 SE — ~~210 WEST SPRINGFIELD STREET~~ Moved to
administrative review / removed by staff**

Applicant: Greg McCarthy

Proposed Work: ~~Install new roof deck (removed by staff); repair existing front door in kind (moved to administrative review); replace non-original windows with wood windows (moved to administrative review); clean existing front facade (moved to administrative review).~~

**APP # 23.0496 SE — ~~5 WORCESTER SQUARE~~ Removed by
staff**

Applicant: Joel Rubiera

Proposed Work: ~~Install gas meter bar on exterior front facing wall.~~

APP # 23.0549 SE 46 MONTGOMERY STREET

Applicant: Zachary Millay

Proposed Work: Replace existing shingles with new; install fire safety equipment (fire alarm bell); remove and replace street entrance door; replace front railing. See additional items under administrative review.

APP # 23.0539 SE 55-57 TRAVELER STREET

Applicant: John Moran

Proposed Work: Install on roof 2 antenna arrays-Beta & Gamma sectors mounted on ballasts, RRHs, OVP & cables and 2 antenna array- Alpha & Delta sectors on façade; equipment & battery cabinets & transformer in electrical room on 11th floor.



APP # 23.0536 SE 1750 WASHINGTON STREET

Applicant: Derek Rubinoff

Proposed Work: Reconfigure existing ground floor entry to conform to 521 CMR and ADA standards.

APP # 22.1118 SE 321-323 COLUMBUS AVENUE

Applicant: Hezekiah Pratt

Proposed Work: Remove existing windows and install new aluminum windows with arched headers at both bays; remove existing windows at brick facade and install new aluminum windows with arched headers; remove deteriorated metal cladding at both bays and install new prefinished metal cladding; restore two existing wood entrance doors; remove deteriorated storefronts and install new aluminum prefinished storefronts; remove deteriorated first floor cladding and install new granite panels.

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:***

APP # 23.0445 SE 78 EAST BROOKLINE STREET: Replace one non-original wood/vinyl window with wood, two-over-two window.

APP # 23.0521 SE 89 EAST BROOKLINE STREET: Replace one non-original aluminum window with wood/aluminum clad window.

APP # 23.0520 SE 91 EAST BROOKLINE STREET: Replace four, non original aluminum windows with wood/aluminum clad windows.

APP # 23.0541 SE 33 EAST CONCORD STREET: Clean front facade with restoration cleaner; repair and paint lintels and sills in kind; repair/replace rotted wood lintels in kind; repoint brick in kind; repaint grills in kind.

APP # 23.0540 SE 27 GREENWICH PARK: Scrape, cut, and repoint masonry in kind.

APP # 23.0517 SE 32 MONTGOMERY STREET: Replace two,



non-original wood windows with two, two-over-two all wood windows; trim replaced with wood trim and all painted to match existing.

APP # 23.0549 SE

46 MONTGOMERY STREET: Repoint brick at front exterior in kind; repair and/or replace sills and lintels as required in kind; repair and/or replace existing cornice and details in kind; paint “brownstone” color to match surrounding properties; remove non-original windows and replace with historically correct wood windows painted black; repair existing granite curb in kind; repair front metal stairs in kind; trim details at dormer level to remain and be painted black.

APP # 23.0487 SE

229 NORTHAMPTON STREET: Replace six squares of slate roofing in kind.

APP # 23.0497 SE

60 RUTLAND STREET: Replace one, non original garden level window (*moved from design review*).

APP # 23.0538 SE

51 WARREN AVENUE: Replace four, non-original windows at top floor and trim with two-over-two wood/aluminum clad windows.

APP # 23.0533 SE

201 WEST SPRINGFIELD STREET: Replace two non-original windows with two-over-two wood windows; repair existing front door in kind (*moved from design review*); replace non-original windows with wood windows (*moved from design review*); clean existing front facade (*moved from design review*).

► 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



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

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.

IV. RATIFICATION OF 1/3/2023 PUBLIC HEARING MINUTES AND 1/25/23 SUBCOMMITTEE MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 1/27/2023

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Fabian D'Souza, Vacancy
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/

CITY of BOSTON

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