



NOTICE OF PUBLIC HEARING

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

DATE: 04/04/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/92685944446>

REVISED
1:00 pm, Apr 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 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/92685944446> or calling 1 929 436 2866 US and entering meeting id # 926 8594 4446. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 23.0716 SE **499 SHAWMUT AVENUE**
Applicant: Patricia Burke
Proposed Work: Installation of new iron handrails along granite steps.

~~**APP # 23.0727 SE**~~ ~~**WORCESTER STREET**~~ **Removed by staff**
~~Applicant: Stephanie Estes, Public Works Construction Management Division~~
~~Proposed Work: Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant.~~

~~**APP # 23.0729 SE**~~ ~~**WORCESTER SQUARE**~~ **Removed by staff**
~~Applicant: Stephanie Estes, Public Works Construction Management Division~~
~~Proposed Work: Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant.~~



~~APP # 23.0731 SE~~

~~**BERKELEY STREET**~~

Removed by staff

~~Applicant: Stephanie Estes, Public Works Construction Management Division~~

~~Proposed Work: Sections of deteriorated brick sidewalk will be replaced in-kind and made ADA compliant.~~

~~Pedestrian ramps will be made ADA compliant. Note:~~

~~The ramp on the South Corner of Berkeley St & Warren Ave will be concrete not brick.~~

APP # 23.0657 SE

7 WORCESTER STREET

Applicant: Jay Hajj

Proposed Work: Replace 24 green one-over-one non-original vinyl windows, with new bronze-colored aluminum one-over-one windows.

~~APP # 23.0736 SE~~

~~**96 WALTHAM STREET**~~

Removed by applicant

~~Applicant: Leslie Pomarole~~

~~Proposed Work: Replace four original curved sash windows at the garden and first floor level bay in-kind.~~

APP # 23.0662 SE

1140 WASHINGTON STREET #3D

Applicant: Cory Yarrington

Proposed Work: Replace nine, non-original aluminum one-over-one windows with new.

APP # 23.0717 SE

210 WEST SPRINGFIELD STREET

Applicant: Greg McCarthy

Proposed Work: Adjust the configuration of the retaining wall 6" to expose the blocked window, restore paneling detail at oriel.

APP # 23.0726 SE

18 RUTLAND SQUARE

Applicant: David Silverman

Proposed Work: Replace existing dormer material with slate; replace eight original wood windows and non-original dormer windows; enlarge garden level windows.

APP # 23.0709 SE

1411 WASHINGTON STREET

Applicant: Jeffrey Fishbein

Proposed Work: At recessed entryway on Washington Street demo damaged 90's era granite tiles and replace with wood paneling; refinish existing wood door.



~~APP # 23.0676 SE~~ ————— ~~619 MASSACHUSETTS AVENUE~~ **Moved to**

administrative review

~~Applicant: Christopher Prudhomme
Proposed Work: Remove wood fencing at rear along
Comet Place, and replace with a new brick wall facade
for a single car garage with deck above.~~

~~APP # 23.0724 SE~~ ————— ~~1000 WASHINGTON STREET~~ **Removed by**

applicant

~~Applicant: Salvatore Zinno
Proposed Work: Revisions to previously approved
project are proposed to accommodate a new
laboratory/research and development use. The scope of
work includes a mechanical penthouse and additional
mechanical systems at the rooftop level.~~

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.** 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 # 23.0660 SE** **32 BRADFORD STREET:** Replace six, non-original windows with wood windows.
- APP # 23.0710 SE** **286 COLUMBUS AVENUE:** Repair window lintels, sills, and door surround at front facade in-kind, patch and repair brownstone with Conproco Matrix Brownstone Mix and paint to match original color of masonry.
- APP # 23.0721 SE** **406 COLUMBUS AVENUE:** Emergency EPDM rubber membrane replacement at 3rd floor roof, reflash skylight, replace asphalt shingles in-kind.
- APP # 23.0786 SE** **518 COLUMBUS AVENUE:** Emergency repair and repaint fire escapes in-kind.
- APP # 23.0801 SE** **535 COLUMBUS AVENUE:** Extend private patio into the public walkway by 5'8". No construction is involved as the project will be accomplished by moving existing plant boxes to extend the patio.
- APP # 23.0789 SE** **15 CONCORD SQUARE:** Emergency repair and repaint fire escapes in-kind.
- APP # 23.0680 SE** **131 DARTMOUTH STREET:** At 5th floor, repair and replace flat roof and flashing in-kind.
- APP # 23.0692 SE** **93 EAST BROOKLINE STREET:** Replace four non-original windows with aluminum/wood clad windows.
- APP # 23.0693 SE** **95 EAST BROOKLINE STREET:** Replace four non-original windows with aluminum/wood clad windows.
- APP # 23.0723 SE** **48 MONTGOMERY STREET:** Remove four non-historic windows at the mansard level, and replace with 4 new historically accurate wood double-hung windows, painted black.
- APP # 23.0726 SE** **18 RUTLAND SQUARE:** Remove green paint from all sills and lintels, restore stone as required, apply new coating to match natural stone finish; replace flashing with copper. Retain, repair and repaint exterior trim in kind; repaint brick on existing chimney in kind; replace existing gutter with new copper gutter; replace downspout to copper; repaint existing brick facade in kind; retain garden railing and repaint in kind; repair and replace existing fire escape balconies in kind; remove existing green paint at door archway and re-paint.
- APP # 23.0676 SE** **619 MASSACHUSETTS AVENUE:** Remove wood fencing at rear along Comet Place, and replace with a new brick wall facade for a single-car garage with deck above.
- APP # 23.0698 SE** **10 MILFORD STREET:** Emergency removal and replacement/repair 4 rear fire escape balconies.



APP # 23.0790 SE

128 PEMBROKE STREET: Emergency removal and replacement of existing scalloped slate, copper roof, and copper gutter, repair fascia and soffit. All work to be done in-kind.

APP # 23.0719 SE

4 ST. CHARLES STREET: Repoint front facade with type N mortar; refinish lintels, sills and brownstone band in kind. Paint to match existing.

APP # 23.0703 SE

590 TREMONT STREET: Emergency repairs to building envelope including facade and chimney repointing to be done in kind; replacement of slate and copper flashing in kind; re-fastening of oriel band and paint to match existing; repair lintels and paint to match existing.

APP # 23.0722 SE

141 WEST NEWTON STREET: Patch and repaint masonry including foundation wall below windows, front garden curb, and front stairs & curb. Repaint stair railing, front garden railing, parlor level door casing, and parlor level transom window trim. All work to be done in-kind.

APP # 23.0668 SE

169 WEST SPRINGFIELD STREET: Install a small cell facility on existing street light.

III. RATIFICATION OF 3/1/23 and 3/7/23 MEETING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 3/24/2023

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Vacancy, Vacancy, 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/