



NOTICE OF PUBLIC HEARING

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

DATE: 09/18/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/96974684520>

RECEIVED

By City Clerk at 3:18 pm, Sep 08, 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/96974684520> or calling 1 929 436 2866 US and entering meeting id # 969 7468 4520. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. NEW BUSINESS

APP # 23.0155 SE

1767-1769 Washington Street (Hotel Alexandra)

Representative: Marc LaCasse

Update on project status. Reviewed as application #23.0155 SE. Approved on December 6, 2022.

II. DESIGN REVIEW HEARING

APP # 22.1118 SE

321-323 COLUMBUS AVENUE

Applicant: Hezekiah Pratt

Proposed Work: Develop documents that represent the building's historic configuration; design changes proposed to bring back to the historic configuration. Remanded to Subcommittee at March 1, 2023 public hearing.

APP # 24.0008 SE

750-R HARRISON AVENUE

Applicant: Brendan Whalen

Proposed Work: Continued from 8/14/23 hearing.
Demolition of BMC Vose Hall. Provide perimeter fencing



and exterior restoration of Boston University's New Evans and Robinson Hall building facades at connection points to Vose Hall.

APP # 24.0150 SE

535-539 SHAWMUT AVENUE

Applicant: Janice Ernst
Proposed Work: Install new signage at sign band, windows, and doors.

APP # 24.0196 SE

40 CONCORD SQUARE

Applicant: Zachary Millay
Proposed Work: Install new dormer windows; install new garden rail. *See additional items under administrative review.*

APP # 24.0116 SE

252 SHAWMUT AVENUE

Applicant: Mary Kate Campbell
Proposed Work: Infilled brick at front entryway will be removed, vestibule and existing dormers will be re-clad, and new windows will be installed. A fourth story addition will be clad with standing seam metal siding and will host windows and a door to the balcony.

APP # 24.0066 SE

587 ALBANY STREET

Applicant: Jacob Simmons
Proposed Work: Construct new 6-story residential building. Existing front facade to be preserved and incorporated into new residential building. Remainder of existing building to be razed.

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 # 24.0100 SE **5 BRADDOCK PARK:** Front entrance and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0189 SE **98 CHANDLER STREET:** Replace existing steps in kind replicating the original shape, size and color.

APP # 24.0170 SE **287 COLUMBUS AVENUE:** Repair masonry at front facade in-kind.

APP # 24.0198 SE **360-376 COLUMBUS AVENUE:** At addresses 360-368: Remove all paint from trim, windows, doors, and railings at stairs and at railings around the gardens. Prime all railings at stairs and around the gardens with a rust inhibiting paint. Remove all paint from cornices and dormer edges then prime and paint with colors to match historic finishes. All trim, door, window, and railing paints to match historic colors. Parge and repaint panels at 360 & 366 to match historic colors. At addresses 370-376: Remove all paint from masonry body, trim, windows, doors and railings at stairs and railings around the gardens. Remove all paint from cornices and dormer edges then prime and paint with colors to match historic finishes. Bays to have paint removed at windows, trim, and body of the bay and repainted to match historic colors. Repairs to bracket and lower door frame in kind.

APP # 24.0197 SE **437 COLUMBUS AVENUE:** Install signage with same logo, colors and design but change signage material to metal and vinyl.

APP # 24.0168 SE **458 COLUMBUS AVENUE:** Install a Small Cell facility on an existing street light.

APP # 24.0151 SE **481-485 COLUMBUS AVENUE:** Emergency repair due to



APP # 24.0092 SE

leaks: remove roof shingles and replace with new roof shingles maintaining existing pattern.

506 COLUMBUS AVENUE: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0180 SE

529 COLUMBUS AVENUE: Replace existing non-original aluminum windows with aluminum windows.

APP # 24.0196 SE

40 CONCORD SQUARE: Complete repointing of the brick located at the front and rear façade of the building in kind; Repair and replace all sills and lintels in kind; Repair and paint cornice details in kind; Replace existing shingles at the mansard roof in kind; All existing non historical windows are to be replaced with new historically accurate double hung windows, painted black; historic basement level windows to be repaired in kind; Granite curb will be repaired in kind; Front stairs repaired in kind; Repair front entry door in kind; Install fire safety penetrations at the Street Level entry stoop; All trim details at the dormer will be repaired and replaced in kind; Existing Street level entry door will be removed and replaced with new door; New egress well at the front of the building to be installed.

APP # 24.0164 SE

22-23 DARTMOUTH PLACE: Repair masonry (mortar and brick) in-kind.

APP # 24.0044 SE

15 DWIGHT STREET: Cut and repoint mortar joints in kind; refinish lintels and sills in kind; at main door surround chip the hollow cement off and refinish, recreating the details. Repoint first floor level in kind.

APP # 24.0179 SE

17 DWIGHT STREET: Emergency repair approval due to leaks: dig garden area, waterproof membrane at the interior and exterior, repoint the front façade in kind. Refinish lintels and sills in kind.

APP # 24.0166 SE

45 EAST NEWTON STREET: Install a Small Cell facility on an existing street light.

APP # 24.0103 SE

24 EAST SPRINGFIELD STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0154 SE

55 EAST SPRINGFIELD STREET: Add downspout 1 foot off the radius to the east side of the gutter and install a 3 inch copper smooth round downspout and elbows, directing water into the garden area.

APP # 24.0096 SE

30 GREENWICH PARK: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0097 SE

32 GREENWICH PARK: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0055 SE

30 HANSON STREET: Strip & replace existing rubber roof and



- asphalt shingle roof in kind.
- APP # 24.0054 SE** **725 HARRISON AVENUE:** Emergency repair approval due to active leaks. Remove and replace a rubber roof on the 2nd floor bumpout.
- APP # 24.0174 SE** **35 HOLYOKE STREET:** Repoint front facade and refinish lintels and sills in-kind.
- APP # 24.0192 SE** **28 LAWRENCE STREET:** Replace 10 non-original windows with two-over-two windows.
- APP # 24.0181 SE** **40 LAWRENCE STREET:** Replace 3 non-original aluminum windows with two-over-two windows.
- APP # 24.0074 SE** **403 MASSACHUSETTS AVENUE:** Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0070 SE** **405 MASSACHUSETTS AVENUE:** Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0071 SE** **407 MASSACHUSETTS AVENUE:** Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0072 SE** **419 MASSACHUSETTS AVENUE:** Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0073 SE** **421 MASSACHUSETTS AVENUE:** Dormers, rear bay window, front canopy: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0078 SE** **423 MASSACHUSETTS AVENUE:** Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0076 SE** **425 MASSACHUSETTS AVENUE:** Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0079 SE** **545 MASSACHUSETTS AVENUE:** Dormers and towers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0080 SE** **547 MASSACHUSETTS AVENUE:** Dormers and towers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0143 SE** **553 MASSACHUSETTS AVENUE:** Dormers and back bay window: Scrape existing paint and re-paint in kind, repair and replace trim as needed.
- APP # 24.0185 SE** **558 MASSACHUSETTS AVENUE:** Rebuild the entry porch and steps, repair existing wood cornice, replace deteriorated wood window sills, brick mouldings, and existing window frames. Reinstall restored windows original to the building, restore and paint cast iron balustrade at site fence, replace deteriorated and unrepairable brownstone with new cast stone painted to match, repair the existing brownstone at the first floor ashlar base, remove existing fire escape and existing temporary shorings and enclosures. Repoint in-kind, replace



roof slate and copper flashing with new slate and copper to match existing.

APP # 24.0144 SE

560 MASSACHUSETTS AVENUE: Front entrance, window boxes and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0145 SE

569 MASSACHUSETTS AVENUE: Rear bay window boxes and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0146 SE

571 MASSACHUSETTS AVENUE: Rear bay window boxes and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0147 SE

573 MASSACHUSETTS AVENUE: Rear bay window boxes and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0148 SE

612 MASSACHUSETTS AVENUE: Dormers and small tower: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0149 SE

623 MASSACHUSETTS AVENUE: Front bay window boxes and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0141 SE

627 MASSACHUSETTS AVENUE: Front bay window boxes and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0140 SE

663 MASSACHUSETTS AVENUE: Bay window and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0139 SE

692 MASSACHUSETTS AVENUE: Rear window and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0142 SE

696 MASSACHUSETTS AVENUE: Front entrance and dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0167 SE

15 MONSIGNOR REYNOLDS WAY: Install a Small Cell facility on an existing street light.

APP # 24.0199 SE

106 PEMBROKE STREET: Strip, sand, and repaint Street Level door and parlor level door to match existing; repair and repaint masonry wall, front stairs, railing, garden railing, and curb in kind; repaint exterior window grates in kind; repaint parlor level and street level entry trim in kind.

APP # 24.0023 SE

116 PEMBROKE STREET: Replace (10) wood windows in kind.

APP # 24.0090 SE

139 PEMBROKE STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0102 SE

29 RUTLAND STREET: Dormers: Scrape existing paint



APP # 24.0109 SE

and re-paint in kind, repair and replace trim as needed.

66 RUTLAND STREET: Replace 2 non-original 3/3 windows with new aluminum-clad 3/3 windows.

APP # 24.0188 SE

27 RUTLAND SQUARE: Erect staging, repair damaged (4) lintels and (2) sills, repaint to match original masonry, recaulk windows.

APP # 24.0191 SE

528 TREMONT STREET: Replace (4) non-original two-over-two wood windows in kind.

APP # 24.0131 SE

628 TREMONT STREET: Install new mechanical equipment for first floor commercial space.

APP # 24.0178 SE

41 UNION PARK: Emergency repair: due to leaks. Replace damaged slate shingles, replace copper gutter and downspout system, install new copper panels on shelf in front of dormers, repair around window area - all done in kind.

APP # 24.0200 SE

41 UNION PARK: Facade restoration cut and repoint mortar joints in kind; repair and paint lintel and sills in kind; repaint trim around windows; scrape prime and paint fascia, soffit and corbel in kind.

APP # 24.0273 SE

87 WALTHAM STREET: Emergency repair due to leaks: install a new rubber roof, replace shingles in kind; repair and repaint sills and lintels in kind; repair all cracks in mortar.

APP # 24.0045 SE

175 WARREN AVENUE: Repoint front facade and repair sills and lintels in-kind, Chip the hollow cement off the arch around the main door and refinish, recreating the ornamental medallion. Chip the hollow cement off the front stairs and curbs, paint to match the existing.

APP # 24.0091 SE

127 WEST CONCORD STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0183 SE

147 WEST CONCORD STREET: Emergency repair approval: repair and repaint front entry steps in kind.

APP # 24.0098 SE

213 WEST NEWTON STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0099 SE

215 WEST NEWTON STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0104 SE

96 WEST SPRINGFIELD STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0162 SE

194 WEST SPRINGFIELD STREET: Replace 5 non original windows; 2 at the brick facade and 3 at the bay on the second floor. Replace with new custom wood 2/2 windows at 2 on brick facade and front window on bay, and 2 wood 1/1 windows flanking the center at the bay.

APP # 24.0093 SE

32 WORCESTER STREET: Dormers and front bay window boxes: Scrape existing paint and re-paint in kind, repair and



APP # 24.0094 SE

replace trim as needed.

57 WORCESTER STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0095 SE

84 WORCESTER STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

IV. RATIFICATION OF 8/14/23 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 9/8/2023

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/