



NOTICE OF PUBLIC HEARING

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

DATE: 5/7/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/92424861610>

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/92424861610> or calling 1 929 436 2866 US and entering meeting id # 924 2486 1610. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP # 24.0933 SE

647 TREMONT STREET

Applicant: Irakli Gogitidze
Proposed Work: Refurbish existing storefront doors, replace broken/old gooseneck lights with new, install signage for new restaurant, repaint facade banner black and repaint existing black storefront doors black.

II. DESIGN REVIEW HEARING

APP # 24.0573 SE

247 SHAWMUT AVENUE

Applicant: Peter Vanderweil
Proposed Work: Install new dormer at rear. *Continued from the 2/6/2024 SELDC Hearing.*

APP # 24.0934 SE

86 WALTHAM STREET

Applicant: Leonard Cervone
Proposed Work: Remove up to 4" inches of trim/posts, on each side of the three bay windows, so that we can expand the replacement window and ultimately provide more open glass area for the client's dwelling (dining



and living room. This proposed modification would require narrower trim on either side of each window, however, we would maintain the same black metal trim and previously approved black windows see APP #24.0474 SE. The resulting change would allow 30% more light.

APP # 24.0748 SE

1750 WASHINGTON STREET

Applicant: Ricky Zeng
Proposed Work: Install new signage at sign band and doorway. *Continued from 4/2/2024 SELDC Public Hearing.*

APP # 24.0867 SE

~~**482 COLUMBUS AVENUE**~~ **MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Pamela Jagiello
Proposed Work: Install new stud mounted acrylic letter signage at sign band.~~

APP # 24.0907 SE

19 RUTLAND SQUARE

Applicant: Brian McLean
Proposed Work: Repair damaged wood at facade in-kind where possible, replace areas damaged beyond repair with synthetic siding, replace window sills, paint to match existing in-kind.

APP # 24.0917 SE

86 PEMBROKE STREET

Applicant: Mark Van Brocklin
Proposed Work: Construct a new roof deck.

APP # 24.0929 SE

~~**158 WEST CONCORD STREET**~~ **REMOVED BY
APPLICANT**

~~Applicant: James Skelton
Proposed Work: Construct new roof deck.~~

APP # 24.0920 SE

~~**148 WORCESTER STREET**~~ **MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Heladio Salgado
Proposed Work: Reclad existing head house.~~

APP # 24.0926 SE

~~**16 BOND STREET**~~ **MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Mark Van Brocklin~~



~~Proposed Work: Rebuild front facade, reuse face brick and replicate all detail in kind. Reset granite base.~~

APP # 24.0932 SE

96 CHANDLER STREET

Applicant: Christopher Barry

Proposed Work: At rear penthouse level, remove 6 non-original casement windows and replace with 4 new wood aluminum-clad 2-over-2 double hung windows.

APP # 24.0942 SE

698 MASSACHUSETTS AVENUE

Applicant: Brian Kelleher

Proposed Work: Install new iron gate door at stoop entry, install new fence gate. *See additional work under Administrative Review.*

APP # 24.0531 SE

8 EAST SPRINGFIELD STREET

Applicant: Gregory McCarthy

Proposed Work: Construct a new 4 story brick rowhouse. *Previously reviewed at the 1/2/2024 SELDC Public Hearing.*

APP # 24.0941 SE

575 ALBANY STREET

Applicant: Marc Savatsky

Proposed Work: In protection area adaptive reuse/renovation of existing structure including sixth floor addition. Proposed multifamily residential building with commercial/corner café.

APP # 24.0945 SE

144 WORCESTER STREET

Applicant: Pawel Honc

Proposed Work: Project scope includes rooftop addition to a 4-story building in South End to serve as access to the proposed private roof deck, housing life-safety mechanical equipment for the building and an elevator overrun. Proposed roof deck to comply with all setback requirements and proposed addition will comply with Zoning Ordinance's height requirement. ~~Additional project scope includes overall masonry restoration, extension of south façade parapet, restoration of arched transoms, and replacement of windows.~~ *Moved to administrative review.*

III. ADVISORY REVIEW



APP # 24.0914 SE

615 ALBANY STREET

Applicant: Gregory McCarthy
Proposed Work: In protection area - Conversion of existing building to 24 residential units. Renovation of existing building and 1 story addition. As well as roof deck addition for residents.

~~APP # 24.0849 SE~~

~~770 TREMONT STREET REMOVED BY STAFF~~

~~Applicant: Gregory McCarthy
Proposed Work: Proposed 4 story mixed use building maintaining existing building with 2 story addition. 2 commercial 6 residential. Renovate facade on w Springfield and tremont.~~

IV. 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 # 24.0940 SE

114 APPLETON STREET: At front stairs: Chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint to match the existing.



APP # 24.0926 SE

16 BOND STREET: Rebuild front facade, reuse face brick and replicate all details in kind. Reset granite base. Moved from design review.

APP # 24.0900 SE

53 CHANDLER STREET: At first floor, replace one 2-over-2 and two 1-over-1 non-original aluminum clad windows in-kind with new aluminum clad windows, replace existing aluminum trim with new wood trim in historically accurate profiles.

APP # 24.0937 SE

108 CHANDLER STREET: Repoint rear facade and refinish lintels and sills in-kind, repair rear mansard roof in-kind.

APP # 24.0822 SE

2 CLARENDON STREET: Remove and replace (5) damaged existing aluminum windows on the 7th floor. The new windows will match the existing window color, glass, and profiles to make the replacement windows unnoticeable. The new windows will have the same glazed opening.

APP # 24.0896 SE

356 COLUMBUS AVENUE: Emergency window replacement. See APP #23.0255 SE.

APP # 24.0898 SE

360-376 COLUMBUS AVENUE: At addresses 360-370: Renovate exterior front brick facades and/or trim in kind. Repair and replace brick and mortar to match existing. All repointing will match the historically original mortar in color, texture, joint, width, and profile. Maintain the façade and trim to match its existing historic style, including around third floor dentils and corbels. At addresses 360-376: Wash, seal and protect exterior brick facade, including brick sides of stair stoops. Test detergent for colorfastness on each brick type, ie, Sandy yellow vs red bricks. Cleaned facades will seek to match historic tone. At addresses 360-376: Renovate top stair and/or bottom riser step of stoops in kind to match original. Match color, texture and profile of existing steps.

APP # 24.0867 SE

482 COLUMBUS AVENUE: Install new stud mounted acrylic letter signage at sign band.

APP # 24.0902 SE

37 EAST CONCORD STREET: At front facade cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels, sills and front stairs in kind. Paint with Tammscoat waterproof paint to match the existing. Replace the soffit as needed in kind.

APP # 24.0923 SE

28 EAST SPRINGFIELD STREET: Strip the existing rubber roof and install new rubber roof only.

APP # 24.0947 SE

43 EAST SPRINGFIELD STREET: Chip hollow cement off the front stairs as needed and refinish in kind. Scrape, prime and paint with Tammscoat waterproof paint to match the existing.

APP # 24.0938 SE

10 HOLYOKE STREET: Chip the hollow cement off the front stairs as needed and refinish in kind. Scrape, prime and paint



APP # 24.0901 SE

with Tammscoat waterproof paint to match the existing.
460 MASSACHUSETTS AVENUE: Repoint front facade in-kind to match original, chip hollow cement off all brownstone elements including lintels, sills, apron, and main door surround, and refinish in-kind. Repair with Tammscoat waterproof paint to match the existing in-kind. Replace rotted wood at soffit in-kind as needed.

APP # 24.0894 SE

~~**483 MASSACHUSETTS AVENUE:** Replace EPDM roofing in-kind as needed at flat and dormer roofs.~~ **WITHDRAWN BY APPLICANT**

APP # 24.0942 SE

698 MASSACHUSETTS AVENUE: Repair concrete garden stoop stairs in-kind to match existing. *See additional items under Design Review.*

APP # 24.0935 SE

44 MONTGOMERY STREET: Replace Eleven (11) non original windows at front facade. Windows frame, sashes, and trim will be painted black. Replace Seven (7) non original windows of the entire side/alley. Windows frame, sashes, and trim will be painted black. Removal of vines, cut, repoint, and wash front and side/alley brick exterior walls. Restore all headers and sills. Replace Slate roof to match existing. Restore fire escapes and handrail and sidewalk railing, scrape, paint black. Replace curved gutter and downspout. (Copper) Bay window replace rotted trim to match existing. Bay window restore and paint to existing.

APP # 24.0824 SE

75 MONTGOMERY STREET: Front Stairs: chip the hollow cement off as needed and refinish. Paint with Tammscoat waterproof paint to match the existing.

APP # 24.0931 SE

32 RUTLAND SQUARE: Replacing one flat non-original double hung 2 over 2 window in-kind with Pella Reserve wood exterior 2 over 2 double hung window. The exterior of the new window will be wood, painted to match the existing window. It will have a 2 over 2 grille pattern and the grilles will be Pella's historically accurate ILT grille with a putty trapezoidal profile. That grille is permanently bonded to the exterior and interior of the glass with a dark spacer between the glass. The existing trim will be removed and replaced with painted wood trim in historically accurate profiles. This window will match the three Pella windows in the unit directly above.

APP # 24.0872 SE

75 RUTLAND STREET: Repoint front facade to match original mortar.

APP # 24.0904 SE

427 SHAWMUT AVENUE: Spot repoint at front facade, match existing mortar in-kind.

APP # 24.0823 SE

613 TREMONT STREET: Repair cement front stairs and curb



walls in-kind, repaint with Tammscoat waterproof paint to match existing.

APP # 24.0834 SE

548 TREMONT STREET: Install new logo on an existing blade sign at front entrance.

APP # 24.0906 SE

54 WALTHAM STREET: Replace 2 non-original wood curved sash windows in-kind with new wood curved sash, and replace 1 non-original flat window in-kind.

APP # 24.0873 SE

1677-1679 WASHINGTON STREET: Repoint front and left facades 100% to match original.

APP # 24.0939 SE

173 WEST BROOKLINE STREET: Chip hollow cement from front stairs, refinish in-kind and paint HC-69 to match original masonry. Waterproof bluestone walkway.

APP # 24.0913 SE

25 WORCESTER STREET: Remove cement from joints at granite front steps and recaulk with flexible caulking, power wash masonry.

APP # 24.0945 SE

144 WORCESTER STREET: Overall masonry restoration, restoration of arched transoms, and replacement of windows.

APP # 24.0920 SE

148 WORCESTER STREET: Reclad existing head house.
Moved from design review.

V. RATIFICATION OF 4/2/24 MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 4/26/2024

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/