



NOTICE OF PUBLIC HEARING

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

DATE: 6/4/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/97467795100>

REVISED
9:44 am, Jun 04, 2024

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/97467795100> or calling 1 929 436 2866 US and entering meeting id # 974 6779 5100. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 24.0945 SE

144 WORCESTER STREET

Applicant: Pawel Honc
Proposed Work: Rooftop addition, roof deck rails.
Continued from the 5/7/2024 public hearing.

APP # 24.1034 SE

321 COLUMBUS AVENUE

Applicant: Gabriel Safar
Proposed Work: Modify previously approved storefront plan, see #22.1118 SE

~~**APP # 24.0985 SE**~~

~~**150 APPLETON STREET Removed by applicant**~~

~~Applicant: Rose Harrison
Proposed Work: Replace 5 non-original aluminum clad windows in-kind with new aluminum clad windows to match existing.~~

~~**APP # 24.1005 SE**~~

~~**499 COLUMBUS AVENUE Moved to administrative review**~~

~~Applicant: David McGrath~~



~~Proposed Work: Replace 4 wood windows on the front facade in-kind with new wood windows to match existing-~~

APP # 24.1027 SE

6 COLUMBUS SQUARE

Applicant: Robert Madden

Proposed Work: Removal of existing bluestone slab, replace with new stone without coal cap. *See additional items under Administrative Review.*

II. ADVISORY REVIEW

APP # 24.1022 SE

35 BRADFORD STREET

Applicant: Christopher Barry

Proposed Work: Build addition to the existing structure consisting of a first floor entry, kitchen, and garage with deck. Create a front garden with additional green space around the garage which can support existing and new trees.

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.

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 # 24.0986 SE

73 APPLETON STREET: Replacing two non-original double hung 2-over-2 windows in-kind with black, wood exterior 2-over-2 double hung windows. The existing trim will be removed and replaced with painted wood trim in historically accurate profiles.

APP # 24.1011 SE

113 CHANDLER STREET: Remove and replace all concrete window sills and window headers on front of building as well as door header. Custom carpentry on wooden cornice, remove, replace repair as needed. Paint front window and door trim, sills, lintels, cornice. Paint rear window trim and sills. Sand and lacquer front doors.

APP # 24.0958 SE

66 CLARENDON STREET: In-kind rubber roof replacement.

APP # 24.1032 SE

285 COLUMBUS AVENUE: Replace existing signage with new similar signage equal or smaller in size than the existing.

APP # 24.1005 SE

499 COLUMBUS AVENUE: Replace 4 wood windows on the front facade in-kind with new wood windows to match existing.

APP # 24.1027 SE

6 COLUMBUS SQUARE: Eliminate chipped/cracked masonry work on the front stoop; Resurface the front stoop to match existing; Apply paint to match the neighboring building, color, and sheen.

APP # 24.1012 SE

4 CONCORD SQUARE: Repoint front facade with Type O mortar, restore brownstone lintels and sills, front steps and risers, in-kind with Mimic mix to match original profile, and paint with Benjamin Moorw HC69 to match original color.

APP # 24.1010 SE

14 DARTMOUTH STREET: Replacing 4, non-original windows with two-over-two aluminum clad windows. The existing aluminum trim on the third floor windows will be removed and replaced with painted wood trim in historically accurate profiles.

APP # 24.0990 SE

345 HARRISON AVENUE: In the South End Protection Area - install a wireless facility consisting of sixteen (16) panel antennas which will be concealed within twelve concealment



enclosures (30" in diameter) mounted on the roof of the building. The canisters will not exceed the height of the existing penthouse on the roof. AT&T will also install ancillary equipment on the roof of the building which will not be visible from public ways. AT&T's equipment cabinets will be installed within the existing penthouse/screen wall and likewise will not be visible from public ways.

APP # 24.0978 SE

36 LAWRENCE STREET: Replace 3 non-original 6-over-6 windows with new wood 2-over-2 windows to match original historic configuration.

APP # 24.1030 SE

39 LAWRENCE STREET: At the third floor replace existing non-original windows with three, wood, two-over-two windows.

APP # 24.0967 SE

124 PEMBROKE STREET: A window, repair wood molding in-kind.

APP # 24.0983 SE

48 RUTLAND SQUARE: Repoint building and repair lintels and sills in-kind, to match historic profile.

APP # 24.0984 SE

647 TREMONT STREET: At front remove existing caulking at windows and replace in-kind.

APP # 24.1029 SE

775 TREMONT STREET: Remove existing roof deck and repair flat roof with EPDM roofing. No roof deck to be reinstalled.

APP # 24.1024 SE

53 WARREN AVENUE: Replacing 3 non-original windows at the mansard level with black, aluminum clad windows. The middle double hung window will have a 2-over-2 grille pattern and the two narrow flanking windows will be one-over-one to be consistent with the original look of the home and the neighboring buildings.

APP # 24.1028 SE

86 WALTHAM STREET: Remove the non-original "twin" windows at the mansard level. Modify the remaining openings to support a single, "two-over-two", double-hung unit, that follows the width of the existing (conforming) window(s) below. Infill with faux slate to match existing up to window casing. Add a section of the freeze board up to the new window casing.

APP # 24.0981 SE

89 WALTHAM STREET: Replacing two non-original double hung 6-over-6 windows with black wood exterior 2-over-2 double hung windows. The existing trim will be removed and replaced with painted wood trim in historically accurate profiles.

APP # 24.0955 SE

1134 WASHINGTON STREET: Emergency repointing to match existing; refinish sills and lintels to match existing.

APP # 24.1018 SE

162 WEST CANTON STREET: Restore one brownstone sill on front facade at 2nd level and repair fronts steps and garden wall in kind. Prime and paint front steps and garden wall. At



Rear Facade - Prime and paint wooden window trim and wooden sills on all rear windows. Prime and paint wooden trim on 3 exterior rear doors.

APP # 24.0961 SE

84 WEST CONCORD STREET: Install new fire escape bracket supports.

APP # 24.0954 SE

124 WEST NEWTON STREET: Emergency repair - protection for roof to be set in place; chimney to be taken down to lead flashing; through wall flashing to be set in place; chimney to be rebuilt using original brick; damaged/broken bricks to be replaced with closely matching to original; stainless steel chimney cap to be secured with 4 straps; coat of water sealer to be applied; protection for floors and interiors to be set in place.

APP # 24.1023 SE

144 WEST NEWTON STREET: Replace 3 non-original dormer windows with 2 new 1-over-1 wood windows flanking a center 2-over-2 wood window, and replace 1 non-original window at the second level over the front door with a new 2-over-2 wood window.

IV. RATIFICATION OF 5/7/24 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 5/24/2024

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Chris DeBord, 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/