



NOTICE OF PUBLIC HEARING

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

DATE: 1/7/2025
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/93107467482>

REVISED
10:38 am, Jan 07, 2025

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/93107467482> or calling 1 929 436 2866 US and entering meeting id # 931 0746 7482. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 25.0507 SE — ~~429 COLUMBUS AVENUE~~ **Removed by applicant**
Applicant: Sheree Marciante
Proposed Work: Refresh existing signage.

APP # 25.0482 SE — ~~453a COLUMBUS AVENUE~~ **Moved to Administrative Review**
Applicant: Geoffrey Janey
Proposed Work: ~~Install new signage and window vinyls.~~

APP # 25.0494 SE — ~~193 WEST SPRINGFIELD STREET~~ **EXEMPT BY STAFF**
Applicant: Andrew Litchfield
Proposed Work: ~~Install a new roof deck.~~

APP # 25.0499 SE **150 CHANDLER STREET**
Applicant: Thomas Glynn
Proposed Work: Install new deck.

APP # 25.0443 SE **1673-1675 WASHINGTON STREET**
Applicant: Arthur Choo



Proposed Work: Alter storefront to include new door and entryway.

APP # 25.0436 SE

10 CHANDLER STREET

Applicant: Jonathan C. Garland

Proposed Work: Demolish existing building, build new three-story facility and site improvements. The project will be phased to allow Animal Rescue League (ARL) to fully operate its shelter and veterinary services during construction.

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 # 25.0454 SE

27 BRADDOCK PARK: Repair active leak at entry staircase.

APP # 25.0482 SE

453a COLUMBUS AVENUE: Install new signage and window vinyls. Moved from design review.

APP # 25.0428 SE

150 CHANDLER STREET: Emergency repair - active leak on the roof below existing roof deck at the rear ell of the property. Existing privacy wall to remain.

APP # 25.0455 SE

26 CONCORD SQUARE #2: Replace two non-original



APP # 25.0481 SE

one-over-one vinyl windows with new two-over-two aluminum clad wood windows, painted black.

10 EAST SPRINGFIELD STREET: Install nine new wood windows.

APP # 25.0430 SE

27 GREENWICH PARK: Install two, wood bow front windows at the garden level.

APP # 25.0438 SE

578 MASSACHUSETTS AVENUE: Strip and re-roof.

APP # 25.0396 SE

32 RUTLAND SQUARE #2: Remove 2 original wood two-over-two curved sash windows and replace with 2 new wood two-over-two curved windows in-kind.

APP # 25.0448 SE

47 RUTLAND SQUARE: Repoint entire building in-kind.

APP # 25.0452 SE

1690 WASHINGTON STREET UNIT 8: Replace five windows at rear.

APP # 25.0501 SE

41 WORCESTER STREET: Emergency repair - in kind spot repointing, seal gaps, repair and seal gaps around windows.

III. REVIEW AND DISCUSSION OF REVISED STANDARDS AND CRITERIA

Revised window standards, and proposed new outdoor dining installation standards.

IV. RATIFICATION OF 12/3/24 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 12/26/2024

SOUTH END LANDMARK DISTRICT COMMISSION

*Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, Vacancy
Alternate: Catherine Hunt, Kevin Ready*

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/