



NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 7/6/2021
TIME: 5:30 PM
PLACE: [HTTPS://US02WEB.ZOOM.US/J/87421286172](https://us02web.zoom.us/j/87421286172)

Attention: Please note that this hearing will be held virtually and not in person.

To participate, please go to our Zoom meeting link: [HTTPS://US02WEB.ZOOM.US/J/87421286172](https://us02web.zoom.us/j/87421286172) or call 929-205-6099 and enter meeting id 874 2128 6172#. You can also submit written comments to staff via email at SouthEndLDC@boston.gov.

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 the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

I. DESIGN REVIEW HEARING

- APP # 21.0864 SE** **93 PEMBROKE STREET**
Applicant: Alaina Wallin
Proposed work: At the front facade parlor and garden levels, replace four two-over-two historic curved sash wood windows in kind.
- APP # 21.0978 SE** **14 HOLYOKE STREET**
Applicant: Zephyr Architects
Proposed work: Construct a roof deck with hatch/ headhouse access. See additional items under Administrative Review.
- APP # 21.0980 SE** **610-626 TREMONT STREET**
Applicant: Extenet Systems, Inc.
Proposed work: Replace an existing single acorn light pole with new double acorn light pole with antenna and telecommunications equipment.
- ~~**APP # 21.0983 SE** **26 HOLYOKE STREET MOVED TO ADMINISYTRATIVE REVIEW**
Applicant: Fred Biseeglia
Proposed work: Refinish limestone façade with brownstone-colored mortar.~~
- APP # 21.1003 SE** **54 RUTLAND SQUARE**
Applicant: Kathryn Willmore
Proposed work: Replace the garden level entry door under the stoop.

APP # 21.1006 SE **1313 WASHINGTON STREET**
Applicant: Monahan Products LLC d/b/a UPPAbaby
Proposed work: At the ground floor storefront, install new blade sign and window graphics.

APP # 21.1006 SE **35 NORTHAMPTON STREET**
Applicant: Industrial Communications LLC for Boston Fire Department
Proposed work: At the roof, remove and replace five antennas and lines and install two new antennas and lines. Install new wire radio equipment and install new HVAC.

APP # 21.1034 SE **43 UNION PARK #3**
Applicant: Timothy Sheehan
Proposed work: Construct a new roof deck with raised angled hatch access.

APP # 21.1055 SE **435 COLUMBUS AVENUE**
Applicant: Abacus Builders & General Contractors
Proposed work: Rebuild an existing visible roof deck.

~~**APP # 21.1056 SE** **116 CHANDLER STREET** **WITHDRAWN BY APPLICANT**
Applicant: Rachel Cargo
Proposed work: Replace entry doors in kind.~~

APP # 21.1061 SE **150 WEST CANTON STREET**
Applicant: Creative Building Associates
Proposed work: At the front facade garden through second levels (below the mansard), replace six historic two-over-two curved sash wood windows with new construction curved sash wood windows of the same configuration. See *additional items under Administrative Review*.

~~**APP # 21.1082 SE** **19 CLAREMONT PARK** **MOVED TO ADMINISTRATIVE REVIEW**
Applicant: Claremont Park 19, LLC
Proposed work: At the entry doors, remove non-original glazing and replace with larger glazing. See *additional work under Administrative Review*.~~

APP # 21.1086 SE **COLUMBUS AVENUE AT WEST CANTON STREET**
Applicant: Boston Transportation Department
Proposed work: Ratify the installation of a Blue Bikes Station.

APP # 21.1104 SE **596 TREMONT STREET**
Applicant: Eric Parkes
Proposed work: Construct a roof deck with hatch access and horizontal cable guardrail system.

II. CREATION OF A SUBCOMMITTEE FOR THE PURPOSES OF MEETING WITH INTERESTED PARTIES TO DISCUSS THE INSTALLATION OF SECURITY GATES AND OTHER SECURITY SOLUTIONS IN THE DISTRICT

III. ADVISORY REVIEW

157 WEST SPRINGFIELD STREET
Proposed work: Redevelop former church property and construct an addition.

505 TREMONT STREET
Proposed work: Construct an addition at the Berkeley Street ground floor façade for permanent outdoor seating.

IV. DISCUSSION AND VOTE ON PROPOSED PERMANENT SIGNAGE AT PROPERTIES RECEIVING COMMUNITY PRESERVATION ACT FUNDING

V. 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 BELOW.** *The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. 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 617.635.3850 or southendldc@boston.gov. Thank you.

- APP # 21.1098 SE** **53 Appleton Street:** At the front façade dormer replace three non-historic casement windows with two, two-over-two wood windows.
- APP # 21.1062 SE** **130 Appleton Street:** At the Dartmouth Street façade fourth level, replace three (3) two-over-two aluminum windows with new construction aluminum-clad windows of the same configuration.
- APP # 21.0988 SE** **29 Braddock Park:** At the front façade mansard level, remove fascia board and trim around the gutter line and dormer windows and replace in kind. Remove the copper gutter and downspouts and replace in kind. Replace rubber roof over dormer window.
- APP # 21.0989 SE** **31 Braddock Park:** At the front façade mansard level, replace fascia, trim, and copper gutters in kind. Remove trim around windows and any damaged slate and replace in kind.
- APP # 21.1082 SE** **19 Claremont Park:** At the front façade garden level, construct a new light well. Repair and restore front stoop and garden curb and paint to match the color of the underlying brownstone. Refinish front entry doors and replace glazing. At the garden level, replace three (3) non-historic aluminum windows with two-light aluminum-clad new construction windows. At the stoop, scrape, prime & paint black iron railings to match existing. Remove parlor level security grates.
- APP # 21.1095 SE** **507 Columbus Avenue:** At the front façade all levels, chip all surfaces and repair all bands, lintels, and sills and recreate all decorative details to match existing. Complete missing brownstone course. Paint all restored masonry with Tammscoat HC-69 to match the color of the underlying brownstone. Repoint chimneys. Scrape and paint shingles on mansard roof.
- APP # 21.1096 SE** **37 Greenwich Park:** At the front façade and side façade all levels, repoint brick masonry joints. Refinish lintels, sills, and limestone band to match existing. At the side elevation cut and modify the fire escape to match the fire balcony at the floor above.
- APP # 21.0978 SE** **14 Holyoke Street:** At the front façade all levels, clean and repoint masonry; clean and restore existing trim at doors and windows; clean, restore, and paint

brownstone trim to match the color of the underlying stone; clean and restore existing front entry doors. Restore existing cornices. At the garden level, reopen an existing light well. At the second level (below the mansard), replace one (1) non-historic window with a new construction, two-over-two, wood window. At the mansard level, replace four (4) non-historic windows with two (2) two-over-two and two (2) one-over-one new construction wood windows. *See additional work under Design Review.*

- APP # 21.0983 SE** **26 HOLYOKE STREET:** Refinish limestone façade with brownstone-colored mortar.
- APP # 21.1005 SE** **530 Massachusetts Avenue:** Repoint the rear façade.
- APP # 21.1107 SE** **472 Massachusetts Avenue:** At the front facade all levels, repoint all masonry joints to match existing; repair brownstone heads and sills. Paint all brownstone heads and sills with HC-69 Tammscoat paint
- APP # 21.0985 SE** **12-14 Rutland Square:** At the front façade mansard levels, repair upper soffit, gutter, and gutter belt below mansard shingles in kind. Repair all window trim and sills in kind.
- APP # 21.1089 SE** **46 Union Park:** At the front facade basement through third levels (below the mansard), remove storm windows and replace eight non-historic two-over-two curved sash windows with new construction wood curved sash windows of the same configuration.
- APP # 21.1083 SE** **28 Upton Street:** At the front façade parlor windows reinstall two decorative security grates.
- APP # 21.1101 SE** **53 Warren Avenue:** Rebuild an existing roof deck in the same footprint with black steel picket railings.
- APP # 21.1102 SE** **133 Warren Avenue #3:** At the front façade second level, replace three (3) two-over-two non-historic wood windows with new construction aluminum-clad windows of the same configuration. At the front façade mansard level, replace one (1) two-over-two segment overhead wood window with a new construction aluminum-clad window of the same configuration. At the rear façade mansard level, replace two (2) one-over-one non-historic wood windows with new construction two-over-two aluminum-clad windows of the same configuration.
- APP # 21.1084 SE** **2A Wellington Street:** At all facades, repoint brick joints, refinish all lintels and sills to match existing, refinish the front stairs and paint to match the color of the underlying stone.
- APP # 21.1093 SE** **145 West Canton Street:** At the front façade, chip hollow cement from front stairs and refinish. Repaint to match the color of the underlying brownstone. Scrape, prime, and repaint railings black to match existing.
- APP # 21.1061 SE** **150 West Canton Street:** At the front facade second level, replace one non-historic two-over-two wood window with a new construction wood window of the same configuration. *See additional items under Design Review.*
- APP # 21.1085 SE** **68, 98-102 West Newton Street:** At no. 68, replace all windows throughout due to damage from a 2015 fire. At no. 98-102 levels basement through third story, replace all existing windows with new aluminum sash windows to match the existing configurations.
- APP # 21.1099 SE** **1 Worcester Square:** Replace four second-story two-over-two aluminum-clad windows in-kind.
- APP # 21.1126 SE** **1 Worcester Square:** Replace two first-story and two lower-level two-over-two aluminum-clad windows in-kind.
- APP # 21.1108 SE** **13-15 Worcester Square:** Inspect both stoops. Repoint all joints and repair all cracks. Patch spalled and damaged areas with mortar to match surrounding masonry. Paint to match the color of the underlying brownstone.

VI. RATIFICATION OF MEETING MINUTES

6/01/2021 Public Hearing Minutes

VII. STAFF UPDATES

VIII. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 7/4/2021

SOUTH END LANDMARK DISTRICT COMMISSION

*John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, David Shepperd
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/*