



NOTICE OF PUBLIC HEARING

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

DATE: 10/5/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/82818721472>

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/82818721472>, or call 929-205-6099 and enter meeting id 828 1872 1472#. 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 # 22.0284 SE — ~~38 DWIGHT STREET~~
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Niall Quigley
Proposed work: ~~Construct a roof deck.~~

APP # 22.0309 SE 1 CHANDLER STREET

Applicant: MASS Design Group
Proposed work: At the Chandler Street annex, reconfigure and construct new stairs and ramp, construct new deck, modify storefront window system and install new entry, paint façade, and install new signage.

APP # 22.0341 SE 541 MASSACHUSETTS AVENUE

Applicant: John Burns
Proposed work: Install new garden level entry door. Install new condenser units at the rear façade and install new railings. *See additional items under Administrative Review.*

APP # 22.0345 SE 455 MASSACHUSETTS AVENUE

Applicant: Sally Leung
Proposed work: Rebuild a roof deck.

APP # 22.0358 SE 500 TREMONT STREET

Applicant: The Trustees of Reservations
Proposed work: Install new fencing and curbing at the Berkeley Community Garden.

APP # 22.0365 SE **363 ALBANY STREET**
Applicant: Mollie Padden
Proposed work: Modify and install new telecommunication antennas.

APP # 22.0368 SE **435 COLUMBUS AVENUE**
Applicant: Bryn Robinson
Proposed work: Install new signage at the storefront.

APP # 22.0370 SE **258 SHAWMUT AVENUE**
MOVED TO ADMINISTRATIVE REVIEW
Applicant: Simon Kloeckner
Proposed work: ~~Replace one pair of aluminum slider windows with paired casement windows. See additional items under Design Review.~~

APP # 22.0373 SE **42 WEST NEWTON STREET**
Applicant: Daniel Johnson
Proposed work: Install visible HVAC equipment on roof deck.

APP # 22.0374 SE **27 WARREN AVENUE**
WITHDRAWN BY APPLICANT
Applicant: Timothy Burke
Proposed work: ~~Expand an existing roof deck and install planters.~~

APP # 22.0378 SE **159 WEST BROOKLINE STREET**
MOVED TO ADMINISTRATIVE REVIEW
Applicant: Lindsay Couture
Proposed work: Install a fan at the chimney.

APP # 22.0394 SE **24 CLARENDON STREET**
MOVED TO ADMINISTRATIVE REVIEW
Applicant: Springer Architects
Proposed work: ~~Demolish an existing chimney. See additional items under Administrative Review.~~

APP # 22.0366 SE **595 ALBANY STREET**
Applicant: Andrew Brassard
Proposed work: Demolish existing building and construct a six-story mixed use building with parking and commercial space.

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 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 # 22.0314 SE** **5 Appleton Street:** At the front façade fourth level (#4D), replace three (3) non-historic two-over-two aluminum windows with new aluminum-clad windows of the same configuration in accordance with SELDC policy.
- APP # 22.0394 SE** **24 Clarendon Street:** At the front façade all levels, replace two (2) six-over-six non-historic wood windows and seven (7) non-historic two-over-two metal/vinyl windows with new two-over-two wood windows in accordance with SELDC policy. Refurbish non-historic entry door. Replace mansard slate shingles in kind. Restore wood cornice detail and wood dormer surround. **Reconstruct a front brick chimney to match existing rear chimney (moved from Design Review).** *See additional items under Administrative Review.*
- APP # 22.0284 SE** **38 Dwight Street: Construct a roof deck (moved from Design Review)**
- APP # 22.0367 SE** **31 East Concord Street:** At the front façade mansard level, replace one (1) non-historic two-over-two segment overhead wood window with a new wood window of the same configuration in accordance with SELDC policy.
- APP # 22.0360 SE** **3 Hanson Street:** Replace rubber roof and two skylights in kind.
- APP # 22.0341 SE** **541 Massachusetts Avenue:** Repaint wood cornice and relocate front façade downspout to the rear façade. At the roof and dormers, replace asphalt shingles in kind and install new wood trim at dormer windows. *See additional items under Design Review.*
- APP # 22.0369 SE** **578 Massachusetts Avenue:** At the front façade second and third floors, replace four (4) curved sash two-over-two wood windows and two (2) two-over-two wood windows with four new curved sash wood windows and two new wood windows of the same configuration in accordance with SELDC policy.
- APP # 22.0362 SE** **57 Rutland Square:** At the front façade third level (below the mansard), replace two (2) non-historic two-over-two wood windows with new two-over-two wood windows in accordance with SELDC policy.
- APP # 22.0346 SE** **65 Rutland Street:** Cut existing brick joints at the front façade and repoint with new mortar to match the historic mortar in terms of color, texture, profile, and tooling.
- APP # 22.0370 SE** **258 Shawmut Avenue:** At the second floor of the Shawmut Avenue and Milford Street elevations, replace eight (8) non-historic one-over-one, one (1) non-historic paired one-over-one aluminum windows (separated by a vertical mullion with new aluminum-clad windows of the same configurations in accordance with SELDC policy. **Replace one pair of aluminum slider windows in kind (moved from Design Review.)** *See additional items under Design Review.*
- APP # 22.0275 SE** **318 Shawmut Avenue:** Replace slate shingles at the mansard level in kind. Replace skylights in kind.
- APP # 22.0359 SE** **456 Shawmut Avenue:** At the rear façade mansard level, replace rotted wood window trim in kind.
- APP # 22.0356 SE** **590 Tremont Street:** Remove deteriorated cement at front stairs and resurface. Paint to match existing.
- APP # 22.0276 SE** **5 Union Park:** Repair brownstone steps.
- APP # 22.0388 SE** **16 Upton Street:** Repair front entry stairs in kind.
- APP # 22.0378 SE** **159 West Brookline Street:** **Install a fan at the chimney (moved from Design Review).**

APP # 22.0348 SE

38 Worcester Square: At the front façade mansard level, replace slate shingles, trim, and copper gutters in kind.

III. RATIFICATION OF 9/7/2021 HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 10:00 PM

DATE POSTED: 9/24/2021

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/*