



NOTICE OF PUBLIC HEARING

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

DATE: 6/7/2022
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/85907911950>

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/85907911950>, or call 929-205-6099 and enter meeting id 883 4382 4805#. 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. EXECUTIVE SESSION~~

~~Litigation Matters MOVED TO A NEW TIME: 6/7/22 at 3:30PM~~

~~Alice E. Stone v. Boston Landmarks Commission and South End Landmark District Commission~~

II. DESIGN REVIEW HEARING

APP # 22.1240 SE **1701 WASHINGTON STREET**
Applicant: Karin Goodfellow
Proposed work: Install new mural.

APP # 22.1131 SE **28 UPTON STREET MOVED TO ADMINISTRATIVE REVIEW BY STAFF**
Applicant: Margaret Marder
Proposed work: Replace stoop door with new.

APP # 22.1202 SE **470 MASSACHUSETTS AVENUE REMOVED BY STAFF**
Applicant: Yury Yakushevich
Proposed work: Replace three windows at front facade.

APP # 20.0979 SE **45 WEST NEWTON STREET (CONTINUED FROM 8/7/2020 HEARING)**
REMOVED BY STAFF
Applicant: Rosalyn Winspeare
Proposed work: Install connection in the language of fire escapes.

APP # 22.1203 SE **374 D COLUMBUS AVENUE**
Applicant: Karen Pressman

Proposed work: Remove rear window and replace with door, ~~replace fire escape.~~

APP # 22.1162 SE

526 TREMONT STREET

Applicant: Jason Parillo

Proposed work: Install new signage at sign band and new window graphics.

APP # 22.1194 SE

561 MASSACHUSETTS AVENUE

Applicant: Jeffrey Klug

Proposed work: Install new roof deck at existing detached garage.

APP # 22.1145 SE

100-128 DARTMOUTH STREET

Applicant: Keenan Brinn

Proposed work: Install a small cell facility, replace existing light pole with a double acorn pole.

APP # 22.1249 SE

5 WORCESTER SQUARE

Applicant: Joel Rubiera

Proposed work: On ground floor, reopen light well, install new windows; ~~Rehabilitate door to be centered in existing stoop; Refurbish and rehabilitate front and storm doors (moved to administrative review);~~ Install new roof deck; Install new sloped staircase pent-house with pitched rubber roof.

APP # 22.1250 SE

40 UNION PARK

Applicant: Robert Paladino

Proposed work: Replace all existing windows, replace existing front door, install new street-level entry door, new doorbell; new window beneath stoop, enlarge existing well in front garden; new dormer structure; new roof deck and roof hatch above new dormer.

APP # 22.1247 SE

595 ALBANY STREET

Applicant: Andrew Brassard

Proposed work: Construct a 6-story mixed use building.

APP # 22.1248 SE

80 EAST BERKELEY

Applicant: Ronald M. Druker

Proposed work: Demolish existing auto repair shop, and construct a 10-story mixed use building.

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 BELOW.** *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 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 # 22.1184 SE** **26 Appleton Street:** Replace copper skirt at roof, replace gutters, trim boards and railing in-kind.
- APP # 22.1206 SE** **6 Claremont Park:** Replace rubber roof in-kind.
- APP # 22.1207 SE** **8 Claremont Park:** Replace rubber roof in-kind.
- APP # 22.1212 SE** **27 East Springfield Street:** Repoint front facade, restore all brownstone sills and lintels and repaint in kind, replace wooden trim where necessary, remove and replace existing shingles with new.
- APP # 22.1252 SE** **32 Rutland Square:** Chip hollow cement from front stairs as needed, refinish, and repaint with Tammscoat to match existing.
- APP # 22.1242 SE** **524 Shawmut Avenue:** Replace damaged gutters with new copper gutters, install new downspouts.
- APP # 22.1250 SE** **40 Union Park:** Repair & restore existing stone stoop, repair & restore wood bay at second floor.
- APP # 22.1131 SE** **28 Upton Street:** Replace stoop door with new.
- APP # 22.1238 SE** **53 Warren Avenue #3:** Replace three windows at head house in-kind.
- APP # 22.1237 SE** **26 Wellington Street:** Repoint existing chimney.
- APP # 22.1257 SE** **165 West Brookline:** Repaint exterior to match existing, repoint brick at stoop cheek wall in kind.
- APP # 22.1123 SE** **204 West Brookline Street:** Repair fire escape in-kind.
- APP # 22.1251 SE** **153 West Canton Street:** Repoint front facade, refinish lintels and sills to match existing.
- APP # 22.0939 SE** **104 West Concord Street:** Remove roof deck; repair mansard and replace three windows in-kind.
- APP # 22.1127 SE** **135 West Concord Street:** Replace seven non-original two-over-two wood windows in kind with wood two-over-two windows.
- APP # 22.1249 SE** **5 Worcester Square:** Rehabilitate door to be centered in existing stoop; Refurbish and rehabilitate front and storm doors.

IV. RATIFICATION OF 5/3/2022 PUBLIC HEARING MINUTES; 4/21/22, 5/19/2022 & 5/24/2022 SUBCOMMITTEE MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 5/27/2022

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, 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/