



NOTICE OF PUBLIC HEARING

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

DATE: 9/7/2022
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/87311019032>

RECEIVED
By City Clerk at 11:59 am, Aug 29, 2022

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/87311019032>, or call 1 929 205 6099 and enter meeting id#873 1101 9032. 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 # 23.0201 SE **24 CLARENDON STREET**
Applicant: Marcus Springer
Proposed work: Install structural anchors to stabilize the east wall.

APP # 22.0979 SE **30 DWIGHT STREET**
Applicant: Preston Lemanski
Proposed work: Replace garden level entry door.

APP # 23.0158 SE **149 WEST NEWTON STREET**
Applicant: Pedro Lucas
Proposed work: Replace existing railings at the front stoop with new.

APP # 23.0149 SE **623 TREMONT STREET**
Applicant: Jae'da Turner
Proposed work: Install new sign.

APP # 23.0127 SE **607 COLUMBUS AVENUE**
Applicant: Suneeth P. John
Proposed work: Install new sign.

APP # 23.0130 SE **557 TREMONT STREET**
Applicant: Bruce Bisbano
Proposed work: Replace existing light fixture and install additional fixtures on commercial building.

- APP # 23.0140 SE** **630 TREMONT STREET**
Applicant: Mayra Negrón-Roche
Proposed work: Install condensing unit on second floor roof.
- APP # 23.0118 SE** **398 TREMONT STREET**
Applicant: Keenan Brinn
Proposed work: Installation of Small Cell Facility on existing light pole.
- APP # 23.0087 SE** **484 TREMONT STREET**
Applicant: Smartlink AT&T Agent
Proposed work: Remove (8) existing antennas and (3) existing Remote Radio Units, and install (9) new antennas.
- APP # 22.0963 SE** **20 UNION PARK UNIT #1**
Applicant: Jim Maccario
Proposed work: Replace (2) original bow front windows.
- APP # 23.0119 SE** **10 UNION PARK**
Applicant: David Tabenken
Proposed work: Replace (2) original bow front windows.
- APP # 23.0152 SE** **41 WORCESTER STREET**
Applicant: Mark Waldron
Proposed work: Repair roof; remove and replace existing roof deck in kind.
- APP # 23.0157 SE** ~~**11 UNION PARK**~~ **REMOVED BY STAFF**
Applicant: ~~George Sennott~~
Proposed work: ~~Replace low slope roof with new; replace roof deck in kind.~~
- APP # 23.0138 SE** **30 CONCORD SQUARE**
Applicant: Guy Grassi
Proposed work: Replace landscape planting; replace ground floor concrete entryway with new brick pavers; install new roof deck and heat pumps. See *additional items under administrative review.*
- APP # 23.0125 SE** **116 APPLETON STREET**
Applicant: Eben Kunz
Proposed work: Construct roof deck with hatch; construct deck projecting from rear second floor oriel window; change center window in oriel to a door with glass to match window removed; preserve window removed.
- APP # 23.0141 SE** **500 R COLUMBUS AVENUE**
Applicant: Peter Spellios
Proposed work: Redevelopment of parking lot into a 5.5 story residential building.
- APP # 23.0155 SE** **1767-1796 WASHINGTON STREET**
Applicant: Dartagnan Brown
Proposed work: Retain and restore facade of the existing historic building and recreate and/or refurbish original historic design elements. Behind the facade and on the adjacent parcel build a 13 story multifamily residential building.

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 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 # 23.0064 SE** **109 Appleton Street:** One side facade repoint brick joints; refinish lintels and sills in kind; repair and refinish front stairs in kind, paint to match existing.
- APP # 23.0138 SE** **30 Concord Square:** Repair and restore exterior: repair and repaint windows/trim; replace existing storms/screens; restore/repaint stone work to match brownstone color; refinish existing doors; repair and repaint front stoop to match existing; replace fiberglass shingles with slate at mansard level; repair and repaint existing cast iron fence and stoop railing.
- APP # 23.0068 SE** **28 Dartmouth Street:** On the front facade repoint brick; refinish lintels, sills and apron as needed and refinish in kind; at rear facade repoint brick; refinish lintels and sills as needed in kind and paint to match existing.
- APP # 23.0062 SE** **67 Dartmouth Street:** On side facade repoint brick joints; refinish lintels and sills and paint to match existing; scrape, prime and paint window trims to match existing.
- APP # 23.0132 SE** **100 East Brookline Street:** Restore/repair in kind: dormer, window casings, and roofline woodwork and copper flashing; replace existing slate on mansard roof in kind; restore current squared off cornice roof to original bowed design and install copper cornice roof and new copper gutters; restore/replace original entablature and wood corbel detail; restore stoop roof and detail; re-point brick on building front and rear; repair lintels and sills as required; replace all 1980s aluminum windows with new historically correct windows; restore front masonry stairs; paint wood and masonry as appropriate.
- APP # 23.0148 SE** **44 East Springfield Street:** Replace three non-original vinyl windows with wood/aluminum clad windows.
- APP # 23.0150 SE** **59 East Springfield Street:** Repair/rebuild two chimneys; repoint masonry on front and side elevations; repair sills, lintels, quoins, brownstone areas and belting as needed.
- APP # 23.0066 SE** **9 Greenwich Park:** Repair and refinish front stairs in kind.
- APP # 23.0050 SE** **40 Greenwich Park:** replace two exterior side facing doors and storm doors in kind.
- APP # 23.0096 SE** **519 Massachusetts Avenue:** Replace two non-original all wood windows with two all wood windows; paint to match existing; trim to be replaced with wood trim to match existing.
- APP # 23.0145 SE** **537 Massachusetts Avenue:** Repair and refinish front stairs in kind including recreating details in kind.
- APP # 23.0065 SE** **555 Massachusetts Avenue:** At soffit replace rotten wood as needed in kind and paint to match existing.
- APP # 23.0126 SE** **558 Massachusetts Avenue:** Archaeological survey of property.

- APP # 23.0123 SE** **59 Rutland Square**: Installation of heat pump condenser at the rear of the building.
- APP # 23.0045 SE** **688 Tremont Street**: Repair and refinish front stairs in kind.
- APP # 23.0147 SE** **89 Waltham Street**: Replace two non-original wood windows with wood windows.
- APP # 23.0046 SE** **171 Warren Avenue**: Repair and refinish front stairs in kind.
- APP # 23.0089 SE** **7 Worcester Square**: Replace five non-original aluminum windows with wood/aluminum clad windows.
- APP # 23.0069 SE** **10 Worcester Square**: Repair and refinish front stairs in kind.
- APP # 23.0061 SE** **90 Worcester Street**: Repair and refinish front stairs and columns in kind.
- APP # 23.0193 SE** **143 West Brookline Street**: Remove, repair and replace lower asphalt shingle roof.
- APP # 23.0156 SE** **216 West Canton Street**: Repair in kind: slate roofing system, copper gutters, door entrance and window trim boards, mortar joints, masonry and brownstone elements.
- APP # 23.0047 SE** **225 West Canton Street**: Repair and refinish front stairs in kind.
- APP # 23.0014 SE** **233 West Canton Street**: Replace two rear windows in kind.
- APP # 22.1427 SE** **238 West Canton Street**: Repair and refinish front stairs in kind.

III. RATIFICATION OF 8/2/2022 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 8/26/2022

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/