



NOTICE OF PUBLIC HEARING

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

DATE: 12/6/2022
TIME: 5:30 PM
PLACE: <https://zoom.us/j/98028612934>

RECEIVED
By City Clerk at 2:50 pm, Dec 06, 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://zoom.us/j/98028612934>, or call 1 929 436 2866 and enter meeting id#980 2861 2934. 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. VIOLATIONS

REVISED
2:50 pm, Dec 06, 2022

- VIO # VIO.22.547** **54-102 WEST NEWTON STREET**
Applicant: Vanessa Calderon-Rosado
Proposed work: Unapproved cluster mailboxes.
- VIO # VIO.21.028** **62-64 RUTLAND STREET**
Applicant: Vanessa Calderon-Rosado
Proposed work: Unapproved cluster mailboxes.
- VIO # VIO.22.651** **131 WEST NEWTON STREET**
Applicant: Lewis Legon
Proposed work: Unapproved masonry openings.
- VIO # VIO.22.655** **195 WEST BROOKLINE STREET**
Applicant: Niall Hanley
Proposed work: Unapproved wood roof structure.

II. DESIGN REVIEW HEARING

- APP # 23.0155 SE** **1767-1796 WASHINGTON STREET** ***(Continued from 9/7/2022 and 10/1/2022 Hearings)***
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.
- APP # 23.0363 SE** **566 COLUMBUS AVENUE**
Applicant: Marc Savatsky

Proposed work: Install new sign.

APP # 23.0352 SE **703 MASSACHUSETTS AVENUE**
Applicant: Ricky Zeng
Proposed work: Remove old sign and install new.

APP # 23.0366 SE ~~**29 DWIGHT STREET**~~ **Removed by Staff**
~~Applicant: Ghita Akkar~~
~~Proposed work: Install a bench and shade on existing roof deck.~~

APP # 23.0339 SE ~~**150 WEST NEWTON STREET**~~ **Removed by Staff**
~~Applicant: Sean Kennedy~~
~~Proposed work: Install roof deck.~~

APP # 23.0411 SE ~~**108 CHANDLER STREET**~~ **Removed by Staff**
~~Applicant: Steven Deering~~
~~Proposed work: Repair and replace roof deck.~~

APP # 23.0377 SE **680 TREMONT STREET**
Applicant: William Mezzetti
Proposed work: Remove existing decking and rails; install new roof deck, replace roof deck entrance.

APP # 23.0412 SE ~~**5 HOLYOKE STREET**~~ **Moved to Administrative Review by Staff**
~~Applicant: Gregory Johnson~~
~~Proposed work: Remove and replace 19 aluminum clad/vinyl windows with aluminum clad windows.~~

APP # 22.1247 SE **595 ALBANY STREET (Previously reviewed at 6/07/2022 Hearing)**
Applicant: Andrew Brassard
Proposed work: Construct a new 6-story mixed use building with 10 residential units above commercial space.

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 # 23.0413 SE** **4 Cazenove Street:** Repoint front facade to match existing, remove copper gutters, apron mansard and trim and replace all in kind, replace slate with new slate same shape; remove and replace fascia and soffit in kind.
- APP # 23.0426 SE** **76 Chandler Street:** At rear remove two non-historic windows and replace in kind with two-over-two wood/aluminum clad windows painted black.
- APP # 23.0350 SE** **565 Columbus Avenue:** Install restored original doors with proper hardware.
- APP # 23.0423 SE** **30 Dwight Street:** Install garden level entry door.
- APP # 23.0412 SE** **5 Holyoke Street:** Remove and replace 19 aluminum clad/vinyl windows with aluminum clad windows.
- APP # 23.0397 SE** **17 Braddock Park Unit #3:** Remove and replace seven non-original wood windows with wood windows.
- APP # 23.0422 SE** **563 Massachusetts Avenue:** Remove and replace window jamb of two first floor windows with cast stone colored to match existing; re-caulk jamb.
- APP # 23.0346 SE** **128 Pembroke Street:** Repair front steps, sides, columns, and curb walls in kind. Paint to match existing.
- APP # 23.0407 SE** **183 West Canton Street:** Repoint mortar, refinish lintels and sills in kind and paint to match existing, chip and refinish cement stairs and paint to match existing.
- APP # 23.0421 SE** **53 Worcester Street:** Remove asphalt shingles and replace to match existing; install new drip edge, ice and water shield, repair flat EPDM roof, replace rotted boards, replace existing roof hatch in kind.

IV. ADVISORY REVIEW

410-412 Massachusetts Avenue

Proposed work: Preserve the front facade and add three stories to existing two story building.

V. RATIFICATION OF 11/1/22 PUBLIC HEARING MINUTES, 11/4/22, 11/21/22, 11/22/22, SUBCOMMITTEE MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 12/5/2022

SOUTH END LANDMARK DISTRICT COMMISSION

*John Amodeo, John Freeman, 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/