



## NOTICE OF PUBLIC HEARING

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

**DATE:** 02/07/2023  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/97389018075>

**RECEIVED**

By City Clerk at 11:35 am, Jan 27, 2023

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 616 of the Acts of 1955 of the Massachusetts General Law 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.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/97389018075> or calling 11 929 436 2866 US and entering meeting id # 973 8901 8075. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

### I. VIOLATIONS

**APP # 23.0439 SE      427 SHAWMUT AVENUE**

Applicant: William Duffy

Proposed Work: Paint existing railings, window sills, door to match existing; remove paint from existing granite.

**APP # 23.0518 SE      137 WEST NEWTON STREET**

Applicant: Joe Holland

Proposed Work: Install fire department strobe and bell in front of building.

### II. DESIGN REVIEW HEARING



**APP # 23.0532 SE      82 WALTHAM STREET**

Applicant: Remi Albouy

Proposed Work: Replace existing non-original door with new.

**APP # 23.0497 SE      60 RUTLAND STREET**

Applicant: Scott Doughman

Proposed Work: Replace one, non-original garden level window.

**APP # 23.0533 SE      201 WEST SPRINGFIELD STREET**

Applicant: Jacques Wajsfelner

Proposed Work: Replace three original windows with wood windows. See *additional items under administrative review*.

**APP # 23.0547 SE      141 WEST NEWTON STREET**

Applicant: Chris Rapczynski

Proposed Work: Install new roof deck to match previously existing.

**APP # 22.1355 SE      210 WEST SPRINGFIELD STREET**

Applicant: Greg McCarthy

Proposed Work: Install new roof deck; repair existing front door in kind; replace non-original windows with wood windows; clean existing front facade.

**APP # 23.0496 SE      5 WORCESTER SQUARE**

Applicant: Joel Rubiera

Proposed Work: Install gas meter bar on exterior front facing wall.

**APP # 23.0549 SE      46 MONTGOMERY STREET**

Applicant: Zachary Millay

Proposed Work: Replace existing shingles with new; install fire safety equipment (fire alarm bell); remove and replace street entrance door; replace front railing. See *additional items under administrative review*.



**APP # 23.0539 SE      55-57 TRAVELER STREET**

Applicant: John Moran

Proposed Work: Install on roof 2 antenna arrays-Beta & Gamma sectors mounted on ballasts, RRHs, OVP & cables and 2 antenna array- Alpha & Delta sectors on façade; equipment & battery cabinets & transformer in electrical room on 11th floor.

**APP # 23.0536 SE      1750 WASHINGTON STREET**

Applicant: Derek Rubinoff

Proposed Work: Reconfigure existing ground floor entry to conform to 521 CMR and ADA standards.

**APP # 22.1118 SE      321-323 COLUMBUS AVENUE**

Applicant: Hezekiah Pratt

Proposed Work: Remove existing windows and install new aluminum windows with arched headers at both bays; remove existing windows at brick facade and install new aluminum windows with arched headers; remove deteriorated metal cladding at both bays and install new prefinished metal cladding; restore two existing wood entrance doors; remove deteriorated storefronts and install new aluminum prefinished storefronts; remove deteriorated first floor cladding and install new granite panels.

**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:***

**APP # 23.0445 SE      78 EAST BROOKLINE STREET:** Replace one non-original wood/vinyl window with wood, two-over-two window.

**APP # 23.0521 SE      89 EAST BROOKLINE STREET:** Replace one non-original aluminum window with wood/aluminum clad window.

**APP # 23.0520 SE      91 EAST BROOKLINE STREET:** Replace four, non original aluminum windows with wood/aluminum clad windows.

**APP # 23.0541 SE      33 EAST CONCORD STREET:** Clean front facade with



restoration cleaner; repair and paint lintels and sills in kind; repair/replace rotted wood lintels in kind; repoint brick in kind; repaint grills in kind.

**APP # 23.0540 SE**

**27 GREENWICH PARK:** Scrape, cut, and repoint masonry in kind.

**APP # 23.0517 SE**

**32 MONTGOMERY STREET:** Replace two, non-original wood windows with two, two-over-two all wood windows; trim replaced with wood trim and all painted to match existing.

**APP # 23.0549 SE**

**46 MONTGOMERY STREET:** Repoint brick at front exterior in kind; repair and/or replace sills and lintels as required in kind; repair and/or replace existing cornice and details in kind; paint “brownstone” color to match surrounding properties; remove non-original windows and replace with historically correct wood windows painted black; repair existing granite curb in kind; repair front metal stairs in kind; trim details at dormer level to remain and be painted black.

**APP # 23.0487 SE**

**229 NORTHAMPTON STREET:** Replace six squares of slate roofing in kind.

**APP # 23.0538 SE**

**51 WARREN AVENUE:** Replace four, non-original windows at top floor and trim with two-over-two wood/aluminum clad windows.

**APP # 23.0533 SE**

**201 WEST SPRINGFIELD STREET:** Replace two non-original windows with two-over-two wood windows.

► 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.** The



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

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 approval letter. 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 617.635.1935 or [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov) Thank you.

#### **IV. RATIFICATION OF 1/3/2023 PUBLIC HEARING MINUTES AND 1/25/23 SUBCOMMITTEE MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED: 1/27/2023**

#### **SOUTH END LANDMARK DISTRICT COMMISSION**

Members: 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/

**CITY of BOSTON**

20 CITY HALL AVENUE FL. 3 BOSTON, MA 02108-4301 | 617-635-1935 | [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)