



City of Boston
Landmarks Commission

REVISED

11:00 am, Aug 10, 2023



City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: 08/14/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/97365932984>

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 Historic Preservation. 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/97365932984> or calling 1 929 436 2866 US and entering meeting id # 973 6593 2984. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 23.1104 SE

46 DARTMOUTH STREET

Applicant: Gleyson Deoliveir

Proposed Work: Remove the old deck and rubber roof and install a new rubber roof and deck. Previously reviewed at the July 5, 2023 hearing.

APP # 24.0152 SE

O'DAY PLAYGROUND/75 WEST NEWTON STREET

Applicant: Lauren Bryant, Boston Parks and Recreation Department

Proposed Work: Update to the fencing previously proposed and reviewed via application #23.1114 SE from the June 2023 hearing.

APP # 24.0036 SE

TITUS SPARROW PARK/ 75 WEST RUTLAND SQUARE

Applicant: Cathy Baker-Eclipse, Boston Parks and Recreation Department

Proposed Work: Improvements to Titus Sparrow Park including landscaping, hardscaping, fencing, stormwater infiltration measures, and furniture.

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20 CITY HALL AVENUE FL. 3 BOSTON, MA 02108-4301 | 617-635-1935 | BLC@BOSTON.GOV



APP # 23.1153 SE

14 DARTMOUTH PLACE #2

Applicant: Mark Finnegan
Proposed Work: Install new vent at the front facade ground level.

APP # 24.0033 SE

1525 WASHINGTON STREET

Applicant: Kate Mahoney
Proposed Work: Install new window signage for The Croft School.

APP # 23.1196 SE

138 WEST CONCORD STREET

Applicant: Herbert Zeller
Proposed Work: Install new wrought iron handrail.

APP # 24.0029 SE

441 SHAWMUT AVENUE

Applicant: Paul Henderson
Proposed Work: Remove three 2nd floor non-historic oriel windows and replace with 2-over-2 wood exterior windows; remove three (MOVED TO ADMINISTRATIVE REVIEW) two 3rd floor non-historic windows and replace with 2-over-2 flat front wood exterior windows. Paint all windows black to match existing. See additional items under Administrative Review

APP # 23.1010 SE

570 MASSACHUSETTS AVENUE

Applicant: Juan Gallego
Proposed Work: Remove existing roof deck and install new.

~~APP # 23.1176 SE~~

~~145 APPLETON STREET~~ *Removed by Staff*

~~Applicant: Jonatas Leal
Proposed Work: Install new roof deck.~~

~~APP # 24.0027 SE~~

~~136 WEST CANTON STREET~~ *Moved to Administrative Review*

~~Applicant: Michael Crouse
Proposed Work: Install new roof deck.~~

~~APP # 23.1157 SE~~

~~140 WEST CONCORD STREET~~ *Removed by Staff*

~~Applicant: Niall Quigley
Proposed Work: Install new roof deck. See additional items under administrative review.~~

~~APP # 24.0023 SE~~

~~116 PEMBROKE STREET~~ *Removed by Staff*



Applicant: Paul Sipe
Proposed Work: ~~Replace 8 original 2-over-2 curved sash wood windows, and 1 flat 2-over-2 original wood window.~~ See additional items under Administrative Review

APP # 24.0013 SE

400 MASSACHUSETTS AVENUE

Applicant: Anita Huggins
Proposed Work: Removal of the existing entry vestibule and replacement with new; Installation of new signage limited to street name and number; Installation of new sconce lighting at vestibule exterior.

APP # 24.0008 SE

750-R HARRISON AVENUE

Applicant: Brendan Whalen
Proposed Work: Demolition of BMC Vose Hall. Provide perimeter fencing and exterior restoration of Boston University's New Evans and Robinson Hall building facades at connection points to Vose Hall.

II. ADVISORY REVIEW:

144 WORCESTER STREET

Proposed Work: Rooftop addition to existing 4-story building including roof deck.

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.** *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 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 Thank you.

- APP # 23.1155 SE** **103 APPLETON STREET:** Repair and replace small roof/portico above front door with in kind materials and same design.
- APP # 23.1201 SE** **69 CHANDLER STREET:** Replace non-original windows with aluminum clad windows.
- APP # 23.1200 SE** **73 CHANDLER STREET:** Replace non-original windows with aluminum clad windows.
- APP # 24.0028 SE** **508 COLUMBUS AVENUE:** Repair front steps in kind with Mimic to retain bullnose profile, and repaint with Benjamin Moore HC69.
- APP # 24.0156 SE** **529 COLUMBUS AVENUE:** Repair dormer trim in-kind.
- APP # 23.1190 SE** **5 CONCORD SQUARE #3:** Replace 6 non-original wood windows at the mansard level in-kind with new 2-over-2 aluminum-clad windows.
- APP # 24.0019 SE** **16 BRADDOCK PARK:** Replace 5 existing non-original windows at the 2nd and 3rd floor with new wood windows in-kind. Remove asphalt shingles and replace with slate.
- APP # 23.1152 SE** **14 DARTMOUTH PLACE #2:** Remove two (2) non-original aluminum windows on the front façade and install two-over-two, double-hung wood window sashes with true divided lights and wood brick molds all with a black painted finish to match the original. Remove basement level glass block windows and install one (1) fixed sash set traditional wood window with three (3) panes.
- APP # 24.0035 SE** **401 MASSACHUSETTS AVENUE:** Repair dormer in kind.
- APP # 24.0017 SE** **30 MILFORD STREET:** Repair front steps in kind. Remove damaged brick and reinstall with recycled bricks to match damaged bricks next to the entryway under the stoop.
- APP # 24.0023 SE** ~~**116 PEMBROKE STREET:** Replace 1 non-original 2-over-2 window with new 2-over-2 wood window. See additional items under Design Review~~ **Removed by Staff.**
- APP # 23.1154 SE** **48 RUTLAND SQUARE:** Remove the rubber roof above the stoop and replace in-kind, with copper flashing around the perimeter.



APP # 23.1110 SE

427 SHAWMUT AVENUE: Paint door and door frames to match existing.

APP # 24.0029 SE

441 SHAWMUT AVENUE: Replace copper gutter in-kind. Remove three 2nd floor non-historic oriel windows and replace with wood exterior ~~2-over-2~~ windows; remove one 3rd floor non-historic window and replace with 2-over-2 flat front wood exterior window **MOVED FROM DESIGN REVIEW**. See additional items under Design Review

APP # 23.1062 SE

449 SHAWMUT AVENUE: Replace two, non-original wood windows with historically accurate wood windows.

APP # 24.0007 SE

14 UNION PARK: Replace three, non-original windows with wood windows.

APP # 24.0010 SE

14 UNION PARK: Repair the Front and Rear Dormers in kind. Rotten and Deteriorated Trim will be replaced with Dimensionally identical Hard Wood Trim. Storm Windows will remain, and existing windows will be repaired.

APP # 23.1156 SE

41 UPTON STREET: Replace rear mansard shingle roof and trim around the dormer windows in kind; Remove aluminum gutter and replace with a custom copper gutter.

APP # 23.1147 SE

54 WALTHAM STREET: At front of building spot point, repair lintels and sills in kind.

APP # 23.1144 SE

70 WALTHAM STREET: Chip the hollow cement off the front stairs and refinish in kind. Paint with Tammscoat waterproof paint to match the masonry.

APP # 24.0027 SE

136 WEST CANTON STREET: Install new roof deck.

APP # 23.1180 SE

188 WEST CANTON STREET: Paint, repair & repoint the bricks. Existing brick is already painted. Paint and repair rotted wood trim.

APP # 23.1138 SE

197 WEST CANTON STREET: Repair existing iron railing in-kind.

APP # 23.1157 SE

140 WEST CONCORD STREET: Remove front and rear mansard copper gutters and trim and replace with new slate copper gutters and trim in kind. Repoint any lost mortar in kind.

APP # 24.0016 SE

20 WORCESTER SQUARE: Repair decorative brownstone molding around front entranceway in-kind to match original profile.

APP # 24.0022 SE

YARMOUTH STREET @ COLUMBUS AVENUE: Replace brick sidewalks in kind and make ADA compliant. Pedestrian ramps will be made ADA compliant with in-kind materials and red detectable warning panels.



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IV. RATIFICATION OF 7/5/23 MEETING MINUTES, 8/3/23 SUBCOMMITTEE MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 8/4/2023

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Vacancy, Vacancy, 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/