



NOTICE OF PUBLIC HEARING The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: 07/05/2023 TIME: 5:30 PM

ZOOM: https://zoom.us/j/93025183679

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/93025183679 or calling 1 929 436 2866 US and entering meeting id # 930 2518 3679. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 23.1114 SE 75 WEST NEWTON STREET/O'DAY PLAYGROUND

Applicant: Lauren Bryant

Proposed Work: Renovation of O'Day Playground

including basketball court, water play, play area, seating,

fencing, paving, lighting and planting.

APP # 23.0958 SE 23 RUTLAND SQUARE

Applicant: Timothy Sheehan

Proposed Work: Repair and repaint masonry facade; Replace existing aluminum sliding doors and window with woodclad; Replace 17 non-original wood windows.

Continued from June 6th, 2023 hearing.

APP # 23.1059 SE <u>534 COLUMBUS AVENUE</u>

Applicant: Ziad Raad

Proposed Work: Install new sign.

APP # 23.1008 SE 1723 WASHINGTON STREET MOVED TO

ADMINISTRATIVE REVIEW
Applicant: Peleg Samuels

CITY of BOSTON



Proposed Work: Replace 2 non-original dormer

windows.

APP # 23.1111 SE 39 EAST CONCORD STREET

Applicant: Brian Appelman

Proposed Work: Replace 4 original windows and 8 unoriginal windows at the front facade with new

2-over-2 wood windows.

APP # 23.1146 SE 112 UNION PARK STREET REMOVED BY STAFF

Applicant: Gary Anthony

Proposed Work: Remove existing roof deck and reinstall

new smaller deck.

APP # 23.1010 SE 570 MASSACHUSETTS AVENUE REMOVED BY

STAFF

Applicant: Juan Gallego

Proposed Work: Remove and reinstall existing visible

roof deck.

APP # 23.1104 SE 46 DARTMOUTH STREET

Applicant: Gleyson Deoliveira

Proposed Work: Remove the old deck and rubber roof and install a new rubber roof and deck. Deck PT Framing, floor, and railings to remain the same.

APP # 23.1135 SE 131 WARREN AVENUE REMOVED BY STAFF

Applicant: Matthew Rider

Proposed Work: Demo and remove existing chimneys.

APP # 23.1045 SE <u>2A-4A MILFORD STREET</u>

Applicant: Guy Grassi

Proposed Work: Replace non-original 1-over-1 vinyl windows and basement windows with new wood 1-over-1 windows, and construct 2 new roof decks.

Repaint metal oriels black. See additional items under

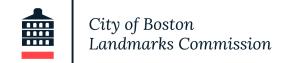
Administrative Review.

APP # 23.1103 SE <u>121 WARREN AVENUE</u>

Applicant: Andrew Brassard

Proposed Work: Replace existing front door with appropriate door and hardware; modify rear masonry openings and expand rear mansard dormer with 4 split pane double hung; add roof deck with hatch access;







replace street level entrance gate; replace front railing to match adjacent; install FPC connection, sign, watering silcock. See additional items under administrative review.

II. ADVISORY REVIEW:

65 WAREHAM STREET WITHDRAWN BY APPLICANT

Proposed Work: Demolish existing building and erect new building.

1000 WASHINGTON STREET

Proposed Work: Revisions to previously approved project are proposed to accommodate a new laboratory/research and development use. The scope of work includes a mechanical penthouse and additional mechanical systems at the rooftop level.

- **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 quidelines 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 # 23.1128 SE 780 ALBANY STREET: Install ¼ HP Greenheck exhaust fan and prefabricated curb on roof.





APP # 23.1055 SE	1 BRADFORD STREET: Remove asphalt shingle siding from dormers and replace with wood clapboard.
APP # 23.1023 SE	496 COLUMBUS AVENUE: Repair damaged wood on the rear of the building including overhangs soffits and detail moulding in kind. Paint to match existing.
APP # 23.0966 SE	61 CHANDLER STREET: Repair and repaint front steps in kind, retain original bullnose profile.
APP # 23.1064 SE	67 CHANDLER STREET: Replace non-original aluminum clad windows with new 2-over-2 windows.
APP # 23.1067 SE	71 CHANDLER STREET: Replace non-original aluminum clad windows with new 2-over-2 windows.
APP # 23.1087 SE	16 DARTMOUTH PLACE: Replace non-original aluminum casement window with new.
APP # 23.1069 SE	9 DARTMOUTH STREET: Repair and replace bay window roof with copper; remove and replace rotted wood on bay window and paint to match existing.
APP # 23.1021 SE	57 EAST CONCORD STREET: Repair and replace existing stone cap on parapet wall in kind; Re-cover (1) penthouse in membrane in kind.
APP # 23.1058 SE	46 EAST SPRINGFIELD STREET: Emergency repair to replace copper gutter in kind.
APP # 23.1019 SE	53 EAST SPRINGFIELD STREET: Remove existing roof deck and repair roof only.
APP # 23.1080 SE	40 GREENWICH PARK: Replace 5 non-original windows with new.
APP # 23.1056 SE	10 HOLYOKE STREET: Remove roofing and copper flashing at front roof, replace in kind.
APP # 23.1068 SE	25-27 HOLYOKE STREET: Replace non-original aluminum clad windows with new 2-over-2 windows.
APP # 23.1045 SE	2A-4A MILFORD STREET: Repair and replace parapet molding and install copper cap, replace roof membrane above the parapet and copper cornice drip edge, repair metal oriel siding, panels, and trim, repaint security grilles black, remove paint from chimneys and repoint, clean masonry and spot point as needed. Repaint all existing trim, windows, doors black. See additional items under Design Review.
APP # 23.1083 SE	507 MASSACHUSETTS AVENUE: Emergency repair to the existing fire escape by removing & replacing all old deteriorated square head bolts with new steel bolts. Fabricate & install 6 new bracket supports. Scrape the entire fire escape & paint black.





APP # 23.1024 SE	41 MILFORD STREET: Replace six, non-original

wood/aluminum clad windows with six, wood/aluminum

clad windows.

APP # 23.1098 SE 96 PEMBROKE STREET: At front steps remove the existing

caulking and reapply flexible caulking. Waterproof around

the walkway.

APP # 23.1090 SE 427 SHAWMUT AVENUE: Remove damaged gutter and

downspout at front facade and replace with new copper

gutter and downspout.

APP # 23.1062 SE 499 SHAWMUT AVENUE: Replace two non-original wood

windows with historically accurate wood windows.

REMOVED BY STAFF

APP # 23.1060 SE 725 TREMONT STREET: Upgrade existing antennas and

equipment on the building rooftop with an existing wireless

facility.

APP # 23.1103 SE 121 WARREN AVENUE: Repair/repoint/restore front and

rear masonry facade, lintels, and sills in kind; restore front and rear mansard in kind, repair front stairs and entrance and window grates with in kind black painted iron; restore

the existing front windows; repair rear fire escapes.

APP # 23.1097 SE 74 WALTHAM STREET: At front steps chip the hollow

cement off and refinish in kind. Paint with Tammscoat

waterproof paint to match the existing.

APP # 23.1008 SE 1723 WASHINGTON STREET: Replace 2 non-original dormer

windows.

APP # 23.1065 SE 159 WEST CANTON STREET: Repair six fire escape

balconies; custom fabricate and install five new bracket supports; replace a section of railings on the right 1st floor balcony. Resecure all 6 fire escape balconies with steel bolts.

APP # 23.1027 SE 210 WEST CANTON STREET: Replace two, non-original

wood/aluminum clad windows with two, wood/aluminum

clad windows.

IV. RATIFICATION OF 6/6/23 MEETING MINUTES

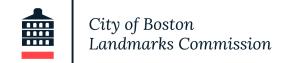
V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 6/21/2023

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/