



NOTICE OF PUBLIC HEARING

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

DATE: 1/2/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/95178650330>

REVISED
2:04 pm, Dec 28, 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 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/95178650330> or calling 1 929 436 2866 US and entering meeting id # 951 7865 0330. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP # 24.0423 SE ————— **~~673 TREMONT STREET~~** **Removed by applicant**
Applicant: Ryan Pan
Proposed Work: Remove and replace roof deck.
(#VIO.24.0808).

APP # 24.0546 SE **5 DARTMOUTH PLACE**
Applicant: William Nichols
Proposed Work: Remove and replace 12 original and non-original windows at front facade. (#VIO.24.0856)

II. DESIGN REVIEW HEARING

APP # 24.0066 SE **587 ALBANY STREET**
Continued from 9/18/2023 SELDC Public Hearing
Applicant: Jacob Simmons
Proposed Work: Construct new 6-story residential building. Existing front facade to be preserved and incorporated into a new residential building. Remainder of the existing building to be razed.

APP # 24.0484 SE **796 TREMONT STREET**



Applicant: Natig Jalilov
Proposed Work: Remove existing deck and build same size new deck.

~~APP # 24.0521 SE~~ ————— ~~185 WARREN AVENUE~~ **Removed by Staff**
Applicant: Edgar Hernandez
Proposed Work: Install 1 new handrail at front entrance.

APP # 24.0566 SE **32 DWIGHT STREET**
Applicant: Zachary Millay
Proposed Work: Remove existing non-original front garden rail and install new, replace non-original stoop entry door with new, lower existing front garden and build new window well and new window opening, new FDC connection.

~~APP # 24.0567 SE~~ ————— ~~542 MASSACHUSETTS AVENUE~~ **Withdrawn by**
applicant

Applicant: Mark Little
Proposed Work: Remove existing visible wooden roof deck rails and replace with new black metal rail in the same footprint.

~~APP # 24.0478 SE~~ ————— ~~90 EAST BROOKLINE STREET~~ **Withdrawn by**
applicant

Applicant: Niall Quigley
Proposed Work: Install structural roof deck and hatch; remove and replace rear copper gutters; replace ac unit; remove and replace roof in kind.

APP # 24.0552 SE **58 BERKELEY STREET**
Applicant: Lauren Cook
Proposed Work: Expand second-floor outdoor learning deck to provide more space for children to learn and play.

~~APP # 24.0548 SE~~ ————— ~~15 BRADDOCK PARK #1~~ **Moved to**
administrative review

Applicant: Jeffrey Wheeler



Proposed Work: Remove 2 existing ground level windows in the front bay, and replace with new 2-over-2 windows.

APP # 24.0563 SE

400 MASSACHUSETTS AVENUE

Applicant: Anita Huggins

Proposed Work: Remove existing entry vestibule and replace with new.

APP # 24.0518 SE

549 COLUMBUS AVENUE

Applicant: Mark Bogosian

Proposed Work: Remodel office space to include demolition of front door and windows. Install new glass double doors, new sign, and fixed panel windows as well as decorative sidewalk planters and railing.

APP # 24.0531 SE

8 EAST SPRINGFIELD STREET

Applicant: Gregory McCarthy

Proposed Work: Construct a new 4 story brick rowhouse.

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 # 24.0519 SE** **30 CLAREMONT PARK:** Emergency repair due to leaks: Caulk and seal joints on stairs to match existing; mortar to match existing; repair bottom step in kind; paint front steps and stone at ground level to match existing.
- APP # 24.0548 SE** **15 BRADDOCK PARK #1:** Remove 2 existing ground level windows in the front bay, and replace with new 2-over-2 windows.
- APP # 24.0542 SE** **5 DARTMOUTH PLACE:** Repoint front facade in-kind, refinish and repaint lintels and sills in-kind, replace rotted wood at bay window in-kind.
- APP # 24.0528 SE** **130 DARTMOUTH STREET:** Remove exterior canopy signs and scrape vinyl decals from door.
- APP # 24.0556 SE** **32 DWIGHT STREET:** Restore parlor level windows to the original opening by lowering sill height, remove all non-original windows and replace with new wood 2-over-2 window painted black. Repair existing sills and lintels in-kind and paint with Benjamin Moore HC-69, and restore parlor level lintels to historic profile. Replace existing asphalt shingles with new synthetic slate shingles, and repair dormer trim in-kind, repoint and repair brick, repair front stairs and entry door in-kind.
- APP # 24.0477 SE** **37 EAST SPRINGFIELD STREET:** Remove copper gutters, apron, and trim around dormer windows and soffit, mansard scalloped slate and replace in kind.
- APP # 24.0564 SE** **20 GREENWICH PARK:** Emergency repair: Cut out the rotten area of soffit which is actively falling to the ground below. Replace wood and rotten corbel with matching. Prime and paint to match existing.
- APP # 24.0553 SE** **30 HOLYOKE STREET:** At the front facade and third floor, replacing four non-original wood windows in-kind with wood windows, maintaining muntin design.
- APP # 24.0569 SE** **479 MASSACHUSETTS AVENUE:** Emergency repair due to active leaks: replace existing EPDM rubber roof and scalloped shingle mansard roof that is facing the street.
- APP # 24.0515 SE** **577 MASSACHUSETTS AVENUE:** Emergency repair due to active leaks: remove and replace existing asphalt roof shingles with new.
- APP # 24.0526 SE** **22 RUTLAND SQUARE:** Remove mansard tile trim, soffit, and copper gutters and apron - replace in kind. Remove aluminum round window and replace with round wood window.



- APP # 24.0555 SE** **27 RUTLAND STREET:** Remove and replace existing rear fence in kind.
- APP # 24.0536 SE** **100 WALTHAM STREET:** Emergency repair and repointing of front stoop due to active leak.
- APP # 24.0558 SE** **1138 WASHINGTON STREET:** Remove existing sign and install updated signage within existing sign band.
- APP # 24.0530 SE** **80 WEST CONCORD STREET:** At 2nd story, replace 1 front and 3 rear non-original 2-over-2 wood windows in-kind with new 2-over-2 wood windows.
- APP # 24.0527 SE** **49 UNION PARK STREET:** Install three historic sash packs into existing wood frames on the second floor.

IV. RATIFICATION OF 9/18/2023 & 12/5/2023 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 12/20/2023

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/