



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 12/5/2023  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/96301698398>

**RECEIVED**  
By City Clerk at 3:58 pm, Dec 05, 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/96301698398> or calling 1 929 436 2866 US and entering meeting id # 963 0169 8398. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

**REVISED**  
3:59 pm, Dec 05, 2023

**I. VIOLATIONS**

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

**II. DESIGN REVIEW HEARING**

**APP # 24.0358 SE**                      **577 MASSACHUSETTS AVENUE**  
*Continued from 11/7/2023 SELDC Public Hearing*  
Applicant: Luis Santana  
Proposed Work: Install new front garden rail.

**APP # 24.0274 SE**                      **86 WALTHAM STREET**  
Applicant: Leonard Cervone  
Proposed Work: Replace five, non-original windows at the mansard level.

**APP # 24.0470 SE** ————— ~~**139 APPLETON STREET**~~ **WITHDRAWN BY APPLICANT**  
Applicant: Robert Mickle



~~Proposed Work: Replace existing non-historic wrought iron railings, repaint stairs, curb, exterior entry paneling, and garden level window lintel.~~

**APP # 24.0457 SE**

**332 SHAWMUT AVENUE**

Applicant: Guy Grassi

Proposed Work: Install taller garden level windows than previously approved to match adjacent building at #330 and #334; Lower plant bed at front yard further than previously approved.

**APP # 24.0454 SE**

**12 GREENWICH PARK**

Applicant: John Rolander

Proposed Work: Install ~~two~~ new well-windows at the basement level including excavating a 3'x5' area in the front garden.

**APP # 24.0350 SE**

~~**40 RUTLAND SQUARE**~~ **Withdrawn by applicant**

~~Applicant: Taylor Ferguson~~

~~Proposed Work: Remove existing roof deck and rebuild in new footprint.~~

**APP # 24.0413 SE**

**7 EAST SPRINGFIELD STREET**

Applicant: Patrick Murphy

Proposed Work: Install a new 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](mailto:SouthEndLDC@boston.gov) Thank you.

- APP # 24.0469 SE**      **60 CLARENDON STREET:** Repoint in-kind, refinish lintel, sills, and main door surround in-kind and paint to match existing. Replace rotted wood at window trim and gutter in-kind.
- APP # 24.0422 SE**      **481 COLUMBUS AVENUE:** Emergency repair due to leaks: paint window trim in kind; window trim paint and repair/replace copper gutters.
- APP # 24.0442 SE**      **505 COLUMBUS AVENUE:** Emergency repair due to leaks: at shelf below the mansard roof remove existing EPDM roofing and replace in kind with new membrane. Repair any minor deficiencies/leaks to gutter in kind. Tying into the bottom of the slate mansard above.
- APP # 24.0420 SE**      **483 MASSACHUSETTS AVENUE:** Replace 2 rear dormer roof, replace copper gutter in-kind. Replace rear roof with new synthetic shingles, repair/replace cornice details in-kind with wood.
- APP # 24.0366 SE**      **524 MASSACHUSETTS AVENUE:** Replace 2 non-original two-over-two wood curved sash windows at garden level with new two-over-two wood curved sash windows.
- APP # 24.0471 SE**      **24 MONTGOMERY STREET:** Emergency repair due to leaks: repoint building in kind; repair window moulding in kind and repaint trim in kind.
- APP # 24.0448 SE**      **10 MILFORD STREET:** Emergency repair due to leaks at roof, existing roof deck to remain.
- APP # 24.0406 SE**      **36 MILFORD STREET:** Repair and repoint existing brick masonry facades as required; repair existing cornice and masonry detail work as required; repair and restore existing window sills and headers as required; repair as needed and paint decorative garden rail and stoop handrails; repair and restore existing stoop as required; replace under-stoop door with new wood door; install new decorative sconce at under-stoop door; replace existing non-historic windows on front elevation with 2-over-2 wood windows, paint black;



- APP # 24.0451 SE**      construct new roof deck with black metal rail.  
**463 SHAWMUT AVENUE:** Replace 8 non-original windows with new two-over-two aluminum clad windows.
- APP # 24.0436 SE**      **41-43 WEST NEWTON STREET:** Emergency repair due to leaks: Remove rubber pavers, replace roof membrane, reinstall rubber pavers; at the rear second floor roof decks repair roof edge metal and membrane flashing in kind; at the front elevation remove and replace roof dormer clapboards in kind, install new flashing. Existing wood roof deck to remain.
- APP # 24.0473 SE**      **116 WEST NEWTON STREET:** Replace 2 non-original two-over-two wood/vinyl windows with new wood two-over-two windows.
- APP # 24.0412 SE**      **171 WEST NEWTON STREET:** Repair window lintel in kind and spot repointing at second window.
- APP # 24.0463 SE**      **28 WORCESTER SQUARE:** Replace two, one-over-one, non-original, aluminum garden level windows with two-over-two aluminum windows.

**IV. RATIFICATION OF 9/18/2023 & 11/7/2023 MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 8:00 PM**

**DATE POSTED: 11/22/2023**

**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/