



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: 2/6/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/96712255150>

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/96712255150> or calling 1 929 436 2866 US and entering meeting id # 967 1225 5150. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 24.0628 SE ————— **570 TREMONT STREET** **MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Rabi Islam
Proposed Work: ~~Install new signage.~~

APP # 24.0624 SE **575 TREMONT STREET**
Applicant: Jason Parillo
Proposed Work: Install new signage, including vinyl window decals and new panel signage at metal bay.

APP # 24.0626 SE **9 CLAREMONT PARK**
Applicant: Girolamo DiPierro
Proposed Work: Install new handrails; install new garden rails.

APP # 24.0573 SE **247 SHAWMUT AVENUE**
Applicant: Peter Vanderweil
Proposed Work: Install new dormer at rear.

APP # 24.0600 SE **1 CONCORD SQUARE**
Applicant: Andrew Wales

CITY of BOSTON



Proposed Work: Remove existing roof deck and rebuild in existing footprint. See *additional items under Administrative Review*.

APP # 24.0484 SE

796 TREMONT STREET

Applicant: Natig Jalilov

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

APP # 24.0478 SE

90 EAST BROOKLINE STREET REMOVED BY STAFF/MOVED TO ADMINISTRATIVE REVIEW

Applicant: Niall Quigley

Proposed Work: ~~Install structural roof deck and hatch (Moved to Administrative Review); replace ac unit. See additional items under administrative review.~~

APP # 24.0639 SE

179 WEST BROOKLINE STREET

Applicant: Marcus Springer

Proposed Work: At garden level stoop, lower areaway and create ramp and increase entrance size 8", and install new door. Install new stained glass fanlight at front entry transom, expand light well in front garden, replace non-original handrail with new historically appropriate rails, replace existing front garden cast iron fence to match adjacent building. ~~Install a new roof deck (Exempted by staff). Replace non-original windows with new wood windows, replace deteriorated wood sills and jambs, brownstone repair and masonry repointing, and restoration of the mansard, bay window, and dormer (Moved to Administrative Review).~~

APP # 24.0524 SE

667 TREMONT STREET

Applicant: Gregory McCarthy

Proposed Work: Convert existing storefront level to a new brick facade with new windows and a new door. Replace windows, ~~install new roof deck (Exempted by staff)~~ restore existing entry doors, repair and replace brick and lintels as needed.

APP # 24.0654 SE

403 SHAWMUT AVENUE

Applicant: Vanessa Calderón-Rosado

Proposed Work: Remove existing original metal attachments at exterior masonry walls, remove and replace existing 1-over-1 windows with new 1-over-1



aluminum clad windows. Install new rooftop mechanical systems and chimneys, replace existing storefront windows and doors to match existing, remove and replace brownstone lintels and sills in-kind, remove and replace existing roof access ladder. *See additional items under Administrative Review.*

APP # 24.0650 SE ————— **2 AGUADILLA STREET** **REMOVED BY STAFF/
MOVED TO ADMINISTRATIVE REVIEW**

~~Applicant: Vanessa Calderón-Rosado
Proposed Work: At roof install new MEP equipment and new exhaust vents; remove metal attachments at exterior masonry walls (Moved to Administrative Review). *See additional items under Administrative Review.*~~

APP # 24.0651 SE ————— **328-330 SHAWMUT AVENUE** **MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Vanessa Calderón-Rosado
Proposed Work: Remove existing original metal attachments at exterior masonry walls. *See additional items under Administrative Review.*~~

APP # 24.0653 SE ————— **401 SHAWMUT AVENUE** **REMOVED BY STAFF**

~~Applicant: Vanessa Calderón-Rosado
Proposed Work: Remove existing original metal attachments at exterior masonry walls. *See additional items under Administrative Review.*~~

APP # 24.0652 SE ————— **334 SHAWMUT AVENUE** **REMOVED BY STAFF**

~~Applicant: Vanessa Calderón-Rosado
Proposed Work: Remove existing original metal attachments at exterior masonry walls. *See additional items under Administrative Review.*~~

APP # 24.0658 SE ————— **79 WEST BROOKLINE STREET** **MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Vanessa Calderón-Rosado
Proposed Work: Remove existing original metal attachments at exterior masonry walls. *See additional items under Administrative Review.*~~

APP # 24.0657 SE ————— **75 WEST BROOKLINE STREET** **REMOVED**



BY STAFF

~~Applicant: Vanessa Calderón Rosado
Proposed Work: Remove existing original metal attachments at exterior masonry walls. See additional items under Administrative Review.~~

~~**APP # 24.0656 SE** ————— **10 UPTON STREET** **REMOVED BY STAFF**~~

~~Applicant: Vanessa Calderón Rosado
Proposed Work: Remove existing original metal attachments at exterior masonry walls. See additional items under Administrative Review.~~

II. ADVISORY REVIEW

APP # 24.0633 SE

16 BOND STREET

Applicant: Mark Van Brocklin
Proposed Work: Replace existing roof deck framing and deck boards. Remove tall wood screen/railing and install new black metal railing, 42” high. Expand existing dormer at rear of building towards #14 Bond. Replace door and add windows: aluminum clad wood, black finish. Replace existing non-historic skylights in gable roof facing alley with new skylights in same footprint, black aluminum frame.

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 # 24.0650 SE** **2 AGUADILLA STREET:** Clean masonry, repair and repoint in kind and apply breathable water repellent; repair cracks in front entrance stairs in kind. Remove metal attachments at exterior masonry walls (*moved from design review*). See *additional items under Design Review*.
- APP # 24.0623 SE** **39 BRADDOCK PARK:** Emergency repair, replacement of existing flat roof at front with new EPDM roofing.
- APP # 24.0600 SE** **1 CONCORD SQUARE:** Remove existing flat roof and replace with new EPDM roofing. See *additional items under Design Review*.
- APP # 24.0478 SE** **90 EAST BROOKLINE STREET:** Remove and replace rear copper gutters in kind; remove and replace roof in kind. Install hatch (*moved from design review*).
- APP # 24.0635 SE** **37 EAST SPRINGFIELD STREET:** Install new roof deck as previously approved.
- APP # 24.0636 SE** **818 HARRISON AVENUE:** Install new small cell facility.
- APP # 24.0637 SE** **818 HARRISON AVENUE:** Install new small cell facility.
- APP # 24.0587 SE** **434 MASSACHUSETTS AVENUE:** Remove existing awning fabric and replace with new, and reuse existing awning hardware.
- APP # 24.0574 SE** **28 MONTGOMERY STREET:** Rebuild existing dormer in-kind with wood, rebuilt front mansard in-kind with new slate to match existing, rebuild cornice in-kind, and paint to match existing.
- APP # 24.0631 SE** **85 PEMBROKE STREET:** Create new door in existing non-original fence.
- APP # 24.0594 SE** **292 SHAWMUT AVENUE:** Emergency repair due to active leaks: repairs to roof including stripping and re-shingling roof and dormers, materials and colors to match in kind.
- APP # 24.0651 SE** **328-330 SHAWMUT AVENUE:** Repair roof in-kind, retain existing slate shingles. Clean all masonry elevations according to the Secretary of the Interior's Standards for Rehabilitation, repair and repoint brick. Repair front stairs, apply water



APP # 24.0652 SE

repellent to all elevations. Remove existing original metal attachments at exterior masonry walls.

334 SHAWMUT AVENUE: At roof retain and repair where needed existing slate shingles; clean masonry at all elevations; repair and repoint brick in kind and apply breathable water repellent; repair cracks in front entrance stairs in kind. *See additional items under Design Review.*

APP # 24.0653 SE

401 SHAWMUT AVENUE: Repair existing asphalt shingle roof in-kind, clean masonry at all elevations, repair and repoint brick in-kind and apply breathable water repellent.

APP # 24.0654 SE

403 SHAWMUT AVENUE: Clean all masonry elevations according to the Secretary of the Interior's Standards for Rehabilitation, repair and repoint brick, and apply breathable water repellent, repair wood panels above third floor windows and all window frames and trim in-kind as needed. Repair rubber roof. *See additional items under Design Review.*

APP # 24.0640 SE

516 TREMONT STREET: Replace aluminum-framed windows at Levels 2 through 5. Replace first-floor storefront on the south elevation and one bay of the west elevation with custom wood storefront; salvage and reinstall transom decorative metal inlays. Replacement windows and storefront to replicate existing exterior profiles and finishes. Recommission existing balcony doors at Levels 2 through 5 and replace perimeter sealant and weather-stripping. Remove and replace sealant joints at architectural concrete panels at Levels 2 through 5. Provide fluid-applied waterproofing at second-floor cornice.

APP # 24.0628 SE

570 TREMONT STREET: Install new signage, replace storefront windows and doors in-kind with new aluminum doors and windows, ~~retain existing awning hardware and replace fabric with new-~~(Removed by applicant). *See additional items under Design Review.*

APP # 24.0655 SE

638 TREMONT STREET: Repair existing asphalt shingle roof in-kind, clean masonry at all elevations, repair and repoint brick in-kind and apply breathable water repellent.

APP # 24.0585 SE

683 TREMONT STREET: Emergency repair, replacement of existing flat roof with new EPDM roofing.

APP # 24.0656 SE

10 UPTON STREET: At roof retain and repair where needed existing slate shingles; clean masonry at all elevations; repair and repoint brick in kind and apply breathable water repellent; repair cracks in front entrance stairs in kind. *See additional items under Design Review.*

APP # 24.0575 SE

123 WARREN AVENUE: Replace non-original front door with historically appropriate replica to match adjacent door at 121



APP # 24.0657 SE

Warren approved under Application #22.1247 SE.

75 WEST BROOKLINE STREET: At roof retain and repair where needed existing slate shingles; clean masonry at all elevations; repair and repoint brick in kind and apply breathable water repellent; repair cracks in front entrance stairs in kind. ~~See additional items under Design Review.~~

APP # 24.0658 SE

79 WEST BROOKLINE STREET: At roof retain and repair where needed existing slate shingles; clean masonry at all elevations; repair and repoint brick in kind and apply breathable water repellent; repair cracks in front entrance stairs in kind. Remove existing original metal attachments at exterior masonry walls (*moved from design review*). ~~See additional items under Design Review.~~

APP # 24.0657 SE

179 WEST BROOKLINE STREET: Replace non-original windows with new wood windows, replace deteriorated wood sills and jambs, brownstone repair and masonry repointing, and restoration of the mansard, bay window, and dormer. ~~See additional items under Design Review.~~

APP # 24.0638 SE

19 WORCESTER STREET #2: At third level, replace 3 two-over-two non-original aluminum clad wood windows in-kind with new.

IV. RATIFICATION OF 9/18/2023 & 1/2/24 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 1/26/2024

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/