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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: 7/2/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/99259371494>

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/99259371494> or calling 1 929 436 2866 US and entering meeting id # 992 5937 1494. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 24.1102 SE

90 WARREN AVENUE

Applicant: Fatima Seck
Proposed Work: This project proposes improvements to the fence surrounding the garden at the back of the Mel King South End Academy, including repairing a broken gate, installing new ones, and replacing missing finials.

~~**APP # 24.0985 SE**~~

~~**150 APPLETON STREET REMOVED BY STAFF**~~

~~Applicant: Rose Harrison
Proposed Work: Replace 5 non-original aluminum clad windows in-kind with new aluminum clad windows.~~

~~**APP # 24.1048 SE**~~

~~**567 TREMONT STREET**~~

**MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Ryan Clancy
Proposed Work: Replace 9 double hung 2-over-2 windows in-kind.~~

APP # 24.1073 SE

24 BRADDOCK PARK

Applicant: John Felton

CITY of BOSTON

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



Proposed Work: Replace deteriorated bluestone slab at stoop with new, reinstall cast iron coal chute in-kind.

APP # 24.1113 SE

218 WEST CANTON STREET #1

Applicant: Zachary Millay
Proposed Work: Install new stoop door, repaint lintels and sills to match existing. *See additional items under Administrative Review.*

APP # 24.0600 SE

1 CONCORD SQUARE

Applicant: Andrew Wales
Proposed Work: Construct a new roof deck.

~~APP # 24.1104 SE~~

~~**124 WEST NEWTON STREET** **EXEMPT BY STAFF**~~

~~Applicant: Alex van Dijk
Proposed Work: Construct a new roof deck. *See additional items under Administrative Review.*~~

APP # 24.1130 SE

96 CHANDLER STREET #3

Applicant: Christopher Barry
Proposed Work: Construct a new roof deck with hatch access.

~~APP # 24.1132 SE~~

~~**7 EAST SPRINGFIELD STREET** **EXEMPT BY STAFF**~~

~~Applicant: Beth Sitterly
Proposed Work: Construct a new roof deck.~~

~~APP # 24.1093 SE~~

~~**19 BRADDOCK PARK** **MOVED TO ADMINISTRATIVE REVIEW**~~

~~Applicant: Edwin Tiffany
Proposed Work: Repairs to roof over front entry, repair and paint front steps, window sills, headers and cornice.~~

APP # 24.1128 SE

12 BOND STREET

Applicant: Charlotte Rose
Proposed Work: Replace the existing front door, side lights, transom and vestibule paneling with custom new 6 panel wood Marvin Ultimate door. *See additional items under Administrative Review.*

APP # 24.1131 SE

16 BOND STREET

Applicant: Mark Van Brocklin



Proposed Work: Rebuild existing roof deck, and expand rear dormer. See additional items under Administrative Review.

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 # 24.1075 SE

88 BERKELEY STREET: At front, replace 3 non-original one-over-one windows with three, aluminum, one-over-one windows.

APP # 24.1128 SE

12 BOND STREET: Replace 6 non-original windows with two-over-two double-hung wood windows. Paint the dormer window trim on the front facade in HC- 187 - Black Forest Green. See additional items under Design Review.

APP # 24.1131 SE

16 BOND STREET: Replace skylights, replace side wall masonry cap; Repair front door, side garden door, front garden rail, existing window wells, transom, and stoop handrails in-kind. See additional items under Design Review.

APP # 24.1093 SE

19 BRADDOCK PARK: Repairs to roof over front entry, repair and paint front steps, window sills, headers and cornice.



APP # 24.1042 SE

2 CLARENDON STREET: Paint rails to match existing; waterproof decks.

APP # 24.1090 SE

418 COLUMBUS AVENUE: At front stairs & apron: chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint (HC69).

APP # 24.1027 SE

6 COLUMBUS SQUARE: Restore and waterproof the existing bluestone and coal (shute) cap. *Continued from the June 4th, 2024 hearing.*

APP # 24.1098 SE

77 CHANDLER STREET: Replace non-original side entry door with new wood single lite door.

APP # 24.1123 SE

1 CUMSTON STREET: Emergency window replacement.

APP # 24.1114 SE

HARRISON AVENUE: In the South End Protection Area - roadway and streetscape improvements along the portion of Harrison Avenue between East Berkeley Street and Herald Street.

APP # 24.1101 SE

562 MASSACHUSETTS AVENUE: At front stairs & main door surround: Chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint - HC69.

APP # 24.1064 SE

30 MONTGOMERY STREET: Repoint front facade in-kind.

APP # 24.1127 SE

34 PLYMPTON STREET: One story rooftop addition at back third of the existing roof.

APP # 24.1094 SE

42 RUTLAND SQUARE: Repoint 5 courses of brick in-kind, repair downspout in-kind.

APP # 24.1121 SE

433 SHAWMUT STREET: Emergency repair due to leaks - strip and replace existing asphalt shingle roof in kind.

APP # 24.1048 SE

567 TREMONT STREET: Replace 9 double hung 2-over-2 windows in-kind. *Moved from Design Review*

APP # 24.1086 SE

600 TREMONT STREET: At front stairs: chip the hollow cement off as needed and refinish in kind. Prime and paint with Tammscoat waterproof paint, HC69.

APP # 24.1067 SE

609 TREMONT STREET: At front façade cut 3/4" into the joints of the bricks and repoint with Promasonry Type N cement to match the existing. Refinish lintels, sills and apron as needed in kind. Prime and paint with Tammscoat HC69.

APP # 24.1067 SE

655 TREMONT STREET: Wash the entire façade on Brookline Street; cut out 100% of the mortar joints of the façade on Brookline Street and repoint the Brookline St. façade to match the original. Replace any missing/broken brick and reset any loose brick in kind; Waterproof all fire escape connections; Rebuild all 27 lintels and sills as needed matching the original color and aesthetics. Repair as needed façade corner at W. Brookline & Tremont. Wash down the side façade with muriatic acid. Apply a coat of masonry sealer in the entire side façade.



APP # 24.1092 SE	7 UPTON STREET #4: At roof level, replace 2 non-original windows in-kind, in the existing historically appropriate configuration.
APP # 24.1143 SE	7 UPTON STREET: Emergency repointing due to leaks.
APP # 24.1095 SE	9 UPTON STREET: Replace two, two-over-two windows with two, two-over-two wood windows.
APP # 24.1045 SE	105 WARREN AVENUE: Replace existing aluminum gutter with new copper gutter and downspout.
APP # 24.1113 SE	218 WEST CANTON STREET #1: Replace 2 non-original ground floor windows with new wood double-hung 2-over-2 windows. Patch and repair brick in-kind as needed at the stoop doorway. <i>See additional items under Design Review.</i>
APP # 24.1043 SE	157 WEST CANTON STREET: Replace copper gutters in-kind, repair window trim and fascia in-kind and paint to match existing. Replace cornice brackets with Borel brackets to match historic profile in-kind, replace flat EPDM roof in-kind.
APP # 24.1088 SE	185 WEST CANTON STREET: At front stairs, chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint to match the existing HC69.
APP # 24.1182 SE	144 WEST CONCORD STREET: At front stairs, chip the hollow cement off 100% and refinish. Prime and paint with Tammscoat waterproof paint HC69.
APP # 24.1104 SE	124 WEST NEWTON STREET: Replace roof in kind.
APP # 24.1069 SE	34 WORCESTER SQUARE: At front replace two aluminum windows with two, two-over-two, aluminum clad windows.
APP # 24.1066 SE	61 WORCESTER STREET: Repair roof in kind.

IV. RATIFICATION OF 6/4/24 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 6/20/2024

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, Vacancy
Alternate: Catherine Hunt, Vacancy

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services



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*Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/
Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons
with Disabilities/ Architectural Access Board/*