



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 8/6/2024  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/92920525227>

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/92920525227> or calling 1 929 436 2866 US and entering meeting id # 929 2052 5227. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

**I. DESIGN REVIEW HEARING**

**APP # 24.1114 SE**                      **HARRISON AVENUE**  
Applicant: Elisa Arriaga  
Proposed Work: In the South End Protection Area - roadway and streetscape improvements along the portion of Harrison Avenue between East Berkeley Street and Herald Street.

**APP # 25.0046 SE** ————— **260 SHAWMUT AVENUE**                      **MOVED TO ADMINISTRATIVE REVIEW**  
Applicant: ~~Monika Pauli~~  
Proposed Work: ~~Install new signage.~~

**APP # 24.1136 SE** ————— **428 MASSACHUSETTS AVENUE**                      **MOVED TO ADMINISTRATIVE REVIEW**  
Applicant: Patti Rossetti  
Proposed Work: ~~Install new signage.~~

**APP # 25.0035 SE**                      **21 WELLINGTON STREET**  
Applicant: Fraser Allan  
Proposed Work: ~~Construct a new roof deck,~~ **Exempt by staff.** Replace non-original windows with new wood windows. See additional items under Administrative Review



**APP # 25.0020 SE**

**1033-1055 WASHINGTON STREET**

Applicant: Ronald M. Druker

Proposed Work: Located in the South End Protection Area - proposal to demolish existing one-story commercial industrial building built in 1972. Construction of two life science/office buildings approximately 150 feet in height, plus 20 feet of mechanicals as well as two levels of below-grade parking.

**APP # 25.0005 SE**

**587 ALBANY STREET**

Applicant: Jacob Simmons

Proposed Work: In the South End Protection Area - Demolish the existing facade.

**II. 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 # 25.0049 SE**

**69 APPLETON STREET:** Remove existing slate, repair, replace existing slate to match existing design and color, repair rotted trim in kind.

**APP # 25.0040 SE**

**103 APPLETON STREET:** In kind repair of front steps and



- underside of front steps with in kind materials, to include bullnose shaping to match original profile. Product used is Mimic with brownstone coloring. Prime and paint front steps and underside of front steps with Benjamin Moore HC69.
- APP # 24.0985 SE** **150 APPLETON STREET:** Replace 5 non-original aluminum clad windows in-kind with new aluminum clad windows.
- APP # 25.0037 SE** **36 CLAREMONT PARK:** Remove the three first floor non-original windows on the front facade and replace with one-over-one double hung wood, aluminum clad Pella windows of the same size with dark brown painted finish and dark colored half-screens.
- APP # 25.0026 SE** **553 COLUMBUS AVENUE:** Remove existing roof deck and replace with composite decking and black metal railings; Replace front stoop above front door in kind.
- APP # 24.1168 SE** **2 DARTMOUTH STREET:** Modify existing small cell site and pole replacement.
- APP # 24.1140 SE** **61 DWIGHT STREET:** Repair dormers in-kind with wood, and reclad with dark green metal cladding.
- APP # 25.0034 SE** **44 EAST SPRINGFIELD STREET:** Repoint front facade In kind. Restore all brownstone sills and lintels using Mimic with brownstone coloring to match the original profile. Prime and paint sills and lintels with Benjamin Moore HC69.
- APP # 25.0019 SE** **22 GREENWICH PARK:** Repair front steps in kind to include bullnose shaping to match original profile. Prime and paint front steps, sidewalls to steps and garden wall with Benjamin Moore HC69.
- APP # 25.0044 SE** **4 HAVEN STREET:** Replace existing windows with Marvin Ultimate wood 6/6 double hung windows in existing openings. Replace existing bubble roof hatch with new low profile flat glass roof hatch. Replace existing gutters and downspouts in the rear of the building with dark metal gutters and downspouts.
- APP # 24.1136 SE** **428 MASSACHUSETTS AVENUE:** Install new signage. **Moved from Design Review**
- APP # 25.0029 SE** **459 MASSACHUSETTS AVENUE:** Emergency repair due to leaks - remove existing damaged bricks at the front bay window, repair area, repair and replace masonry in kind, repair roof damage on top of the front bay window in kind as needed.
- APP # 25.0018 SE** **660 MASSACHUSETTS AVENUE:** Repoint facade, repair roof and replace shingles in-kind.
- APP # 25.0042 SE** **34 MONTGOMERY STREET:** Repoint front facade with Type O mortar.
- APP # 24.1169 SE** **13 RUTLAND SQUARE:** Replace flat roof with EPDM roofing,



**APP # 24.1198 SE**

replace asphalt shingles with new in-kind.

**2 SAINT CHARLES STREET:** Repair stairs and repaint with Benjamin Moore HC69 to match original historic masonry, repoint facade and refinish lintels and sills in-kind.

**APP # 25.0046 SE**

**260 SHAWMUT AVENUE:** Install new signage. **Moved from Design Review**

**APP # 25.0024 SE**

**486 SHAWMUT AVENUE:** Emergency repair - repointing.

**APP # 24.1167 SE**

**496 TREMONT STREET:** Modify existing small cell site and pole replacement.

**APP # 25.0017 SE**

**16 UNION PARK STREET:** Repoint at front facade, mortar to match existing.

**APP # 25.0025 SE**

**163 WARREN AVENUE:** Replace three windows at mansard level.

**APP # 25.0035 SE**

**21 WELLINGTON STREET:** Restore existing front doors; Clean Masonry and repair in kind, re-paint masonry w. Ben Moore Abington Putty HC-99; Repoint brick including chimneys; Repair chimneys in kind as required; Remove rear fire escape. *See additional items under Design Review.*

**APP # 24.1157 SE**

**178 WEST BROOKLINE STREET:** Emergency repair - roof replacement only.

**APP # 24.1142 SE**

**161 WEST CANTON STREET:** Replace 11 two-over-two windows at the front façade and 1 two-over-two window at the rear façade with historically accurate two-over-two wood, true divided light, black painted windows. Repair, replace and repaint (black) brickmold as needed. Repair and repoint at sills and brickwork as needed. Match color of existing. Replace deteriorated asphalt shingles and flashing at the mansard roof with stepped copper flashing and slate shingles in Sea Green, fishtail pattern. Remove 2 existing rooftop mechanical units and install 4 new rooftop mechanical units.

**APP # 24.1177 SE**

**195 WEST CANTON STREET:** Replace 3 non-original windows with new wood double-hung two-over-two windows, replace window trim with new wood to match historic profile.

**APP # 24.1137 SE**

**158 WEST CONCORD STREET:** Repoint front facade with type N mortar, clean bricks with light duty restoration cleaner, apply masonry sealant, restore lintels and sills in-kind to match historic masonry, repaint window trims and soffit, repair front windows in-kind and repaint to match existing.

**APP # 25.0032 SE**

**207 WEST NEWTON STREET:** Replace shingles in-kind as needed, repair fire escape in-kind, fix roofing material with black rubber, restore existing wood corbels, restore existing transom and curved sash windows at 3rd floor and replace trim with new material to match existing historic profile, replace



windows at 2nd and roof level and repoint facade as needed in-kind, restore front entry door, replace front cement walkway with brick.

**APP # 24.1134 SE**

**30 WORCESTER SQUARE:** Replace non-original windows with aluminum two-over-two windows.

### III. ADVISORY REVIEW

**APP # 25.0048 SE**

**95 BERKELEY STREET**

Applicant: Maxwell Luthringer

Proposed Work: Proposed office-to-residential conversion including a vertical expansion of up to four residential floors.

**APP # 24.0849 SE**

**770 TREMONT STREET**

Applicant: Gregory McCarthy

Proposed Work: Proposed 4 story mixed use building maintaining existing building with 2 story addition. Renovate facade on West Springfield Street and Tremont Street.

### IV. NEW BUSINESS: OUTDOOR DINING STANDARDS AND CRITERIA

Discussion regarding the adoption of the Back Bay Architectural District Outdoor Dining Standards and Criteria

### V. RATIFICATION OF 7/2/24 MEETING MINUTES

### VI. STAFF UPDATES

### VII. PROJECTED ADJOURNMENT: 8:00 PM

**DATE POSTED: 7/26/2024**

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