



NOTICE OF PUBLIC HEARING

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

DATE: 3/4/2025
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/92132739971>

REVISED

2:27 pm, Feb 21, 2025

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/92132739971> or calling 1 929 436 2866 US and entering meeting id # 921 3273 9971. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP #25.0636 SE **673 TREMONT STREET**
Applicant: Ryan Pan
Proposed Work: Install new roof deck, VIO.24.0808.

II. DESIGN REVIEW HEARING

APP # 25.0629 SE **55 CLARENDON STREET**
Applicant: Scott Grady
Proposed Work: Remove asphalt shingles from dormers on front elevation, replace with painted trim. See additional items under Administrative Review.

APP # 25.0633 SE **1 SAINT GEORGE STREET**
Applicant: Neil Rouleau



Proposed Work: Repair three (3) existing bays, and re clad with new copper cladding.

APP # 25.0602 SE

161 WEST CANTON STREET

Applicant: Leslie Schneeberger

Proposed Work: Repair existing front doors and replace glass with decorative leaded pattern. Install gas termination vents and concealing shrouds at existing brick chimney. Replace existing roof deck railing.

APP # 25.0616 SE

12 BOND STREET

Applicant: Henry Miller

Proposed Work: At front, restore the existing below grade window well to original condition replicating the other sub grade window wells on the street. 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 # 25.0616 SE** **12 BOND STREET:** Remove existing downspout and replace with new copper or dark non-reflective metal; Repair the facade trim and eaves of the existing third floor, street facing dormer and trim to be painted Benjamin Moore Black Forest Green. See additional items under Design Review.
- APP # 25.0629 SE** **55 CLARENDON STREET:** Install new asphalt shingles on front and rear mansard roofs. Repair gutters and flashing as necessary. Repair gutters and flashing as necessary. See additional items under Design Review.
- APP # 25.0625 SE** **29 HOLYOKE STREET:** Repair and paint (2) existing fire escape balconies in kind.
- APP # 25.0611 SE** **660 MASSACHUSETTS AVENUE:** Emergency repair - replace three windows at second story with two-over-two wood windows, replace one window at dormer with two-over-two wood window.
- APP # 25.0614 SE** **74 MONTGOMERY STREET:** Repair and repaint existing bay window on second floor in kind including removing rotted wood and rebuilding to match original bay windows. Repaint lintels and front steps.
- APP # 25.0628 SE** **7 RUTLAND SQUARE:** Replace 13 non-original windows in-kind with new wood windows to match existing.
- APP # 25.0631 SE** **48 RUTLAND SQUARE:** Emergency repair - replace three windows at front with wood, two-over-two windows.
- APP # 25.0596 SE** **633 TREMONT STREET:** Install new stud mounted commercial signage at sign band, repaint wooden facade.
- APP # 25.0624 SE** **173 WEST BROOKLINE STREET:** Replace one (1) flat sash and two (2) curved sash non-original windows at the third floor, with one (1) new flat sash and two (2) new curved sash windows in-kind.
- APP # 25.0612 SE** **159 WEST NEWTON STREET:** Repair/replace rotted trim around dormer and paint, replace damaged



scalloped shape shingles, repair and paint soffit, replace gutter with copper gutter system, install copper plates on dormer shelf, repair and paint lintels and sills, repair and paint wood trim around windows, all work to be done in-kind.

APP # 25.0593 SE

195 WEST NEWTON STREET: Emergency repair - Replace 7 windows at facade in-kind with new wood window and repair trim in-kind with wood due to leaks.

IV. ADVISORY REVIEW

1759-1769 WASHINGTON STREET: Amendment to the application 23.0155 SE approved with provisos at the 12/6/22 public hearing with an extension approved at the 11/6/2024 public hearing: Renovate and restore existing historic Alexandra Hotel building and recreate and/or refurbish original historic design elements. On the adjacent parcel, build a 5 story addition.

685 TREMONT STREET: Demolish existing and build new multi-story new construction building for Boston Public Library's South End branch.

V. RATIFICATION OF 1/7/25, 2/4/25 MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 2/21/2025

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, Peter Sanborn
Alternate: Catherine Hunt, Kevin Ready

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/