

PAN PRESENTATION: ATTACHMENT DOCUMENTS RE:  
673 TREMONT STREET

|   |                      |
|---|----------------------|
| Historical images of the 673 Tremont Street deck visibility ..... | <b>Attachment 1.</b> |
| Permits and Approvals .....                                       | <b>Attachment 2.</b> |
| Violation .....   | <b>Attachment 3.</b> |
| Plans: Historical and proposed new footprint .....                | <b>Attachment 4.</b> |

# ATTACHMENT 1

DECK IMAGES: HISTORICAL STREET VIEWS

AUGUST 2009:



JULY 2011:





## 2011 AERIAL “STATEWIDE MA AERIAL”:



NOVEMBER 2011:





JULY 2012:



SEPTEMBER 2013:





NOVEMBER 2016:



JULY 2017:





SEPTEMBER 2018:





AUGUST 2019:



NOVEMBER 2020:<sup>1</sup>



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<sup>1</sup> Note the visibility of the neighboring roof deck.

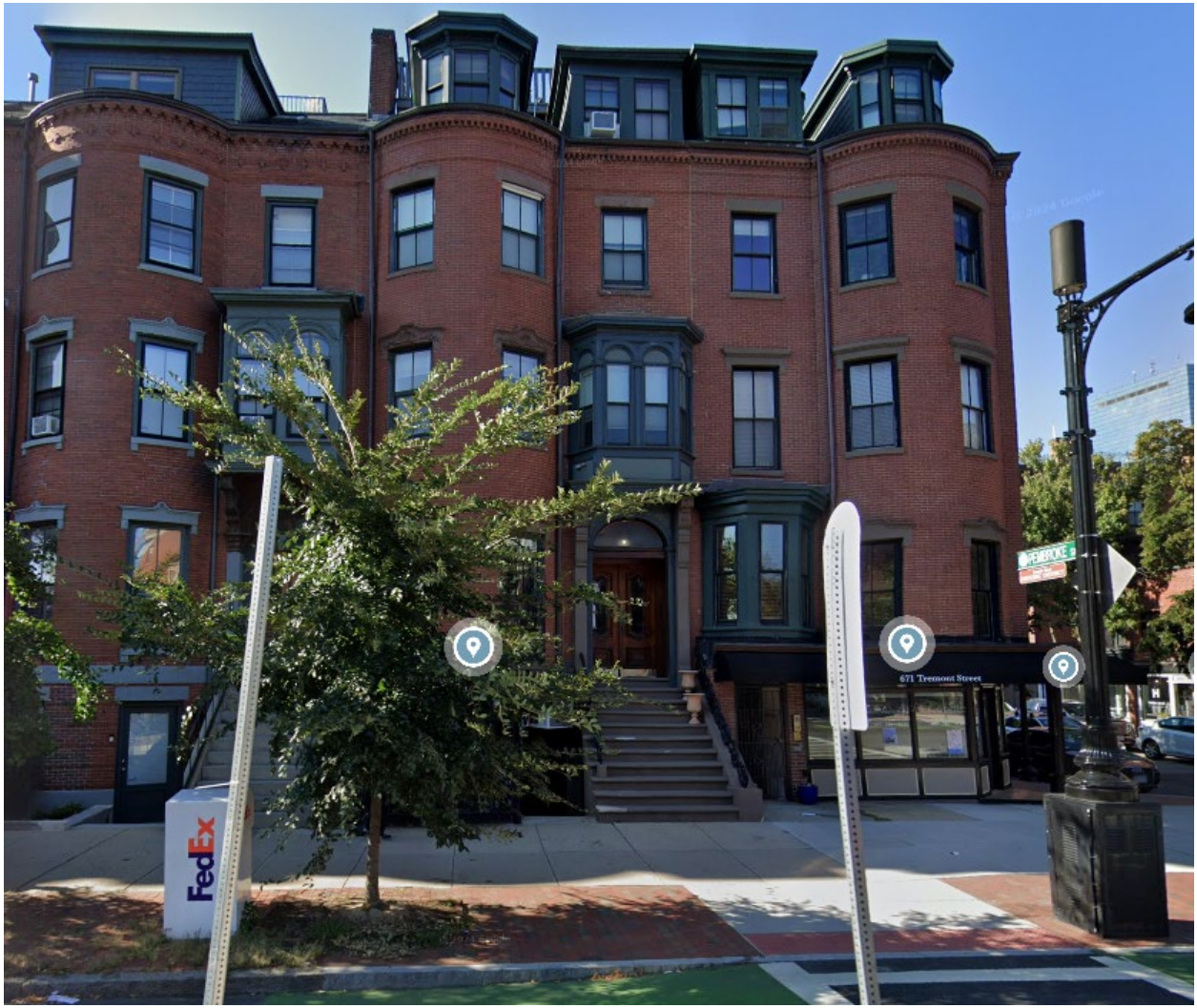


SEPTEMBER 2022:





SEPTEMBER 2024:



# ATTACHMENT 2

PERMITS AND APPROVALS

**South End Landmark District**  
**Approved as Submitted (Administrative Review)**

11/04/2022

Heladio Salgado

1319 Massachusetts Avenue  
Arlington, MA 02476-4110

**NOTICE OF DECISION**

**Application #:** 23.0329 SE

**Property:** 673 Tremont Street

Dear Heladio,

At the 11/01/2022 public hearing, the South End Landmark District Commission reviewed your application for exterior work at:

673 Tremont Street  
Boston, MA 02116

The proposed scope of work is as follows:

EPDM Roof Replacement - 12 squares of new 60 mil EPDM Membrane installation + 1/2" High Density PolyISO insulation + Copper drip edge around dormers roof + Full Ice & Water  
Carpentry - Roof decks replacement - Main Roof + Rear Deck (Framing work only)  
Carpentry - Fascia board + 5" Seamless Aluminum Gutter  
Carpentry - Decking and railing replacement - Deck over Main roof & Rear roof  
Copper Roof - Copper Skirt Roof Replacement (front of the property) + Trim boards around windows + Missing slates replacement  
Overhead Protection

as indicated on the application, plans, photographs and presentation submitted by Heladio Salgado and associates between 10/07/2022 10:48am and 11/01/2022. The Commission voted to approve your application as submitted.

**IMPORTANT:** Historic approval placards for all work must be displayed on site, visible by the public, for the duration of construction. Failure to display your placard could result in a violation and/or the issuance of a stop-work order. You may download your placard using the below link:

[seldc\\_11\\_1\\_2022\\_adminplacard.pdf](#)

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for two (2) years from its date of issue (1 year for Back Bay Architectural District). The applicant is required to inform the Commission of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue).

Please do not respond to this automated message.





Michelle Wu  
Mayor

## Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Marc A. Joseph  
Inspector of Buildings

# ALTERATION PERMIT

To erect, enlarge, alter, substantially repair, move, demolish or change occupancy of building or structure

Name of Applicant: **Heladio Salgado**

Issue Date: **04/05/2023**

Name of Owner:

Fees: **\$1,400.00**

Location: **673 - 673A Tremont ST**

Declared Value: **\$134,943.00**

Neighborhood: **Roxbury** Ward: **04**

Legal Occupancy: **HAIR SALON & 6  
APARTMENTS.#ALT85903**

Application/Permit No.: **ALT1390552**

WORK DESCRIPTION: EPDM Roof Replacement - 12 sqs of EPDM Membrane Carpentry - Roof Decks replacement ( see LF # 2905 / 85 ) - (Framing work only) Carpentry - Fascia board + 5" Seamless Aluminum Gutter Decking and railing replacement Copper Skirt Roof Replacement Overhead Protection (Please see contract for more details) **SELD # 23.0329**

### Requirements:

1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
2. **Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.**
3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

| Date | Building Inspector   | Insp Type | Date | Building Inspector   | Insp Type |
|------|----------------------|-----------|------|----------------------|-----------|
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
| Date | Electrical Inspector | Insp Type | Date | Electrical Inspector | Insp Type |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
| Date | Mech Inspector       | Insp Type | Date | Mech Inspector       | Insp Type |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |

**Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4**

**THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES**



Michelle Wu  
Mayor

# Boston Inspectional Services Department

## Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Marc A. Joseph  
Inspector of Buildings

# PERMIT

For **minor** alteration, repair, replacement, renovation & demolition, not to include structural work, egress, or change of occupancy.

Primary Contact: **HELADIO SALGADO**

Issue Date: **11/15/2022**

Name of Owner:

Fees: **\$450.00**

Address: **673 - 673A Tremont ST  
Roxbury, MA 02118**

Declared Value: **\$42,457.50**

Legal Occupancy: **Hair Salon &  
6 APTS 2003**

Neighborhood: **Roxbury**

Ward: **04**

Application/Permit No: **SF1415200**

**Work Description: Installation of 12 square(s) of new 60 mil EPDM Membrane + 1/2" High Density PolyISO insulation + Copper drip edge around dormers roof + Full Ice & Water Replacement of Existing Roof deck - Rear Deck (Framing work only) Replacement of Decking and railing - Rear deck Fascia board + 5" Gutters**

**Requirements:**

1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

| Date | Building Inspector   | Insp Type | Date | Building Inspector   | Insp Type |
|------|----------------------|-----------|------|----------------------|-----------|
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
| Date | Electrical Inspector | Insp Type | Date | Electrical Inspector | Insp Type |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |
| Date | Mech Inspector       | Insp Type | Date | Mech Inspector       | Insp Type |
|      |                      |           |      |                      |           |
|      |                      |           |      |                      |           |

**Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4**

**POST THIS PERMIT IN VIEW OF THE PUBLIC WAY OR STREET**

# ATTACHMENT 3

## VIOLATIONS





City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

7/19/2023

**SOUTH END LANDMARK DISTRICT COMMISSION**  
**Notice of Violation (First Notice)**

Six 73 Tremont St Condo Trust  
673 Tremont Street  
Boston, MA 02118

Violation #: VIO.24.0808  
Property: 673 Tremont Street  
Parcel ID: 0402868000



**Violation:** Observed By Staff on  
7/19/2023 from Tremont Street

To Whom It May Concern:

It has come to the attention of the South End Landmark District Commission (SELDC) that exterior alterations have resulted in significant changes in the appearance of the building at 673 Tremont Street and have occurred without the issuance of a Certificate of Design Approval. This work is in violation of the District Standards and Criteria under Chapter 772 of the Acts of 1975 in such that all exterior alterations, when facing a public way and portions of roofs that are visible from public ways require the prior review and approval of this Commission.

**VIOLATION: Construction of an unapproved new roof deck visible from a public way.**

Please contact Commission staff at (617) 635-1935 or [southendldc@boston.gov](mailto:southendldc@boston.gov) at your earliest convenience to discuss this issue. Reference the violation number at the top of this letter.

Failure to respond to this request may result in the issuance of a second Notice of Violation. For more information about the South End Landmark District which was created under Chapter 772 of the Acts of 1975 of the Massachusetts General Law please visit: [www.boston.gov/landmarks](http://www.boston.gov/landmarks).

Sincerely,



Gabriela Amore  
Preservation Planner  
Office of Historic Preservation

**CITY of BOSTON**

20 CITY HALL AVENUE BOSTON, MA 02108 | 3rd Floor | 617-635-1935 | [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)



BOSTON INSPECTIONAL SERVICES DEPARTMENT  
BUILDING DIVISION  
**STOP WORK ORDER**

DATE: 10/22/2013

Present procedure is in violation of the requirements of the

- ☐ ZONING ORDINANCE OF THE CITY OF BOSTON, ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_  
☐ MASSACHUSETTS BUILDING CODE, ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_  
☐ MASSACHUSETTS ELECTRICAL CODE, ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_  
☐ MASSACHUSETTS PLUMBING/GAS CODE, ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_  
☒ OTHER: Call for Inspection ASAP

Work may not resume until you have contacted inspector David Tolson  
between 8:00 a.m. and 9:30 a.m., Monday through Friday, call: 617-961-2374

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT  
IN LEGAL PROCEEDINGS WITH A FINE OF NOT MORE  
THAN \$1,000 PER DAY.

[Signature]  
For the Commissioner, Inspectional Services  
ANY UNAUTHORIZED PERSON REMOVING THIS NOTICE WILL BE PROSECUTED.



City of Boston



City of Boston  
Inspectional Services

1010 MASSACHUSETTS AVENUE | BOSTON, MA 02118

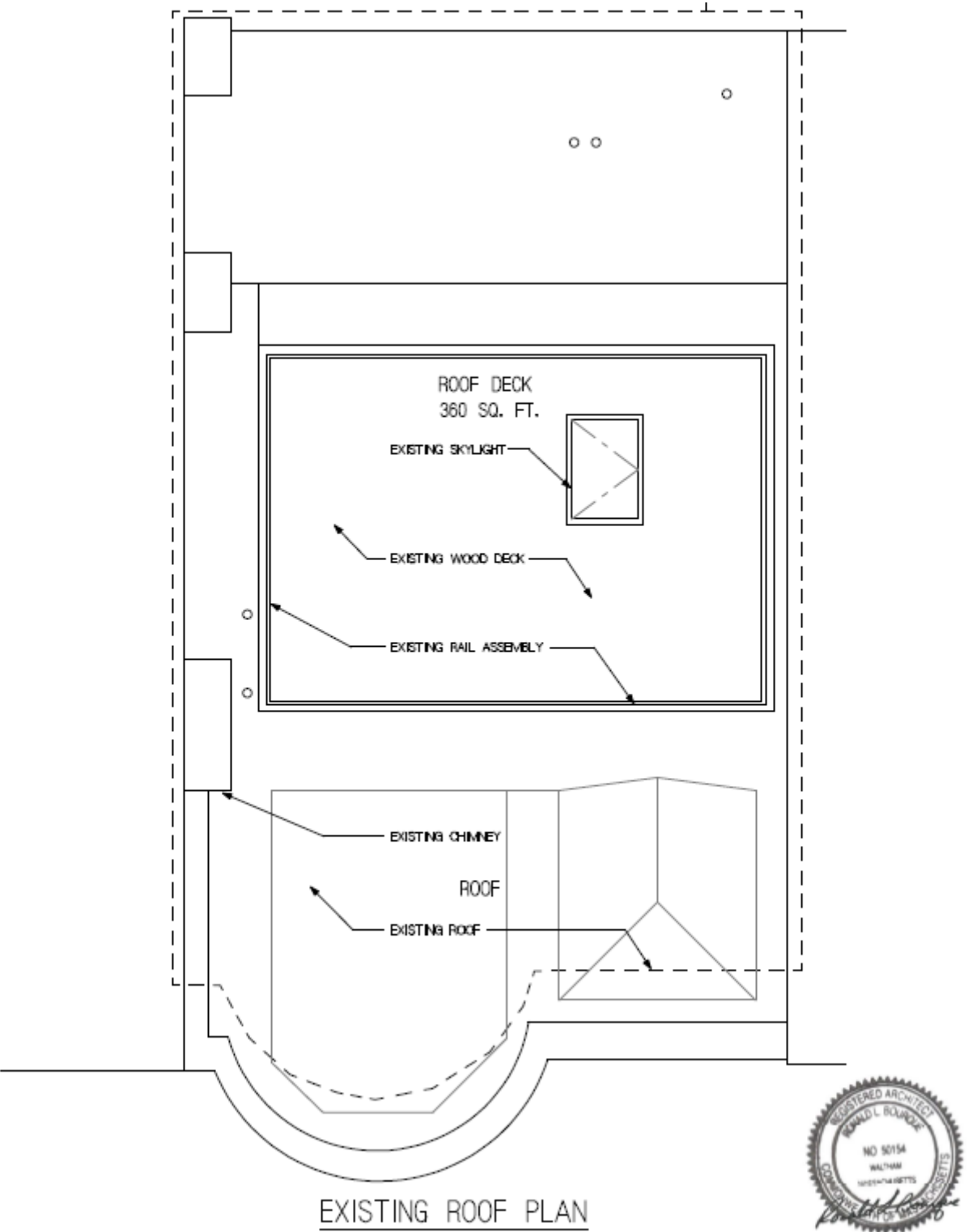
1962-00

# ATTACHMENT 4

HISTORICAL PLANS AND PROPOSED NEW FOOTPRINT

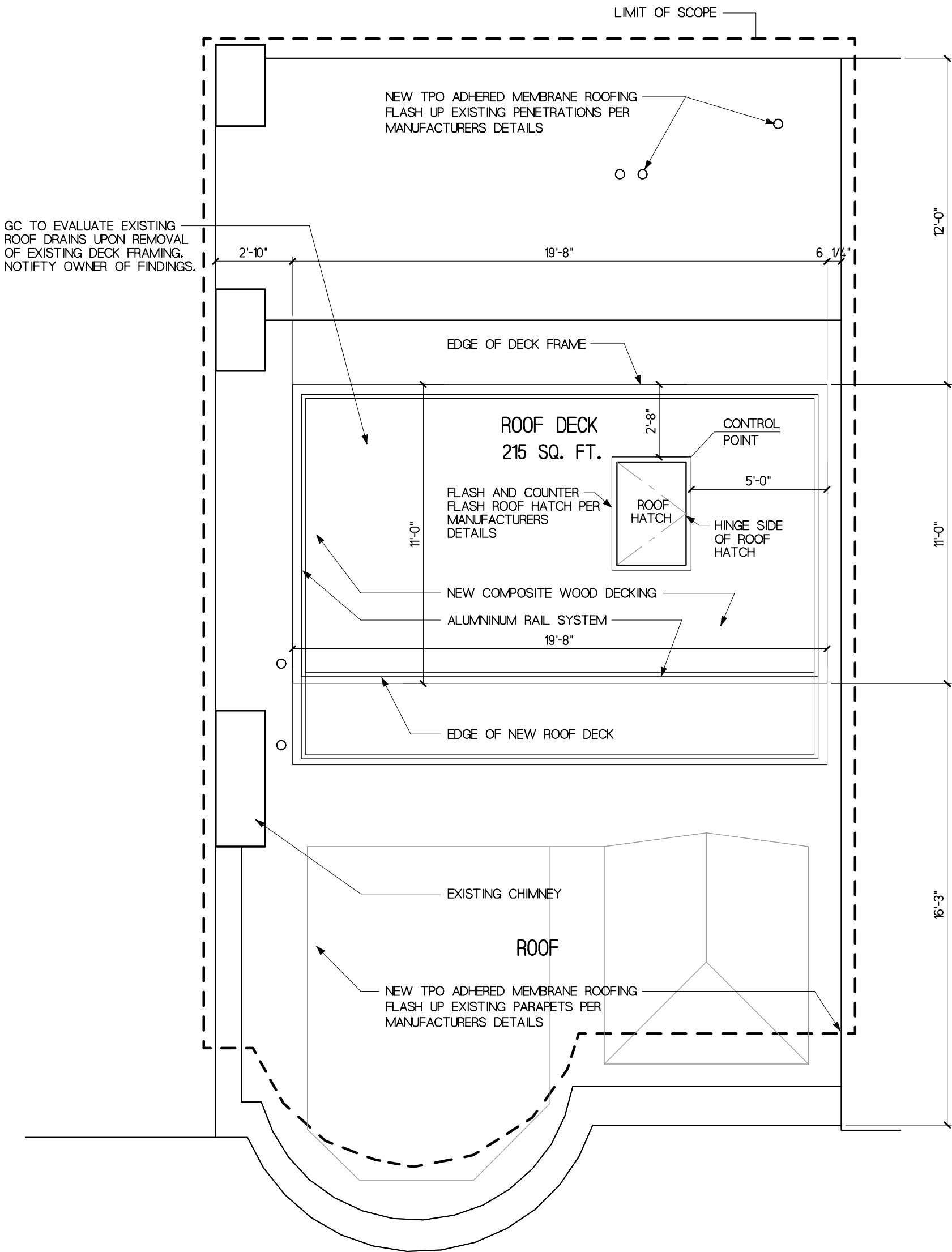


DECK FOOTPRINT AS IT APPEARED PRIOR TO REPAIRS<sup>1</sup>:



<sup>1</sup> And consistent with the current square footage and location.

PROPOSED NEW FOOTPRINT DESIGNS FOR COMMISSION REVIEW:



NEW WORK ROOF PLAN



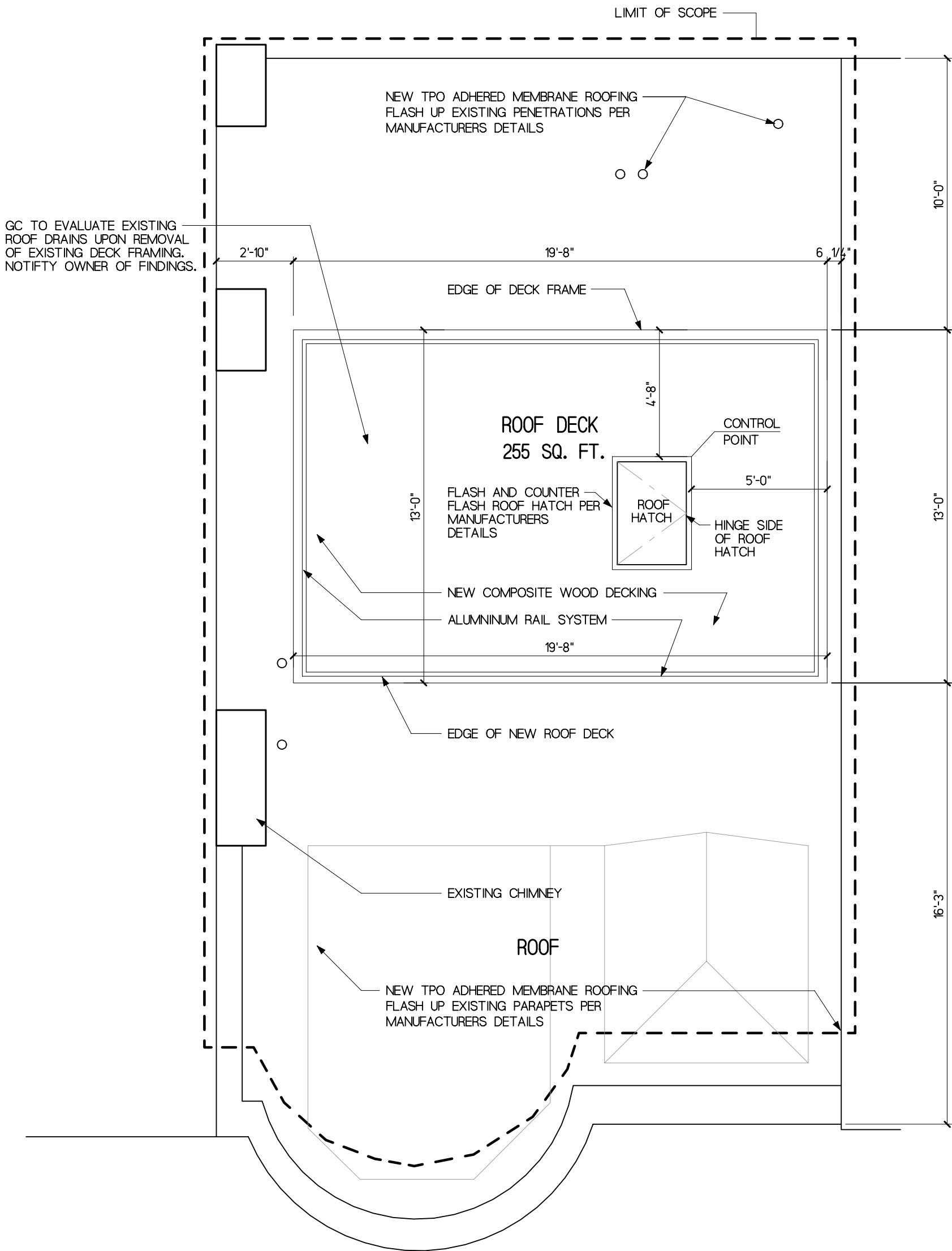
**Bourque Design**  
Architectural Design from  
Conception to Construction  
Ron Bourque , Architect  
AIA, NCARB, CS, LEED GA  
rbourq@gmail.com  
781-296-6654  
Waltham, MA 02453

Client Name:  
**Replacement Deck  
for  
673 Tremont Street, Boston MA**

Date: October 16, 2024  
Scale: 1/4" = 1'-0"  
Revision:

Sheet:  
**A1**  
Of 4





NEW WORK ROOF PLAN

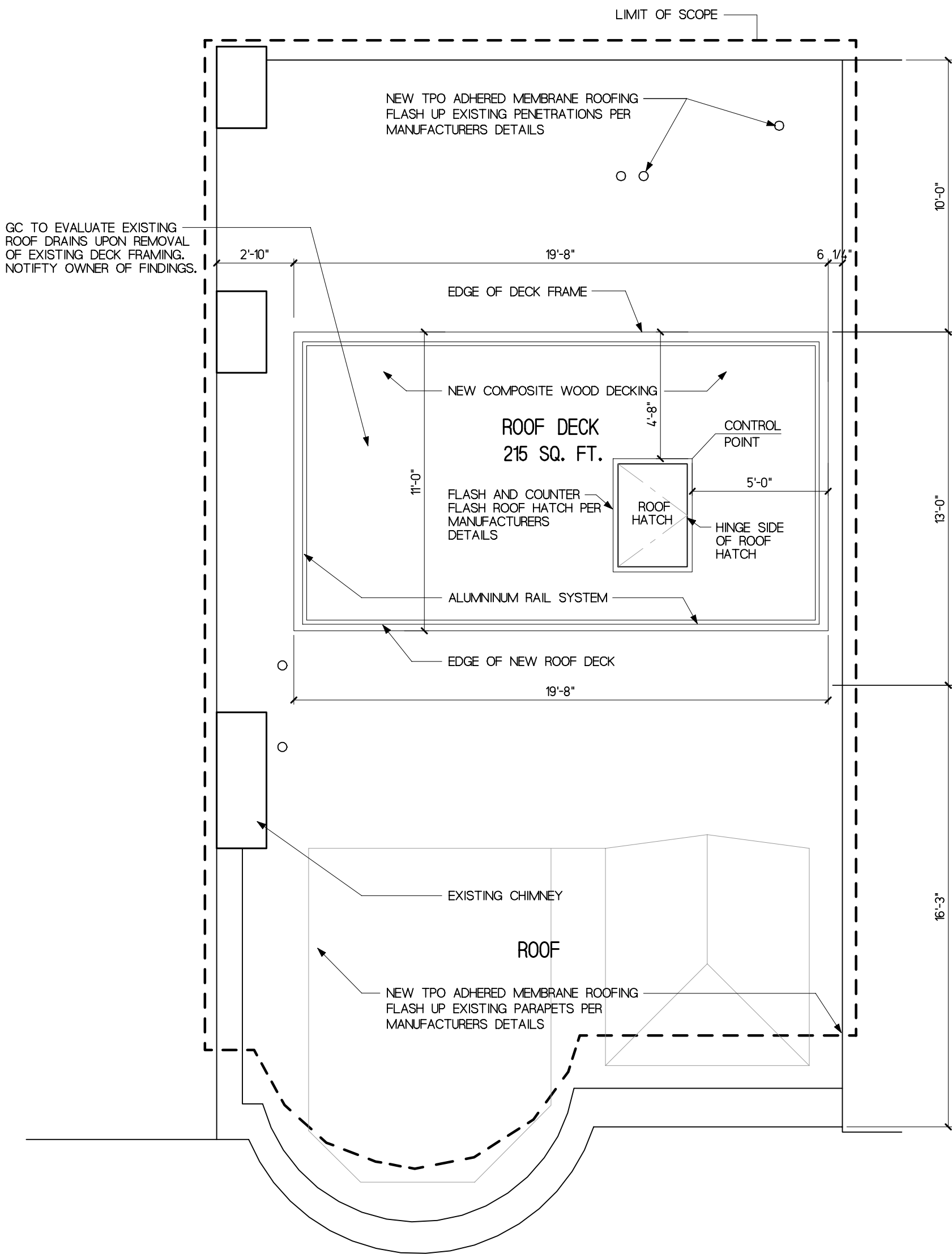


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NEW WORK ROOF PLAN



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for  
673 Tremont Street, Boston MA**

|           |                  |
|-----------|------------------|
| Date:     | October 16, 2024 |
| Scale:    | 1/4" = 1'-0"     |
| Revision: |                  |

Sheet:  
**A1**  
Of 4