



NOTICE OF PUBLIC HEARING

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

DATE: 8/4/2020
TIME: 5:30 PM

RECEIVED

By City Clerk at 1:51 pm, Aug 04, 2020

ATTENTION: THIS HEARING WILL BE HELD VIRTUALLY AND NOT IN PERSON

To participate, please visit our Zoom meeting link: <https://us02web.zoom.us/j/87527179884>, or call 929-205-6099 and enter meeting id 875 2717 9884 #. You can also submit written comment via email to SouthEndLDC@boston.gov, or via Twitter @bostonlandmarks.

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 the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW HEARING

APP # 20.436 SE

85 WEST NEWTON STREET

Continued from 11/05/2020 2019, 12/03/2020 2019, and 12/17/2020 2019 Public Hearings

Applicant: Inquilinos Boricuas en Acción (IBA)

Proposed Work: Obtain a Certificate of Exemption to demolish the existing former church and parish house (Villa Victoria Center for the Arts).

APP # 21.0022 SE

54-102 WEST NEWTON STREET

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed Work: Replace aluminum storefront systems at 25 rowhouses with wood doors, transoms, and sidelights; and replace handrails (modify Certificate of Design Approval).

APP # 21.0023 SE

62-64 RUTLAND STREET

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed Work: Replace entry doors with new wood doors, sidelights, and transoms; and replace handrails (modify Certificate of Design Approval).

APP # 21.0002 SE

456 SHAWMUT AVENUE

Applicant: 456 Shawmut Avenue Condominium Trust

Proposed Work: Replace slate shingles at the mansard level with architectural asphalt shingles. See additional items under Administrative Review.

- APP # 21.0044 SE** **56 CLARENDON STREET**
 Applicant: John Bradfield Interior Design
 Proposed Work: At the Chandler Street façade mansard level, replace French door and sidelight system.
- APP # 21.0030 SE** **52 DWIGHT STREET**
 Applicant: Highline Development
 Proposed Work: At the front yard and garden level, install a fence and replace entry door under the stoop; ~~at the roof, construct a roof deck~~ (moved to Administrative Review). *See additional items under Administrative Review.*
- APP # 21.0032 SE** **48 UNION PARK**
 Applicant: Highline Development
 Proposed Work: Replace stoop pipe railing with decorative metal handrail.
- APP # 21.0033 SE** ~~**49 EAST CONCORD STREET**~~
MOVED TO ADMINISTRATIVE REVIEW
 Applicant: ~~Highline Development~~
 Proposed Work: ~~Rebuild a roof deck.~~
- APP # 21.0024 SE** **11 EAST NEWTON STREET**
 Applicant: New England Solar Hot Water Inc.
 Proposed Work: At the roof, install solar collectors (solar panels); at the side elevation install associated piping.
- APP # 21.0034 SE** **116 CHANDLER STREET**
 Applicant: Embarc Studio LLC
 Proposed Work: Construct new entry hood. *See additional work under Administrative Review.*
- APP # 21.0035 SE** ~~**145 WORCESTER STREET**~~
WITHDRAWN BY APPLICANT
 Applicant: ~~Embarc Studio LLC~~
 Proposed Work: ~~Construct a roof deck with hatch access. See additional items under Administrative Review.~~

II. ADVISORY REVIEW

CRITE PARK

Proposed Work: Installation of hardscaping, fence, and trellis in redesigned park space.

- ## 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 BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. 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 617.635.3850 or southendldc@boston.gov. Thank you.

APP # 21.0028 SE **130 APPLETON STREET # 1C:** At the Appleton Street façade basement level, replace three (3) aluminum windows with two-over-two aluminum-clad windows.

APP # 21.0027 SE **130 APPLETON STREET # 3C:** At the Appleton Street façade, replace two (2) two-over-two aluminum windows with new aluminum-clad two-over-two windows.

APP # 21.0036 SE **23 BRADDOCK PARK:** At the front façade mansard level, replace asphalt shingles with new synthetic slate shingles.

APP # 21.0037 SE **17 CAZENOVE STREET:** At the front façade rake out mortar joints by hand and repoint using a soft mortar mix to match the historic mortar in terms of color, texture, joint width, profile, and tooling.

APP # 21.0034 SE **116 CHANDLER STREET:** Repair paneled entry area. *See additional items under Design Review.*

APP # 21.0029 SE **144 CHANDLER STREET:** Repoint front façade with new mortar to match historic mortar in terms of color, texture, joint width, profile and tooling; patch and resurface lintels and sills with new mortar to match the historic configuration and historic mortar in terms of color, texture, profile, and tooling.

APP # 21.0030 SE **52 DWIGHT STREET:** At the front façade mansard level, replace scalloped slate in kind; at the front façade all levels restore four (4) curved sash windows; replace six (6) vinyl windows with two-over-two, double-hung, aluminum-clad windows; install copper gutters and downspouts repoint brick joints with new mortar to match historic mortar in terms of color, texture, profile, joint width, and tooling; repair brownstone window sills and lintels and repaint to match the color of the underlying stone (HC-69); restore front stoop and repaint to match the color of the underlying stone (HC-69); open a window well and install new egress window; **construct a non-visible roof deck (to be verified by staff).** *See additional items under Design Review.*

APP # 21.0033 SE **49 EAST CONCORD STREET:** **Rebuild a non-visible roof deck (to be verified by staff).**

APP # 21.0043 SE **18-20 EAST SPRINGFIELD STREET:** Replace paired wood and glass entry doors in kind.

APP # 21.0031 SE **543 MASSACHUSETTS AVENUE:** Replace asphalt roof shingles in kind at the rear slope of the roof facing Northampton Street.

APP # 21.0002 SE **456 SHAWMUT AVENUE:** Replace existing rubber roof at rear roof slope and install copper edge metal. *See additional items under Design Review.*

APP # 21.0025 SE **694 TREMONT STREET:** At the front façade parlor level, replace two (2) two-over-two straight-headed wood windows with two-over-two, arched-headed windows.

APP # 20.1073 SE **85 WALTHAM STREET:** At the front façade second level, replace three (3) one-over-one aluminum windows with two-over-two aluminum-clad windows.

APP # 21.0003 SE **88 WALTHAM STREET:** Replace copper gutter and galvanized downspout with new copper gutter and downspout.

APP # 21.0038 SE 154 WEST CONCORD STREET: At the front façade mansard level replace dark grey scalloped slate shingles with green scalloped slate shingles; install copper gutter to match existing; replace wood trim in kind; replace wood window sills in kind as needed.

APP # 21.0035 SE 145 WORCESTER STREET: At the front façade all levels, refinish existing front entry doors; patch and paint front façade; patch and repair mansard roof; repair and restore existing window sills and headers; repair and restore stoop as required; repair and restore existing two-over-two windows. At the front yard remove concrete slab.

IV. RATIFICATION OF 7/7/2020 PUBLIC HEARING MINUTES; 6/08/2020, 6/15/2020, 6/25/2020, and 6/30/2020 SUBCOMMITTEE PUBLIC MEETING MINUTES

**~~V. VOTE TO REAPPOINT CHAIR AND VICE CHAIR~~
POSTPONED**

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 7/24/2020
Revised: 8/04/2020

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Fabian D'Souza, D. Shepperd
Alternate: 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/*