



NOTICE OF PUBLIC HEARING

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

DATE: 4/6/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/86095987285>

Attention: Please note that this hearing will be held virtually and not in person.

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/86095987285>, or call 929-205-6099 and enter meeting id 860 9598 7285 #. You can also submit written comments to staff via email at SouthEndLDC@boston.gov.

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.

I. DESIGN REVIEW HEARING

APP # 21.0549 SE **551 COLUMBUS AVENUE**
Applicant: 551 Columbus Avenue Boston MA
Proposed work: At the front stoop, replace existing non-historic railings.

APP # 21.0693 SE **39 APPLETON STREET**
Applicant: Catamount Builders, Inc.
Proposed work: At the front façade all levels, replace nine (9) historic two-over-two wood windows with new construction wood windows. *See additional items under Administrative Review.*

APP # 21.0694 SE **139 WARREN AVENUE**
Applicant: Catamount Builders, Inc.
Proposed Work: At the garden level entrance, remove security gate and install new wood door.

APP # 21.0695 SE **567 TREMONT STREET**
Applicant: Smartlink on behalf of AT&T
Proposed work: Modify existing telecommunications equipment at the roof: remove three (3) antennas, six (6) TMAs, and nine (9) radios, and install three (3) new antennas, six (6) new radios, and tri-pod ballast frame.

APP # 21.0697 SE **24 DARTMOUTH PLACE**
Applicant: Historic Window & Door Holdings
Proposed work: At the front façade, replace historic paired wood entry doors and threshold in kind.

APP # 21.0720 SE **106 APPLETON STREET**
Applicant: Noury-Ello Architects
Proposed work: At the rear façade which faces a public street, modify and extend an oriel window to include an additional two-over-two window.

APP # 21.0740 SE **143-145 WARREN AVENUE**
Applicant: Ghita Akhar
Proposed work: At the front yard, remove non-historic garden railing and install new cast iron railing.

APP # 21.0743 SE **500 TREMONT STREET**
Applicant: The Trustees of Reservations
Proposed work: Install new fencing and associated footings between the Berkeley Community Garden and Dwight Alley.

APP # 21.0744 SE ~~**155 WEST BROOKLINE STREET**~~
WITHDRAWN BY APPLICANT
~~Applicant: Timothy Burke Architecture, Inc.
Proposed work: Modify the configuration of the rear façade mansard level, install new windows and install standing seam copper cladding. See additional items under Administrative Review.~~

APP # 21.0746 SE **116 APPLETON STREET**
Applicant: Kunz Associates
Proposed work: At the rear façade which faces a public street, construct a rear deck. At the existing oriel, remove center window, modify the opening, and install French doors. Construct a roof deck with existing hatch access. See *additional items under Design Review.*

APP # 21.0752 SE **463 MASSACHUSETTS AVENUE**
Applicant: Maxwell C. Alley
Proposed work: Construct a roof deck and install a roof hatch.

II. ADVISORY REVIEW

89 UNION PARK STREET

Proposed work: Raise roofing system at main roof and dormers to allow for the installation of internal insulation and ventilation.

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 # 21.0693 SE** **39 Appleton Street:** At the front façade all levels spot point masonry joints as needed, restore five stone sills, restore header above entry, and paint all lintels and sills to match the color of the underlying stone. At the entry steps, cut and repoint granite joints. At the mansard level, repair slate roof and repair/ replace copper flashing as needed. Replace aluminum gutter and downspout with copper gutter and downspout. *See additional items under Design Review.*
- APP # 21.0701 SE** **16 Cazenove Street:** At the front façade, cut and repoint brick joints with Type O mortar to match the historic mortar in terms of color, texture, profile, width, and tooling. Wash façade using a mild detergent.
- APP # 21.0696 SE** **78 Chandler Street:** At the roof, install new flashing and construct a roof deck (visibility to be verified by staff).
- APP # 21.0700 SE** **83 East Brookline Street:** At the front façade all levels, repair damaged headers with mortar (Conproco Mimic product) to match the existing headers in terms of color, texture, profile, and tooling.
- APP # 21.0703 SE** **18-20 East Springfield Street:** Replace gutter and downspout in kind.
- APP # 21.0718 SE** **532 Massachusetts Avenue:** At the front façade and rear façade that faces a public street, replace six (6) non-historic one-over-one wood windows, nine (9) non-historic two-over-two wood windows, two (2) non-historic one-over-one wood windows with applied segmental-arched-headed top rail, three (3) non-historic two-over-two wood windows with applied segmental-arched-headed top rail, and four (4) non-historic one-over-one wood windows with arched-headed top rail with new construction wood windows to match the existing configurations.
- APP # 21.0742 SE** **532 Massachusetts Avenue:** At the front façade third level (below the mansard), restore two (2) historic segmental-arched-headed, two-over-two, curved sash windows (includes temporarily removing the windows).
- APP # 21.0738 SE** **557 Massachusetts Avenue #3:** At the front façade second level (above the parlor), restore two (2) historic two-over-two curved sash wood windows and one (1) historic two-over-two wood window (includes the temporary removal of windows for restoration).
- APP # 21.0745 SE** **124 Pembroke Street:** Construct a roof deck (previously approved administratively under APP # 17.0861 SE at the 2/07/2017 SELDC Public Hearing).
- APP # 21.0698 SE** **51 Rutland Square:** At the front façade, cut and repoint brick joints with Type O mortar to match the historic mortar in terms of color, texture, profile, width, and tooling. Wash façade using a mild detergent.
- APP # 21.0737 SE** **292 Shawmut Avenue:** At the front façade parlor level, replace two (2) non-historic two-over-two wood windows with new construction, two-over-two wood windows.
- APP # 21.0699 SE** **546 Tremont Street:** At the front façade, cut and repoint brick joints with Type O mortar to match the historic mortar in terms of color, texture, profile, width, and tooling. Wash façade using a mild detergent.
- APP # 21.0736 SE** **25 Upton Street:** At the rear façade install new copper gutter.
- APP # 21.0744 SE** **155 West Brookline Street:** At the front façade all levels, replace eleven (11) non-historic wood windows with new construction, two-over-two wood windows. *See additional items under Design Review.*
- APP # 21.0702 SE** **162 West Newton Street:** At the front façade all levels, repoint brick joints with a soft mortar mix to match the historic mortar in terms of color, texture, profile, width, and tooling. Restore brownstone sills and lintels to match the historic profiles. Replace rotten wood trim in kind.

IV. RATIFICATION OF 3/2/2021 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 3/25/2021

REVISED: 4/06/2021

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, David Shepperd

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/*