



**RECEIVED**  
By City Clerk at 11:26 am, Aug 27, 2021



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 9/7/2021  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/83740881985>

**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/83740881985>, or call 929-205-6099 and enter meeting id 837 4088 1985 #. 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. VIOLATIONS**

**APP # 22.0133 SE**      **3 BOND STREET**  
(Continued from 8/3/2021 hearing)  
Applicant: Garrett Goodridge  
Proposed work: Rectify coring of granite for groundwater recharge system

**II. DESIGN REVIEW HEARING**

**APP # 21.1165 SE**      **69 MONTGOMERY STREET**  
(Continued from 8/3/2021 hearing)  
Applicant: Guy Grassi  
Proposed work: Remove existing chain link fence and section of stone wall at front yard and install new metal railing system.

**APP # 21.1176 SE**      **133 WEST CONCORD STREET**  
(Continued from 8/3/2021 hearing)  
Applicant: Kimberly Holt  
Proposed work: Install iron ornamental fence at front yard.

**APP # 22.0217 SE**      **23 LAWRENCE STREET**  
Applicant: Jacob Hilley  
Proposed work: Replace non-original front door leaf and jambs to match existing, add new front door threshold, and make repairs to previously infilled basement windows.

**APP # 22.0151 SE**      **41 WEST NEWTON STREET**  
Applicant: Richard Cantelli  
Proposed work: Install new condenser on existing deck.

**APP # 22.0266 SE**      **106 APPLETON STREET**  
Applicant: Shane Gibbons  
Proposed work: Remove and rebuild existing roof deck with reduced footprint, repair existing roof membrane.

**APP # 22.0045 SE**      **423 SHAWMUT AVENUE**  
Applicant: Tony Coughlan, Alpha Management  
Proposed work: Reside bay window.

**APP # 21.1177 SE**      **522-524 HARRISON AVENUE**  
Applicant: David Hoogasian  
Proposed work: Replace existing light pole, attach new antenna and equipment to pole.

**APP # 22.0221 SE**      **43 UNION PARK**  
Applicant: Timothy Sheehan  
Proposed work: Construct new roof deck and hatch.

**APP # 22.0164 SE**      **698 MASSACHUSETTS AVENUE**  
Applicant: Brenda Wilson  
Proposed work: Install new handrail at front stairs.

**APP # 22.0186 SE**      **699 MASSACHUSETTS AVENUE**  
Applicant: George Burke  
Proposed work: Install handicap lift at rear of building.

**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](mailto:southendldc@boston.gov). Thank you.*

**APP # 22.0215 SE**      **95 Appleton Street:** Install new gutter at front façade.

- APP # 22.0082 SE** **112 Appleton Street:** Chip hollow cement off of the front stairs as curb as needed, refinish, and repaint with Tammscoat waterproof paint. Scrape, prime, and paint the railings at the garden.
- APP # 22.0082 SE** **486 Columbus Avenue:** Repair entranceway, remove and refinish front doors, grind and waterproof front steps and repaint in same color.
- APP # 22.0082 SE** **497 & 503 Columbus Avenue:** Replace roof membrane with TPO membrane, install new aluminum drip edge to match adjacent, replace copper gutters with new to match existing, replace rear aluminum downspouts with copper. Masonry spot repointing at rear, clean rear façade and chimney. Repair and recoat elastomeric brownstone coating on front façade and steps. Replace trim, repaint, and caulk at dormers, soffits, and windows, paint to match existing. Paint front railings; replace basement doors at rear with similar flush steel. At 497 Columbus Avenue, replace rear timber retaining wall.
- APP # 22.0080 SE** **3 Cumston Street:** Repair roof, install copper gutter, repaint trim, paint dormers to match existing, remove and install new wood windows.
- APP # 21.1140 SE** **30 East Springfield Street:** Replace 3 non-original wood double hung windows in-kind with wood 2-over-2 windows. Paint the exterior of the windows a dark color to match other windows on the building, replace exterior trim in-kind.
- APP # 22.0065 SE** **32 East Springfield Street:** Deconstruct and reconstruct from façade, repoint, repair, and selective replacement of deteriorated bricks and lintels as needed. Replace existing replacement windows with aluminum clad 2-over-2 windows, repair and replace window trim on dormer in-kind.
- APP # 21.1112 SE** **5 Greenwich Park #3:** Remove 3 non-original wood windows and replace with 3 wood windows with half screens.
- APP # 21.1111 SE** **8 Greenwich Park:** Remove 2 non-original double hung wood windows and replace in-kind with wood windows. Remove 1 non-original door and replace with wood clad full light door. Paint all windows, muntins, door and new exterior wood trim black
- APP # 22.0054 SE** **20 Holyoke Street:** Replace existing non-historic shingles with new slate, replace existing copper gutter in kind, and replace trim at front dormer windows in-kind. Install 1 new wood window at front dormer
- APP # 22.0082 SE** **269 Shawmut Avenue:** Grind out brick joints and point joints as needed. Repair or replace window lentils as needed to match original, repair front steps as needed, acid wash all areas worked on.
- APP # 22.0082 SE** **515 Shawmut Avenue:** Remove 6 non-original windows at 2<sup>nd</sup> story and install new wood windows in-kind.
- APP # 22.0064 SE** **14 St. Charles Street:** Replace 4 non-original windows with wood 2-over-2 double hung windows to match existing.
- APP # 22.0082 SE** **796 Tremont Street:** Replace 3 non-original aluminum double hung windows with wood/aluminum clad double hung windows in kind, painted brown to match existing. Replace exterior trim in-kind
- APP # 22.0082 SE** **1134 Washington Street:** Install new signage into existing brackets.
- APP # 22.0082 SE** **1411 Washington Street #6:** Replace 5 windows in-kind at the 2<sup>nd</sup> floor front elevation.
- APP # 22.0151 SE** **41 West Newton Street:** Remove existing decking from roof deck and replace with new,
- APP # 22.0082 SE** **160 West Newton Street:** Replace 4 non-original windows at mansard level in-kind, painted black to match existing. Replace exterior trim in-kind.
- APP # 22.0082 SE** **203 West Newton Street:** Chip hollow cement off of arch surrounding main door and stairs as needed, refinish and paint with Tammscoat waterproof paint.
- APP # 22.0030 SE** **67 Worcester Street:** Replace 2 non-original basement level windows in-kind and painted black to match, repair window sills, temporarily remove and replace security bars from windows and restore, temporarily remove spigot and reinstall.

#### **IV. ADVISORY REVIEW**

##### **10 UNION PARK**

Proposed Work: Façade repair and rehabilitation, new windows, refurbish street level entry and steps, new rear shed dormer and roof deck, new rear bay addition, new rear garage addition.

#### **V. RATIFICATION OF MEETING MINUTES**

**8/3/2021 Public Hearing Minutes**

**8/19/2021 Public Hearing minutes**

**8/31/2021 Subcommittee Public Meeting Minutes**

#### **VI. STAFF UPDATES**

#### **VII. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED:** 8/27/2021

#### **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/*