



NOTICE OF PUBLIC HEARING

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

DATE: 12/7/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/83485478759>

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/83485478759>, or call 929-205-6099 and enter meeting id 834 8547 8759#. 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.

RECEIVED
By City Clerk at 2:18 pm, Nov 22, 2021

I. DESIGN REVIEW HEARING

APP # 22.0503 SE

3 BOND STREET

Applicant: Garrett Goodridge
Proposed work: Replace non-historic iron balustrade at sidewalk with simple black metal rail, install new security grilles at basement windows.

APP # 22.0570 SE

31 MILFORD STREET

Applicant: Grady Vincent
Proposed work: Install two security cameras at front façade, install one exterior outlet at garden level.

APP # 22.0601 SE

54 APPLETON STREET

Applicant: Luis Santana
Proposed work: Replace visible roof deck in-kind.

APP # 22.0484 SE

122 WEST CONCORD STREET

Applicant: Kevin Sullivan
Proposed work: Install one black dryer vent at the garden level front façade of the building.

APP # 22.0567 SE

17 RUTLAND SQUARE

Applicant: Will Costa
Proposed work: Remove existing brick walkway and install new bluestone paving.

APP # 22.0619 SE

541 MASSACHUSETTS AVENUE

Applicant: John Burns

Proposed work: At rear, install new wood gate to replace existing, install new horizontal wood slat railing at brick wall, install new condenser, relocate copper downspout, and replace two (2) windows at rear dormers. Replace front stoop door with new wood door, install intercom at entrance.

APP # 22.0611 SE

505 TREMONT STREET

Applicant: Bryan Timko

Proposed work: Construct a demountable structure on plaza. *See additional items under Administrative Review.*

APP # 22.0612 SE

10 UNION PARK

Applicant: David Tabenken

Proposed work: Roof, dormer and gutter repair, facade repair and restoration, refurbishing two (2) original parlor level windows, new historically appropriate windows at all other floors, new doors at outer vestibule to match existing inner doors, new shutters at street level windows, new street level entry door, modifying existing stairs to street level entrance, cleaning granite stoop, and removal of existing concrete slab at grade in front garden. A new entry keypad, fire alarm bell, strobe, and fire department connection to be installed at front facade. At the rear of the building expansion of an existing shed dormer and an added balcony railing.

II. 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 # 20.0530 SE

67 Chandler Street: Cut and repoint front façade, refinish lintels and sills as needed, paint with Tammscoat waterproof paint to match existing.

APP # 22.0531 SE

69 Chandler Street: Cut and repoint front façade, refinish lintels and sills as needed, paint with Tammscoat waterproof paint to match existing.

APP # 22.0532 SE

71 Chandler Street: Cut and repoint front façade, refinish lintels and sills as needed, paint with Tammscoat waterproof paint to match existing.

- APP # 22.0533 SE** **73 Chandler Street:** Cut and repoint front façade, refinish lintels and sills as needed, paint with Tammscoat waterproof paint to match existing.
- APP # 22.0594 SE** **1-3 Claremont Park:** Replace fascia and soffit at front façade, reattach crown molding.
- APP # 22.0618 SE** **55 Clarendon Street:** EPDM rubber roof replacement.
- APP # 22.0500 SE** **6 Dartmouth Place:** Emergency repair and replace of roof deck boards, repair roof hatch surround.
- APP # 22.0535 SE** **39 East Concord Street:** Replace one (1) wood window in-kind at second level, replace three (3) wood casement windows at top floor with double-hung two-over-two wood windows, exterior trim to be replaced in-kind, and painted to match existing
- APP # 22.0259 SE** **552 Massachusetts Avenue:** New rubber roof and deck at rear, repair front dormer
- APP # 22.0619 SE** **541 Massachusetts Avenue:** Replace asphalt shingles at rear with slate, install slate at dormers and at front where necessary.
- APP # 22.0611 SE** **505 Tremont Street:** Remove two (2) light fixtures, and remove three (3) awnings
- APP # 22.0597 SE** **104 Waltham Street:** Remove metal siding from head house and install new plywood and siding, repair roof surrounding the head house.
- APP # 22.0259 SE** **191 Warren Avenue #4:** Replace six (6) windows, repair trim and replace with Boral as needed, and replace slate shingles in-kind

III. ADVISORY REVIEW

65-79 Wareham Street and 52-56 Plympton Street

Proposed Work: Demolish two existing buildings on Plympton Street, preserve facades of existing buildings along Wareham Street and redevelop the site to include an increase in height of an additional 4 stories.

IV. RATIFICATION OF 11/2/2021 HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 11/22/2021

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Diana Parcon, Fabian D’Souza, Vacancy
 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/