



NOTICE OF PUBLIC HEARING

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

DATE: 06/06/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/95412843899>

REVISED
3:22 pm, Jun 02, 2023

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

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/95412843899> or calling 1 929 436 2866 US and entering meeting id # 954 1284 3899. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

- APP # 23.0985 SE** ————— **9 UPTON STREET MOVED TO ADMINISTRATIVE REVIEW**
Applicant: Mark Waldron
Proposed Work: ~~Repaint masonry entablature black. See additional items under administrative review.~~
- APP # 23.0989 SE** **1313 WASHINGTON STREET**
Applicant: Cathy Brown
Proposed Work: Install new sign re-using existing spotlight illumination.
- APP # 23.0958 SE** **769 TREMONT STREET**
Applicant: Ricky Zeng
Proposed Work: Install new sign.
- APP # 23.0984 SE** **139 APPLETON STREET**
Applicant: Derrick Tyler
Proposed Work: Remove existing non-historic railing and install new railing.



APP # 23.0971 SE

74 MONTGOMERY STREET

Applicant: Susan Weaver

Proposed Work: Replace the existing wrought iron gate between 74 and 78 Montgomery St within existing brackets with new wrought iron gate.

APP # 23.0996 SE

441 SHAWMUT AVENUE

Applicant: Paul Henderson

Proposed Work: ~~Replace 6 non-original wood windows in kind~~ (removed by the applicant). replace 2 dormer windows in kind. See additional items under administrative review.

APP # 23.0972 SE

224 WEST CANTON STREET

Applicant: Jamie Morin

Proposed Work: Replace two windows at front facade.

~~APP # 23.1000 SE~~

~~35 MILFORD STREET~~ **MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Mark Waldron~~

~~Proposed Work: Replace three, non-historic, one-over-one wood dormer windows with three, one-over-one wood dormer windows.~~

APP # 23.0973 SE

84 WEST CONCORD STREET

Applicant: Ryan Clancy

Proposed Work: Replace four, 1 over 1 non-original wood windows with wood/aluminum clad windows.

APP # 23.0993 SE

216 WEST CANTON STREET

Applicant: Aaron Weinert

Proposed Work: Remove current security door (black iron grille door) in the stoop and replace with a new wood door. See additional items under administrative review.

APP # 23.0958 SE

23 RUTLAND SQUARE

Applicant: Timothy Sheehan

Proposed Work: Repair and repaint masonry facade to match existing. Replace existing aluminum sliding doors and window with woodclad; Replace 17 non-original wood windows. See additional items under administrative review.



APP # 23.0981 SE

332 SHAWMUT AVENUE

Applicant: Guy Grassi

Proposed Work: Construct new roof deck and install rooftop mechanical equipment, lower plant bed at front yard. See additional items under administrative review.

II. ADVISORY REVIEW:

144 WORCESTER STREET

Proposed Work: Rooftop addition to existing 4-story building including roof deck.

65 WAREHAM STREET

Proposed Work: Demolish existing building and erect new 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.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. 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 617.635.1935 or SouthEndLDC@boston.gov Thank you.

APP # 23.0925 SE

54 APPLETON STREET: Emergency repairs at front facade: cut 3/4" into the joints of the bricks and repoint in kind.



Chip the hollow cement off lintels and sills and refinish to match the existing.

APP # 23.0966 SE

61 CHANDLER STREET: Repair and repaint front steps in kind, retain original bullnose profile.

APP # 23.0928 SE

15 DARTMOUTH PLACE: Replace 3 non-original wood single pane casement windows with 3 new wood double paned casement windows.

APP # 23.0983 SE

532 MASSACHUSETTS AVENUE: Replace deteriorated brownstone brackets, sills, lintels, and band on the front facade with precast stone matching the original details.

APP # 23.0894 SE

600 MASSACHUSETTS AVENUE: Emergency repairs to dormer, repair in-kind with wood and replace flashing, paint to match existing.

APP # 23.1000 SE

35 MILFORD STREET: Replace three, non-historic, one-over-one wood dormer windows with three, ~~one-over-one~~ wood dormer windows.

APP # 23.0934 SE

141 PEMBROKE STREET: Repaint door surround in kind, repair lintels and sills with Conproco matrix mix with color to match existing.

APP # 23.0958 SE

23 RUTLAND SQUARE: Repair wood bay at the front facade in kind.

APP # 23.0998 SE

57 RUTLAND SQUARE: Emergency repairs at brick and rubber roof above the bay window. All work to be done in kind.

APP # 23.0999 SE

59 RUTLAND SQUARE: Emergency repairs remove and replace rubber roof at bay window and replace rotted trim around windows. All work to be done in kind.

APP # 23.0977 SE

265 SHAWMUT AVENUE: Replace 2 non-original wood windows at first floor with historically accurate wood 2-over-2 windows.

APP # 23.0981 SE

332 SHAWMUT AVENUE: Lower front garden window sills to original configuration, install new wood windows. See *additional items under Design Review.*

APP # 23.0921 SE

450 SHAWMUT AVENUE: Replace six 2 over 2 non-original wood windows in-kind.

APP # 23.0997 SE

499 SHAWMUT AVENUE: Erect scaffolding, install new rubber roof at dormer and flat upper roof and install new copper flashing, reshingle roof with Colonial Slate asphalt shingles from Certaineed Landmark Series. Repaint dormers and window brick mold in kind.

APP # 23.0996 SE

441 SHAWMUT AVENUE: Remove, replace and repaint 2nd floor bay window wood paneling and trim to match existing;



install new rubber membrane on bay window roof and ledge under bay window; repoint brickwork cracks on front facade; remove and replace one existing cracked and damaged 3rd floor window header to match existing; remove and replace rotted dormer corner and frieze boards, paint green to match existing; repair damaged small rubber roofing section under dormer window; repair corbel left side of front entrance; repair rotted sills under 2nd floor bow front windows, paint black to match existing.

APP # 23.0921 SE

450 SHAWMUT AVENUE: Replace six, non-original wood windows in kind; replace exterior trim with new wood trim with historically accurate profiles and painted to match.

APP # 23.0978 SE

674 TREMONT STREET: Emergency repairs to scrap, repair, replace bolts and repaint fire escape balconies at front and rear.

APP # 23.0974 SE

109 WARREN AVENUE: Emergency repair to strip existing flat rubber roof and replace in kind with a new EPDM black rubber roof.

APP # 23.0970 SE

1675-1677 WASHINGTON STREET: Replace 18 windows with same windows approved for 7 Worcester Street facade: see APP# 23.0657 SE.

APP # 23.0957 SE

145 WEST CANTON STREET: Repair wood arch at front entry in kind.

APP # 23.0994 SE

161 WEST CANTON STREET: Repair and repaint lintels, sills, front steps, and bands in kind, repaint dormers, trim, and entablature in kind, repoint masonry with Type N mortar, replace 15 non-historic wood windows at front of building in kind with new wood windows, install new copper gutter and downspout.

APP # 23.0993 SE

216 WEST CANTON STREET: Replace two, non-original front windows with new in black; remove, restore, and repaint the attached window security grilles in kind.

APP # 23.0938 SE

94 WEST SPRINGFIELD STREET: Remove sloped asphalt shingle roof at front and rear of the building and replace in kind; Remove wood trim around the dormer and replace in kind; Install a copper apron above the gutter and install copper trim around the front dormer.

APP # 23.0939 SE

40 WORCESTER SQUARE: Repair trim at dormer in kind, replace damaged slate shingles as needed in kind.

APP # 23.0937 SE

42 WORCESTER SQUARE: Repair trim at dormer in kind, replace damaged slate shingles as needed in kind.



APP # 23.0932 SE

2 UNION PARK STREET: Strip and re-shingle existing asphalt shingle roof in kind.

APP # 23.0969 SE

9 UNION PARK STREET: Emergency repairs to fire escape: replace all square bolts, and secure bracket connections and guardrails. Hand scrape and paint back to black.

APP # 23.0985 SE

9 UPTON STREET: Replace rotted trim around dormers in kind, install new copper gutter, install copper roof on shelf above gutter. Replace damaged slate shingles with scallop-shaped slate shingles on mansard roof, in kind. Scrape, prime and paint dormers 2 coats with Benjamin Moore HC-69. Repaint masonry entablature.

IV. RATIFICATION OF 4/4/23 and 5/2/23 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 5/25/2023

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Vacancy, Vacancy, 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/