



City of Boston  
Landmarks Commission

**REVISED**

8:56 am, Nov 03, 2023



City of Boston  
Mayor Michelle Wu

**NOTICE OF PUBLIC HEARING**

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

**DATE:** 11/7/2023  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/94290398845>

**RECEIVED**

By City Clerk at 8:56 am, Nov 03, 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/94290398845> or calling 1 929 436 2866 US and entering meeting id # 942 9039 8845. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

**I. DESIGN REVIEW HEARING**

**APP # 24.0332 SE** ————— **~~769 TREMONT STREET~~ REMOVED BY STAFF**  
Applicant: Rieky Zeng  
Proposed Work: Install new signage.

**APP # 24.0366 SE** ————— **~~524 MASSACHUSETTS AVENUE~~ REMOVED BY STAFF**  
Applicant: Mark Bogosian  
Proposed Work: Remove two wood curved sash 2/2 windows at garden level, and replace with new wood curved sash 1/1 windows.

**APP # 24.0274 SE** ————— **38 DWIGHT STREET #2**  
Applicant: Sean Cryts  
Proposed Work: Remove 2 original curved sash windows at the garden level, and replace in-kind with new wood 2-over-2 curved sash.

**APP # 24.0253 SE** ————— **480 SHAWMUT AVENUE MOVED TO ADMINISTRATIVE REVIEW**  
Applicant: Simon Reyes

**CITY of BOSTON**



~~Proposed Work: Remove and replace 10 non-original double hung windows at the second floor.~~

**APP # 24.0358 SE**

**577 MASSACHUSETTS AVENUE**

Applicant: Luis Santana

Proposed Work: Remove 1 existing skylight, and install 3 new skylights at roof. Install new front garden rail.

~~Repair front granite stairs.~~ (Moved to Administrative Review)

**APP # 24.0350 SE**

**40 RUTLAND SQUARE**

Applicant: Taylor Ferguson

Proposed Work: Remove and rebuild visible roof deck in existing footprint.

**APP # 24.0397 SE**

**532 MASSACHUSETTS AVENUE — MOVED TO ADMINISTRATIVE REVIEW**

~~Applicant: Jason Amos~~

~~Proposed Work: Replace deteriorated brownstone balcony with cast stone to match undamaged details.~~

**APP # 24.0368 SE**

**5 HAVEN STREET**

Applicant: Megan Morgan

Proposed Work: Install new dormers at both sides of the residence: trim, roofing & paint to match existing conditions, wood windows to match existing building window style and to align with windows at 2nd floor.

**APP # 23.0724 SE**

**1000 WASHINGTON STREET**

Applicant: Salvatore Zinno

Proposed Work: Revisions to previously approved project are proposed to accommodate a new laboratory/research and development use. The scope of work includes a mechanical penthouse and additional mechanical systems at the rooftop level.

**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.** 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 # 24.0334 SE**

**40 APPLETON STREET:** At the front facade cut 3/4" into the joints of the bricks and repoint the front of the building. Chip the hollow cement off the lintels and sills and refinish. Paint with Tammscoat waterproof paint. Chip the hollow cement off the apron and refinish as needed. Paint with Tammscoat waterproof paint. Replace rotted wood at the dormer as needed. All work to be done in kind.

**APP # 24.0422 SE**

**481 COLUMBUS AVENUE:** Repair/replace and paint window trim, copper gutters in conjunction with #24.0151 SE already approved for roof replacement.

**APP # 24.0396 SE**

**42 CONCORD SQUARE:** Replace 5 garden level, non-original, front facing windows. Two narrower flanking windows will remain one-over-one. Three wider windows will be two-over-two.

**APP # 24.0402 SE**

**59 DWIGHT STREET:** Repair gap in rubber roof where it meets gutter on third floor; repair flashing and wood near slate along corner of mansard roof on third floor; repair wood rot along base of window on second floor; small amount of masonry (repointing or brownstone repair) near rotting window on second floor depending upon what is found when rot is removed; paint any wood or brownstone to match current historical colors.

**APP # 24.0397 SE**

**532 MASSACHUSETTS AVENUE:** Replace deteriorated



brownstone balcony with cast stone to match undamaged details.

**APP # 24.0398 SE**

**534 MASSACHUSETTS AVENUE:** At front facade second story oriel window, replace three non-original one over one single hung windows in-kind with wood windows.

**APP # 24.0358 SE**

**577 MASSACHUSETTS AVENUE:** Repair front granite stairs. See additional items under Design Review

**APP # 24.0376 SE**

**322 SHAWMUT AVENUE:** Install new copper gutter, replace asphalt shingles.

**APP # 24.0253 SE**

**480 SHAWMUT AVENUE:** Remove and replace 10 non-original double-hung windows at the second floor.

**APP # 24.0365 SE**

**762 TREMONT STREET:** Remove and replace existing rubber roof, remove and replace existing mansard roof with architectural shingles, remove and replace existing gutter, remove and replace all existing window trim, corner posts, fascia, soffit, dentil trim, and crown moldings

**APP # 24.0300 SE**

**92 WALTHAM STREET:** Repair copper gutters, replace wood panels at mansard dormer in-kind. Install snow guard at roof.

**APP # 24.0356 SE**

**208 WEST CANTON STREET:** At front stairs chip the hollow cement off and refinish in kind. Paint with Tammscoat waterproof paint to match the existing.

**APP # 24.0350 SE**

**213 WEST CANTON STREET:** Install rear deck guard system.

**APP # 24.0317 SE**

**205 WEST NEWTON STREET:** Emergency repair of water damage near the steps at the sidewalk, at the left side of stairs. Repair and repaint brownstone steps to match with type N masonry.

**APP # 24.0388 SE**

**52 UNION PARK STREET:** Install new copper downspout and gutter.

### III. RATIFICATION OF 9/18/2023, 10/23/2023 MEETING MINUTES

### IV. STAFF UPDATES

### V. PROJECTED ADJOURNMENT: 9:00 PM

**DATE POSTED: 10/27/2023**

### **SOUTH END LANDMARK DISTRICT COMMISSION**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

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/