



### NOTICE OF PUBLIC HEARING

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

**DATE:** 11/1/2022  
**TIME:** 5:30 PM  
**PLACE:** <https://zoom.us/j/98138415969>

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

To participate, please go to our Zoom meeting link: <https://zoom.us/j/98138415969>, or call 1 929 436 2866 and enter meeting id#981 3841 5969. You can also submit written comments to staff via email at [SouthEndLDC@boston.gov](mailto: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

**VIO # VIO.22.657**      **141 WEST NEWTON STREET**  
Applicant: Chris Rapczynski  
Proposed work: Unapproved masonry openings.

#### II. DESIGN REVIEW HEARING

**APP # 23.0155 SE**      **1767-1796 WASHINGTON STREET**      ***(Continued from 9/7/2022 Hearing)***  
Applicant: Dartagnan Brown  
Proposed work: Retain and restore facade of the existing historic building and recreate and/or refurbish original historic design elements. Behind the facade and on the adjacent parcel build a 13 story multifamily residential building.

**APP # 23.0241 SE**      **223 WEST NEWTON STREET**      ***(Continued from 10/4/2022 Hearing)***  
Applicant: Hugh Roome  
Proposed work: Reside front and back walls of existing head house.

**APP # 23.0154 SE** — ~~**12 CLARENDON STREET**~~      ***Removed by Staff***  
Applicant: Carolee Brown  
Proposed work: Install new sign.

**APP # 23.0281 SE** — ~~**668 MASSACHUSETTS AVENUE:**~~      ***Moved to Administrative Review***  
Applicant: Michael Bedard  
Proposed work: Install new front basement level entry door.

**APP # 23.0329 SE** — ~~**673 TREMONT STREET**~~      ***Removed by Applicant***  
Applicant: Heladio Salgado  
Proposed work: Install roof deck.

~~APP # 23.0334 SE 508 COLUMBUS AVENUE~~ **Removed by Staff**

~~Applicant: David McDonald  
Proposed work: Install roof deck.~~

**APP # 23.0333 SE 505 TREMONT STREET**  
Applicant: Alexandra Chan  
Proposed work: Build permanent structure.

**APP # 23.0338 SE 65 WAREHAM STREET**  
Applicant: David Wilkinson  
Proposed work: Construct a life science building over five stories with one screened mechanical level and two levels of subgrade parking while incorporating the existing facade into the new building design.

**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 two years 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 # 23.0315 SE 30 Appleton Street:** Repoint façade in kind.  
**APP # 23.0258 SE 130 Appleton Street Unit 3C:** Replacing one non-original, all-wood double-inswing patio door and attached transom window, in-kind with a Pella Reserve Series all wood double inswing patio door and all wood transom window; remove existing trim and replace with painted wood trim in historically accurate profiles.  
**APP # 23.0326 SE 108 Chandler Street:** Replace asphalt roof with slate and copper flashing; replace curved copper gutter to match existing profile; paint cornice, headers and sills in kind. Repair/replace damaged siding, concrete, and paint to match existing.  
**APP # 23.0311 SE 108 Chandler Street:** Repair/replace wood trim around windows.  
**APP # 23.0334 SE 508 Columbus Avenue:** Install rubber roof system.  
**APP # 23.0305 SE 2 East Concord Street:** At first floor only repair/replace in kind damaged/rotted siding, soffit, molding, window box molding; repair damage to concrete; paint to match existing.  
**APP # 23.0306 SE 512 Massachusetts Avenue:** Repoint front façade mortar to match existing.  
**APP # 23.0281 SE 668 Massachusetts Avenue:** Install new front basement level entry door (moved from design review).  
**APP # 23.0312 SE 47 Rutland Square:** Repair front stairs in kind.  
**APP # 23.0336 SE 602 Tremont Street:** Replace one, non-original two-over-two window with a two-over-two wood window.

- APP # 23.0329 SE**      **673 Tremont Street:** Replace roof, install copper drip edge around dormers; replace missing slate; replace trim board around windows and replace fascia board.
- APP # 23.0328 SE**      **35 Union Park Street:** Repair front stairs in kind.
- APP # 23.0295 SE**      **243 West Canton Street:** Cut and re-point all mortar joints; repair and patch lintels and paint to match existing; scrape, prime and paint: cornice, window grates, window surround and apply sealant to window.
- APP # 23.0296 SE**      **104 West Concord Street:** Repair brownstone door surround to match existing profile, color and design.
- APP # 23.0303 SE**      **35 Worcester Street:** Remove EPDM membrane adding onto the existing insulation with ½” HD Board; apply new roof system with same materials and drip edge metal; add flashing to roof deck posts with existing roof deck to remain.
- APP # 23.0332 SE**      **73 Worcester Street Unit #1:** Replace two, non-original, one-over –one windows with two-over-two aluminum clad windows.

**IV. RATIFICATION OF 10/4/2022 PUBLIC HEARING MINUTES; 10/20/2022 SUBCOMMITTEE MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED:** 10/31/2022

**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/*