



NOTICE OF PUBLIC HEARING

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

DATE: 11/5/2020 (rescheduled from 11/3/2020)
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/89676523476>



THIS HEARING WILL BE HELD VIRTUALLY AND NOT IN PERSON. To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/89676523476>. or call 929-205-6099 and enter meeting ID 896 7652 3476 #. You can also email written comments to 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.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW HEARING

**APP # 20.0418 SE — 34 CLARENDON STREET
POSTPONED BY REQUEST OF APPLICANT**

Continued from 3/03/2020 SELDC Public Hearing

Applicant: Christopher Lapan

Proposed work: At the front and rear façade which faces a public street, replace six-over-six wood windows.

**APP # 21.0024 SE 11 EAST NEWTON STREET
TENTATIVE – PENDING SUBCOMMITTEE REVIEW**

Continued from 8/04/2020 SELDC Public Hearing

Applicant: New England Solar Hot Water, Inc.

Proposed work: At the roof install solar collectors and associated safety railings; at the side elevation install associated piping.

APP # 21.0022 SE 54-102 WEST NEWTON STREET

Continued from 8/04/2020 SELDC Public Hearing

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed Work: Replace aluminum storefront systems at 25 rowhouses with wood doors, transoms, and sidelights; and replace handrails (modify Certificate of Design Approval).

APP # 21.0252 SE 12 CONCORD SQUARE

Applicant: Kathleen Miskiewicz

Proposed work: Construct a roof deck.

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- APP # 21.0253 SE** **135 DARTMOUTH STREET**
 Applicant: Extenet Systems, Inc.
 Proposed work: Replace a single acorn light fixture/ utility pole with double acorn light fixture/ utility pole and antennae.
- APP # 21.0320 SE** **535-539 SHAWMUT AVENUE**
 Applicant: Thuyloan T. Nguyen
 Proposed work: Install new signage at the storefront
- APP # 21.0250 SE** **16 LAWRENCE STREET**
 Applicant: Catamount Builders, Inc.
 Proposed work: Construct a roof deck; replace historic windows. *See additional items under Administrative Review.*

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 # 21.0237 SE** **62 CHANDLER STREET:** At the parlor level of the front façade and rear façade which faces Lawrence Street, replace four (4) one-over-one aluminum windows with one (1) two-over-two and one (1) one-over-one wood windows at the front and two (2) two-over-two wood windows at the rear.
- APP # 21.0319 SE** **107 CHANDLER STREET:** At the front façade all levels, grind all mortar joints and tuck repoint with new mortar to match historic mortar; repair lintels and sills with repair mortar and repaint to match the color of the underlying stone; scrape and paint cornice.
- APP # 21.0250 SE** **16 LAWRENCE STREET:** At the front façade all levels, ~~replace five (5) two-over-two wood windows and two (2) one-over-one windows with seven (7) two-over-two wood windows;~~ restore window sills and wash masonry; restore front door. *See additional items under Design Review.*
- APP # 21.0236 SE** **463 MASSACHUSETTS AVENUE #4:** At the front façade third level (below the mansard), replace three (3) one-over-one wood windows with two-over-two wood windows.

- APP # 21.0314 SE** **555 MASSACHUSETTS AVENUE:** At the front stoop, repair and resurface brownstone steps, cheek walls, and entry surround.
- APP # 21.0313 SE** **557 MASSACHUSETTS AVENUE:** At the front stoop, repair and resurface brownstone steps, cheek walls, and columns; and replace missing baluster trim to match existing.
- APP # 19.0044 SE** **501 SHAWMUT AVENUE:** At the rear façade second and third levels, remove existing fire escapes and replace with two steel black metal balconies with wood decking and remove one window from each floor and replace with a patio door. Extension of Certificate of Design Approval to expire on 11/06/2018.
- APP # 21.0315 SE** **18 UPTON STREET:** At the front façade, replace rotted or damaged wood trim in kind and repaint; scrape and repaint ten (10) windows.
- APP # 21.0310 SE** **192 WEST BROOKLINE STREET #3:** At the front façade second level (above the parlor), replace one two-over-two wood window in kind.

III. RATIFICATION OF PUBLIC HEARING/ MEETING MINUTES

- ~~10/29/2020 Subcommittee Public Meeting Minutes~~
~~10/28/2020 Subcommittee Public Meeting Minutes~~
 10/6/2020 Public Hearing Minutes
 8/4/2020 Public Hearing Minutes – CORRECTED
 8/6/2020 Subcommittee Meeting Minutes

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 10/23/2020

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/