



NOTICE OF PUBLIC HEARING

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

DATE: 5/3/2022
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/81238440314>

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/81238440314>, or call 929-205-6099 and enter meeting id 899 1303 5374#. 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.

I. DESIGN REVIEW HEARING

APP # 22.1067 SE **287 Shawmut Avenue**
Applicant: Tricia Dillon
Proposed work: Repair front steps.

APP # 22.1011 SE **3 Columbus Square MOVED TO ADMINISTRATIVE REVIEW**
Applicant: Yessy Feliz
Proposed work: Repair and paint existing concrete steps to original building design.

APP # 22.1107 SE **17 Hanson Street Unit 1**
Applicant: Joe Trainor
Proposed work: Replace four non-original straight windows with bowed sash mahogany windows with bowed screens.

APP # 22.1015 SE **216 West Canton Street MOVED TO ADMINISTRATIVE REVIEW**
Applicant: David McGrath
Proposed work: Replace three front facing windows and three rear facing windows (exempt).

APP # 22.1004 SE **111 Pembroke Street MOVED TO ADMINISTRATIVE REVIEW**
Applicant: Stephen Danner
Proposed work: Repair and replace copper shelf to match existing; replace windows.

APP # 22.1071 SE **456 Shawmut Avenue**
Applicant: Linda Hickman

Proposed work: Install 6" high divider wall covered with copper cap at boundary lines of roof between neighbor's property.

APP # 22.1098 SE

24 Rutland Street

Applicant: Fritz Klaetke

Proposed work: Install 6" high divider wall covered with copper cap at boundary lines of roof between neighbor's property.

~~**APP # 22.0997 SE**~~

~~**189 West Canton Street Unit #4 MOVED TO ADMINISTRATIVE REVIEW**~~

~~Applicant: Cheryl Dickinson~~

~~Proposed work: Replace roofing on main roof and mansard; replace rotted trim and framing as needed.~~

~~**APP # 22.0996 SE**~~

~~**5 Bradford Street MOVED TO ADMINISTRATIVE REVIEW**~~

~~Applicant: David Arrowsmith~~

~~Proposed work: Replace various sections of the roof.~~

APP # 22.1060 SE

164 West Newton Street

Applicant: Matthew Serreze

Proposed work: Install new roof deck.

APP # 22.1094 SE

505 Tremont Street

Applicant: Daniel Brennan

Proposed work: Install vinyl cut window graphics applied inside facing out.

APP # 22.1072 SE

1 Appleton Street

Applicant: Scott Spaulding

Proposed work: Install three replacement faces to existing sign band; replace two awnings.

~~**APP # 22.1069 SE**~~

~~**1721 Washington Street Unit #2 MOVED TO ADMINISTRATIVE REVIEW**~~

~~Applicant: Ricky Zeng~~

~~Proposed work: Remove old signage and replace with new.~~

APP # 22.0998 SE

665 Tremont Street

Applicant: Zihao Zhou

Proposed work: Install new sign on storefront wall.

~~**APP # 22.1047 SE**~~

~~**500 Tremont Street MOVED TO ADMINISTRATIVE REVIEW**~~

~~Applicant: Alex Carbone~~

~~Proposed work: Replace precast concrete curbing with granite; remove finials from fence design.~~

APP # 22.1101 SE

Intersection of Columbus Avenue, West Canton and Appleton Streets

Applicant: Cheryl Dickinson

Proposed work: Substitute three new trees with plantings; install mosaic on wall of 380 Columbus Building.

~~**APP # 22.0990 SE**~~

~~**48 Rutland Street MOVED TO ADMINISTRATIVE REVIEW**~~

~~Applicant: José Massó~~

~~Proposed work: Demolition of existing playground equipment and safety surfacing; excavation and re-grading of site; installation of: new play structure and a 24" high play hill with plastic embankment slides, artificial turf surfacing, 3' high steel picket fence enclosing toddler play area, triangular fabric shade structure with steel posts, basketball hoop, and asphalt paving. Existing benches to be refurbished.~~

APP # 22.1105 SE — 558 Massachusetts Avenue MOVED TO ADMINISTRATIVE REVIEW

Applicant: Gina Gomes

Proposed work: Repair 15 original wood windows and replace 2 non-original wood windows with wood; install low profile storm windows; Facade restoration: cut out and repoint all brick joints; remove existing and replace with cast stone “brownstone” replica units for head, jamb and sill trim for 11 windows; remove, repair and reinstall existing stone balustrade, urns, cornice/roof (monolithic unit) at front portico balcony; remove existing and replace columns and arched panels with cast stone “brownstone” replica units; remove and replace steps and landing with cast stone “brownstone” and/or hone steps and use patching compound; hone, stabilize and detail existing basement level ashlar at all locations and repoint bricks; hone stabilize, and detail existing stair jamb walls including newel posts and extending from grade to front door – repointing all joints including spot repointing of interior face of brick cheek walls supporting steps.

APP # 22.1110 SE Tremont Street

Applicant: Michael Donaghy

Proposed work: Convert 120 street light poles on Tremont Street from Massachusetts Avenue to Herald Street to: Boulevard, “Pendant-Style” lighting including DAS street lights.

APP # 22.1119 SE 321-323 Columbus Avenue

Applicant: Hezekiah Pratt

Proposed work: Remove existing windows and install new aluminum windows with arched headers at both bays; remove existing windows at brick facade and install new aluminum windows with arched headers; remove deteriorated metal cladding at both bays and install new prefinished metal cladding; restore two existing wood entrance doors; remove deteriorated storefronts and install new aluminum prefinished storefronts; remove deteriorated first floor cladding and install new granite panels.

APP # 22.1108 SE 1395 Washington Street

Applicant: Marc LaCasse

Proposed work: Demolish existing one story commercial building and construct new 6-story building w/ 3 retail/commercial spaces at grade and 33 residential units on floors 2-6 above.

- 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 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. Thank you.

- APP # 22.0996 SE** **5 Bradford Street:** Replace various sections of the roof.
- APP # 22.1011 SE** **3 Columbus Square:** Repair and paint existing concrete steps to original building design.
- APP # 22.1093 SE** **351-367 Massachusetts Avenue:** Replace roof membrane, gutter and downspouts in kind; demo existing cladding at turret (not original) and install new copper cladding.
- APP # 22.1105 SE** **558 Massachusetts Avenue:** Repair 15 original wood windows and replace 2 non-original wood windows with wood; install low profile storm windows; Facade restoration: cut out and repoint all brick joints; remove existing and replace with cast stone “brownstone” replica units for head, jamb and sill trim for 11 windows; remove, repair and reinstall existing stone balustrade, urns, cornice/roof (monolithic unit) at front portico balcony; remove existing and replace columns and arched panels with cast stone “brownstone” replica units; remove and replace steps and landing with cast stone “brownstone” and/or hone steps and use patching compound; hone, stabilize and detail existing basement level ashlar at all locations and repoint bricks; hone stabilize, and detail existing stair jamb walls including newel posts and extending from grade to front door – repointing all joints including spot repointing of interior face of brick cheek walls supporting steps.
- APP # 22.1041 SE** **82 Montgomery Street:** Repair existing mansard metalwork in kind; repair mansard slate in kind.
- APP # 22.1044 SE** **255-265 Northampton Street:** Remove (12) existing windows and store for reinstallation. Install membrane flashing and metal sill pan flashing at window openings. Reinstall existing windows. Install backer rod and sealant at window perimeter joint.
- APP # 22.1004 SE** **111 Pembroke Street:** Repair and replace copper shelf to match existing; replace windows.
- APP # 22.1098 SE** **24 Rutland Street:** Replace existing asphalt roof in kind.
- APP # 22.0990 SE** **48 Rutland Street:** Demolition of existing playground equipment and safety surfacing; excavation and re-grading of site; installation of: new play structure and a 24" high play hill with plastic embankment slides, artificial turf surfacing, 3' high steel picket fence enclosing toddler play area, triangular fabric shade structure with steel posts, basketball hoop, and asphalt paving. Existing benches to be refurbished.
- APP # 22.1016 SE** **320 Shawmut Avenue:** Repoint front facade chimney in kind.
- APP # 22.1071 SE** **456 Shawmut Avenue:** Remove and retain non-damaged existing slate; replace underlying plywood as needed, apply “ice and water” membrane, install copper flashing, valleys, and caps; reinstall saved slate and install new matching slate as needed; inspect wood trim at dormers, replace, and paint to match existing.
- APP # 22.1047 SE** **500 Tremont Street:** Replace precast concrete curbing with granite; remove finials from fence design.
- APP # 22.1094 SE** **505 Tremont Street:** Install sign band text painted silver metallic along the storefront on Berkeley Street and Warren Avenue.
- APP # 22.1061 SE** **558 Tremont Street:** Chip cement off arch surrounding main door and refinish, recreating the details to match existing, prime and paint to match existing.
- APP # 22.1069 SE** **1721 Washington Street Unit #2:** Remove old signage and replace with new.
- APP # 22.0974 SE** **26 Wellington Street:** Waterproofing/siding of head house.

- APP # 22.1056 SE** **153 West Canton Street:** Remove areas of EPDM roofing and wet insulation, replace roof in kind.
- APP # 22.0997 SE** **189 West Canton Street Unit #4:** Replace roofing on main roof and mansard; replace rotted trim and framing as needed.
- APP # 22.1090 SE** **192 West Canton Street:** Repoint front facade, refinish lintels and sills to match existing, replace rotted wood as needed in kind, chip the hollow cement off stairs and refinish, paint stairs to match existing.
- APP # 22.1015 SE** **216 West Canton Street:** Replace three front facing windows and ~~three rear facing windows~~ (exempt).
- APP # 22.1100 SE** **116 West Newton Street:** Replace five, two-over-two, non-original wood windows in kind.
- APP # 22.1099 SE** **92 Worcester Street:** Replace five, non-original, aluminum windows with wood/aluminum clad windows; replace exterior trim with painted black wood trim with historically accurate profiles.

III. RATIFICATION OF 4/5/2022 HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 4/22/2022

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/