



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 1/3/2023  
**TIME:** 5:30 PM  
**PLACE:** <https://zoom.us/j/95590598798>

**RECEIVED**

*By City Clerk at 12:02 pm, Dec 23, 2022*

**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/95590598798>, or call +1 929 436 2866 US and enter meeting id#955 9059 8798. 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.*

**REVISED**

*12:03 pm, Dec 23, 2022*

**I. VIOLATIONS**

**APP # 23.0439 SE**

**427 SHAWMUT STREET**

Applicant: William Duffy

Proposed work: Unapproved painting of masonry surfaces, window sills, and metal fencing; unapproved masonry work as described in VIO # VIO.22.669.

**II. DESIGN REVIEW HEARING**

**APP # 23.0352 SE**

**705 MASSACHUSETTS AVENUE**

Applicant: Ricky Zeng

Proposed work: Remove old sign and install new.

**APP # 23.0479 SE**

**53 WALTHAM STREET**

Applicant: Randi G. Lathrop

Proposed work: Install new blade sign.

**APP # 23.0520 SE**

**91 EAST BROOKLINE STREET**

Applicant: Avelar Barreto

Proposed work: Replace eight windows.

**APP # 23.0521 SE**

**89 EAST BROOKLINE STREET**

Applicant: Avelar Barreto

Proposed work: Replace one window.

**APP # 23.0473 SE**

**48 MONTGOMERY STREET**

Applicant: Lewis Legon

Proposed work: Install new roof deck, install fire safety penetrations. (See *additional items under Administrative Review*)

**APP # 23.0475 SE**

**1651-1667 WASHINGTON STREET**

Applicant: Mark Van Brocklin

Proposed work: Replace all metal 1-over-1 non-original windows between 2<sup>nd</sup>-5<sup>th</sup> floors in-kind. At 5th floor mansard; replace windows and lower sills 12", and remove sliding doors and railings and install new triple awning-over-fixed metal windows, and install new galvanized lintel. (See additional items under Administrative Review)

**APP # 22.1119 SE**

**321-323 COLUMBUS AVENUE**

***Continued from 5/3/22 Hearing***

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.

**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 # 23.0449 SE**

**9 Appleton Street:** Repaint windows and dormers in-kind.

**APP # 23.0445 SE**

**78 East Brookline Street #2:** Remove existing first floor window and replace with new wood, two-over-two window.

**APP # 23.0432 SE**

**473 Massachusetts Avenue:** Remove roof deck, and remove and replace roof, repair chimney in-kind, repair mansard, soffit, and dormer in-kind.

**APP # 23.0453 SE**

**469 Massachusetts Avenue:** Cut and re-point all mortar joints in kind; re-caulk windows.

**APP # 23.0464 SE**

**670 Massachusetts Avenue:** Repair roof, remove and reinstall existing asphalt shingles in-kind, install copper flashing at chimney.

**APP # 23.0473 SE**

**48 Montgomery Street:** Re-point front facade, repair and replace sills and lintels as needed in-kind, repair and paint cornice in-kind. Replace asphalt shingles with new composite shingles. Repair all existing windows in-kind, repair granite curb in-kind, repair front stairs and iron railing in-kind, repair front door and stoop side entry door, trim details at dormer to be repaired and replaced in-kind. (See additional items under Design Review)

**APP # 23.0475 SE**

**1651-1667 Washington Street:** Repair roof in-kind. (See additional items under Design Review)

**IV. Discussion Item**

**Outdoor Dining**

**V. RATIFICATION OF 11/1/22, 12/6/22 PUBLIC HEARING MINUTES; 11/4/22, 11/21/22, 11/22/22, 12/2/22 SUBCOMMITTEE MEETING MINUTES**

**VI. STAFF UPDATES**

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

**DATE POSTED:** 12/22/2022

**SOUTH END LANDMARK DISTRICT COMMISSION**

*John Amodeo, John Freeman, 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/*