



NOTICE OF PUBLIC HEARING

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

DATE: 07/05/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/93025183679>

RECEIVED

By City Clerk at 11:02 am, Jun 23, 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/93025183679> or calling 1 929 436 2866 US and entering meeting id # 930 2518 3679. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 23.1114 SE

75 WEST NEWTON STREET/O'DAY PLAYGROUND

Applicant: Lauren Bryant

Proposed Work: Renovation of O'Day Playground including basketball court, water play, play area, seating, fencing, paving, lighting and planting.

APP # 23.0958 SE

23 RUTLAND SQUARE

Applicant: Timothy Sheehan

Proposed Work: Repair and repaint masonry facade; Replace existing aluminum sliding doors and window with woodclad; Replace 17 non-original wood windows. Continued from June 6th, 2023 hearing.

APP # 23.1059 SE

534 COLUMBUS AVENUE

Applicant: Ziad Raad

Proposed Work: Install new sign.

APP # 23.1008 SE

1723 WASHINGTON STREET

Applicant: Peleg Samuels

Proposed Work: Replace 2 non-original dormer windows.



APP # 23.1111 SE

39 EAST CONCORD STREET

Applicant: Brian Appelman
Proposed Work: Replace 4 original windows and 8 unoriginal windows at the front facade with new 2-over-2 wood windows.

APP # 23.1146 SE

112 UNION PARK STREET

Applicant: Gary Anthony
Proposed Work: Remove existing roof deck and reinstall new smaller deck.

APP # 23.1010 SE

570 MASSACHUSETTS AVENUE

Applicant: Juan Gallego
Proposed Work: Remove and reinstall existing visible roof deck.

APP # 23.1104 SE

46 DARTMOUTH STREET

Applicant: Gleyson Deoliveira
Proposed Work: Remove the old deck and rubber roof and install a new rubber roof and deck. Deck PT Framing, floor, and railings to remain the same.

APP # 23.1135 SE

131 WARREN AVENUE

Applicant: Matthew Rider
Proposed Work: Demo and remove existing chimneys.

APP # 23.1021 SE

57 EAST CONCORD STREET

Applicant: Mike Demarchi
Proposed Work: Remove and dispose of existing stone cap on parapet wall and install copper gravel stop around exposed perimeter edge with copper extender piece; cover (1) penthouse in membrane.

APP # 23.1045 SE

2A-4A MILFORD STREET

Applicant: Guy Grassi
Proposed Work: Replace non-original 1-over-1 vinyl windows and basement windows with new wood 1-over-1 windows, and construct 2 new roof decks. Repaint metal oriels black. *See additional items under Administrative Review.*

APP # 23.1103 SE

121 WARREN AVENUE

Applicant: Andrew Brassard



Proposed Work: Replace existing front door with appropriate door and hardware; modify rear masonry openings and expand rear mansard dormer with 4 split pane double hung; add roof deck with hatch access; replace street level entrance gate; replace front railing to match adjacent; install FPC connection, sign, watering silcock. *See additional items under administrative review.*

II. ADVISORY REVIEW:

65 WAREHAM STREET

Proposed Work: Demolish existing building and erect new building.

1000 WASHINGTON STREET

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.

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.** 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 # 23.1128 SE** **780 ALBANY STREET:** Install ¼ HP Greenheck exhaust fan and prefabricated curb on roof.
- APP # 23.1055 SE** **1 BRADFORD STREET:** Remove asphalt shingle siding from dormers and replace with wood clapboard.
- APP # 23.1023 SE** **496 COLUMBUS AVENUE:** Repair damaged wood on the rear of the building including overhangs soffits and detail moulding in kind. Paint to match existing.
- APP # 23.0966 SE** **61 CHANDLER STREET:** Repair and repaint front steps in kind, retain original bullnose profile.
- APP # 23.1064 SE** **67 CHANDLER STREET:** Replace non-original aluminum clad windows with new 2-over-2 windows.
- APP # 23.1067 SE** **71 CHANDLER STREET:** Replace non-original aluminum clad windows with new 2-over-2 windows.
- APP # 23.1087 SE** **16 DARTMOUTH PLACE:** Replace non-original aluminum casement window with new.
- APP # 23.1069 SE** **9 DARTMOUTH STREET:** Repair and replace bay window roof with copper; remove and replace rotted wood on bay window and paint to match existing.
- APP # 23.1058 SE** **46 EAST SPRINGFIELD STREET:** Emergency repair to replace copper gutter in kind.
- APP # 23.1019 SE** **53 EAST SPRINGFIELD STREET:** Remove existing roof deck and repair roof only.
- APP # 23.1080 SE** **40 GREENWICH PARK:** Replace 5 non-original windows with new.
- APP # 23.1056 SE** **10 HOLYOKE STREET:** Remove roofing and copper flashing at front roof, replace in kind.
- APP # 23.1068 SE** **25-27 HOLYOKE STREET:** Replace non-original aluminum clad windows with new 2-over-2 windows.
- APP # 23.1045 SE** **2A-4A MILFORD STREET:** Repair and replace parapet molding and install copper cap, replace roof membrane above the parapet and copper cornice drip edge, repair metal oriel siding, panels, and trim, repaint security grilles black, remove paint from chimneys and repaint, clean masonry and spot point as needed. Repaint all existing trim, windows, doors black. *See additional items under Design Review.*
- APP # 23.1083 SE** **507 MASSACHUSETTS AVENUE:** Emergency repair to the existing fire escape by removing & replacing all old deteriorated square head bolts with new steel bolts.



- Fabricate & install 6 new bracket supports. Scrape the entire fire escape & paint black.
- APP # 23.1024 SE** **41 MILFORD STREET:** Replace six, non-original wood/aluminum clad windows with six, wood/aluminum clad windows.
- APP # 23.1098 SE** **96 PEMBROKE STREET:** At front steps remove the existing caulking and reapply flexible caulking. Waterproof around the walkway.
- APP # 23.1090 SE** **427 SHAWMUT AVENUE:** Remove damaged gutter and downspout at front facade and replace with new copper gutter and downspout.
- APP # 23.1062 SE** **499 SHAWMUT AVENUE:** Replace two non-original wood windows with historically accurate wood windows.
- APP # 23.1060 SE** **725 TREMONT STREET:** Upgrade existing antennas and equipment on the building rooftop with an existing wireless facility.
- APP # 23.1103 SE** **121 WARREN AVENUE:** Repair/repoint/restore front and rear masonry facade, lintels, and sills in kind; restore front and rear mansard in kind, repair front stairs and entrance and window grates with in kind black painted iron; restore the existing front windows; repair rear fire escapes.
- APP # 23.1097 SE** **74 WALTHAM STREET:** At front steps chip the hollow cement off and refinish in kind. Paint with Tammscoat waterproof paint to match the existing.
- APP # 23.1065 SE** **159 WEST CANTON STREET:** Repair six fire escape balconies; custom fabricate and install five new bracket supports; replace a section of railings on the right 1st floor balcony. Resecure all 6 fire escape balconies with steel bolts.
- APP # 23.1027 SE** **210 WEST CANTON STREET:** Replace two, non-original wood/aluminum clad windows with two, wood/aluminum clad windows.

IV. RATIFICATION OF 6/6/23 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 6/21/2023

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/