



City of Boston
Landmarks Commission

REVISED

4:26 pm, Aug 26, 2024



City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: 9/3/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/99296774864>

RECEIVED
By City Clerk at 4:19 pm, Aug 26, 2024

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/99296774864> or calling 1 929 436 2866 US and entering meeting id # 992 9677 4864. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 25.0151 SE **691 MASSACHUSETTS AVENUE**
Applicant: Terry Hsieh
Proposed Work: Install new exterior screen door at 4th floor.

APP # 25.0084 SE ~~**4 CLAREMONT PARK**~~ **EXEMPT BY STAFF**
~~Applicant: Gary Anthony~~
~~Proposed Work: Install new roof deck.~~

APP # 25.0154 SE ~~**44 MONTGOMERY STREET**~~ **EXEMPT BY STAFF**
~~Applicant: Chris Gaston~~
~~Proposed Work: Install new roof deck.~~

APP # 25.0053 SE ~~**1 BOND STREET**~~ **EXEMPT BY STAFF**
~~Applicant: Taylor Ferguson~~
~~Proposed Work: Remove the existing deck and reinstall in the existing footprint.~~

APP # 25.0156 SE **14 GREENWICH PARK**
Applicant: Zachary Millay
Proposed Work: Remove and replace existing roof deck in-kind, install new roof hatch (**EXEMPT BY STAFF**);

CITY of BOSTON



Construct new window well egress at garden level window. See additional items under Administrative Review

APP # 25.0068 SE

96 WEST CONCORD STREET

Applicant: Michael Judge

Proposed Work: Replace 14 windows and 1 skylight.

APP # 25.0063 SE

2 UNION PARK STREET

Applicant: Andrew Kane

Proposed Work: Remove 6 existing windows and replace with 6 new windows.

APP # 25.0111 SE

11 DARTMOUTH PLACE

Applicant: Scott Doughman

Proposed Work: Remove and replace one window.

APP # 25.0109 SE

~~**88 BERKELEY STREET**~~

**MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Wing Wong~~

~~Proposed Work: Replace two windows at front facade.~~

APP # 25.0153 SE

71 WORCESTER STREET

Applicant: Jim Lucchesi

Proposed Work: Replace two 2-over-2 wood curved sash windows at front facade with two new curved 2-over-2 wood curved sash windows.

APP # 25.0152 SE

~~**830 HARRISON AVENUE**~~

**MOVED TO
ADMINISTRATIVE REVIEW**

~~Applicant: Brendan Whalen~~

~~Proposed Work: Install temporary parking on Moakley Green through October 2025.~~

APP # 25.0145 SE

4-6 EAST SPRINGFIELD STREET

Applicant: Greg McCarthy

Proposed Work: Construct new 1-story rooftop addition with new roof deck and mechanicals, restore non-original front entry to a previous historic iteration. 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.** 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 # 25.0072 SE** **124 APPLETON STREET:** Emergency repair due to leaks - repoint.
- APP # 25.0109 SE** **88 BERKELEY STREET:** Replace two windows at front facade.
- APP # 25.0081 SE** **11 BRADDOCK PARK:** Repoint front facade in kind; Repairs to lintels/sills in kind.
- APP # 25.0083 SE** **96 CHANDLER STREET:** In kind stoop repair/replacement with steps matching in shape, profile and measurements to original.
- APP # 25.0147 SE** **21 DWIGHT STREET:** At front stoop remove failing cement and repair in-kind, repaint with Tammscoat waterproof paint to match existing.
- APP # 25.0145 SE** **4-6 EAST SPRINGFIELD STREET:** Replace existing windows with new wood 2-over-2 double-hung windows, repair existing 2nd level Italianate hay loft windows in-kind, repair cornice, dentils, frieze, and lintels and sills in-kind. See additional items under Design Review
- APP # 25.0156 SE** **14 GREENWICH PARK:** Replace 2 aluminum-clad mansard-level windows with new wood 2-over-2 windows, repair mansard and cornice trim in-kind, repair/replace slate shingles in-kind, repair brownstone elements in-kind and paint



Benjamin Moore HC69, clean and repoint masonry in-kind, restore existing front door and stoop in-kind. *See additional items under Design Review.*

APP # 25.0152 SE

830 HARRISON AVENUE: Install temporary parking on Moakley Green through October 2025. **Moved from Design Review**

APP # 25.0148 SE

690 MASSACHUSETTS AVENUE: At front stoop remove failing cement and repair in-kind, repaint with Tammscoat waterproof paint to match existing.

APP # 25.0108 SE

24 MILFORD STREET: Reset the granite steps, re-caulk and power wash stain with water.

APP # 25.0107 SE

25 MILFORD STREET: Front Stairs: Chip the hollow cement off and refinish 100%. Prime and paint with Tammscoat waterproof paint.

APP # 25.0136SE

108 PEMBROKE STREET: Remove existing rubber roofing. Install new fully adhered roof membrane to the entire roof area and new copper flashing.

APP # 25.0096 SE

46 RUTLAND SQUARE: Remove aluminum gutter, soffit and trim around dormer windows; Replace in kind and replace gutter with copper gutter.

APP # 25.0149 SE

453 SHAWMUT AVENUE: Repoint side elevation in-kind, reset granite treads at front stairs and re-caulk.

APP # 25.0155 SE

199 WEST NEWTON STREET #3: At second level, replace 3 non-original aluminum-clad windows with new wood 2-over-2 windows.

APP # 25.0069 SE

86 WORCESTER STREET: Front Façade: Cut 3/4" into the joints of the bricks and repoint in kind; Replace rotted wood at the dormers as needed in kind; Refinish lintels and sills in kind.; Scrape, prime and paint the main door surround, front stairs and brownstone bands with Tammscoat waterproof paint HC69.

V. RATIFICATION OF 8/6/24 MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 8/23/2024

SOUTH END LANDMARK DISTRICT COMMISSION



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, 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/