



NOTICE OF PUBLIC HEARING

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

DATE: 10/1/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/96240937350>

REVISED
11:06 am, Oct 01, 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/96240937350> or calling 1 929 436 2866 US and entering meeting id # 962 4093 7350. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP # 25.0256 SE **16 BOND STREET**
Applicant: Mark Van Brocklin
Proposed Work: Replace facade brick with new. VIO #24.898.

II. DESIGN REVIEW HEARING

APP # 25.0005 SE **587 ALBANY STREET**
Applicant: Jacob Simmons
Proposed Work: Continued from the 8/6/24 SELDC Public Hearing. Erect a new building.

~~**APP # 25.0235 SE** **53 RUTLAND STREET** **WITHDRAWN BY STAFF**~~
~~Applicant: Jacob Schuman~~
~~Proposed Work: Build electric sauna on existing roof deck.~~

~~**APP # 25.0177 SE** **460 MASSACHUSETTS AVENUE** **WITHDRAWN BY STAFF**~~
~~Applicant: Christian Santos~~
~~Proposed Work: Replace 4 mansard level windows, reshingle roof, replace fascia and soffit.~~



APP # 25.0237 SE

25 DWIGHT STREET

Applicant: Norberto León

Proposed Work: ~~Replace 7 vinyl windows with new vinyl windows~~ moved to administrative review; reopen 1 previously existing window well and install new egress areaway, ~~replace existing roof deck in existing footprint~~ moved to Administrative Review, install new stoop door. See additional items under Administrative Review.

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 # 25.0208 SE

103 APPLETON STREET: Emergency repair due to corbel falling - cut out rotten soffit which caused corbel to fall, replace with like material on the soffit and reinstall existing corbel. Color-match the existing historical color and paint to match.

APP # 25.0158 SE

25 BRADDOCK PARK: Repoint facade in-kind, seal walkway and masonry.

APP # 25.0186 SE

298 COLUMBUS AVENUE: Replace existing non-original



- APP # 25.0268 SE** 1-over-1 replacement window with new 2-over-2 aluminum-clad window. Repair existing front door in-kind, paint black, replace hardware.
510 COLUMBUS AVENUE: Emergency repair due to leaks - repair rotted sills in kind as well as the wood and crown molding at the upper dormer roofline.
- APP # 25.0163 SE** **2 CLARENDON STREET:** Remove existing french doors and replace in-kind with new wood doors to match existing.
- APP # 25.0237 SE** **25 DWIGHT STREET:** Repoint facade in-kind, restore existing wood front door in-kind, repair lintels and sills along with front stoop in-kind and paint Benjamin Moore HC69, restore 4 original curved-sash windows in-kind, replace non-original front railing with historically accurate replacement, install new copper gutters and downspouts, replace existing roof deck in existing footprint (*Moved from Design Review*). Replace 7 vinyl windows with new vinyl windows (*Moved from Design review*). See additional items under Design Review.
- APP # 25.0243 SE** **459 MASSACHUSETTS AVENUE:** Replace existent copper gutter in-kind and repair fascia.
- APP # 25.0226 SE** **30 MONTGOMERY STREET:** Repoint front facade in kind; repair and paint lintels and sills in kind; repaint entryway in kind; install new copper gutter and copper panels on dormer shelf; replace rotted trim at dormer and paint, color to match existing; repair and paint wood entablature. Replace slate shingles on mansard in kind. Replace vinyl windows at dormer with new Pella wood windows, painted black. Install new storm windows.
- APP # 25.0216 SE** **23 RUTLAND SQUARE:** Repaint facade to match original historic color.
- APP # 25.0231 SE** **48 RUTLAND STREET:** Replace dormer casings, fascia, and cornice in-kind with wood and paint to match existing windows.
- APP # 25.0209 SE** **66 RUTLAND STREET:** Strip and re-roof asphalt shingles, new shingles to match style and color as neighbor's roof.
- APP # 25.0240 SE** **516 TREMONT STREET:** Replace aluminum-framed windows at Levels 2 through 6, including doors at level 6, to match existing.
- APP # 25.0248 SE** **575 TREMONT STREET:** Correction and construction of the metal bay with the proper and proportionate panel; pant to match existing.
- APP # 25.0239 SE** **767 TREMONT STREET:** Cut and repoint, mortar to match existing.
- APP # 25.0220 SE** **52 UNION PARK STREET:** Emergency repair due to leaks -



APP # 25.0236 SE

lower roof drain and main downspout.

1200 WASHINGTON STREET: Install privacy screen and shade pavilion at roof, renewing previous approval #22.0657 SE

APP # 25.0195 SE

139 WEST CONCORD STREET: Emergency repair due to leaks - remove leaking skylight and return the roof to its original condition. Shingles to match in kind.

APP # 25.0233 SE

207 WEST NEWTON STREET: Install FDC equipment as required by code.

APP # 25.0165 SE

37 WORCESTER STREET: Emergency repair - replace (2) windows with (2), two-over-two, wood, bow front windows.

IV. ADVISORY REVIEW

APP # 25.0048 SE

95 BERKELEY STREET

Applicant: Maxwell Luthringer

Proposed Work: Proposed office-to-residential conversion including a vertical expansion of up to four residential floors.

APP # 25.0238 SE

35 BRADFORD STREET

Applicant: Christopher Barry

Proposed Work: Create an addition to an existing single-family house with garage.

V. RATIFICATION OF 9/3/24 MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 9/20/2024

SOUTH END LANDMARK DISTRICT COMMISSION

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/