



City of Boston
Landmarks Commission

REVISED

4:38 pm, Nov 04, 2024



City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: 11/6/2024
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/93227088379>

RECEIVED

By City Clerk at 4:39 pm, Nov 04, 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/93227088379> or calling 1 929 436 2866 US and entering meeting id # 932 2708 8379. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 25.0361 SE

City of Boston Transportation Department Bluebikes Stations

Applicant: Louise Gag
Proposed Work: Install (5) stations consisting of a payment kiosk, a map/advertising panel, and fifteen or nineteen docks for bikes. The stations are fully solar-powered, wireless, and modular. No excavation or utility hookup is required. Stations located at: Columbus Ave at Pembroke St (42.34364269, -71.07817807) Warren Ave at Dartmouth St (42.34429609, -71.0740817) Washington St at Dedham St (42.34036941, -71.07164123) Washington St at Northampton St (42.33625888, -71.07756446) Shawmut Ave at E Berkeley St (42.344607, -71.06702)

APP # 25.0350 SE

90 WARREN AVENUE WITHDRAWN BY APPLICANT

Applicant: Fatima Seek
Proposed Work: This project proposes improvements to the fence surrounding the garden at the back of the Mel King South End Academy, including repairing a broken gate, installing new ones, and replacing missing finials. This project

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~~proposes having youth creatively re-design the missing finials on the fence surrounding the garden on Montgomery Street.~~

APP # 25.0313 SE

662 MASSACHUSETTS AVENUE

Applicant: Monique Yaptenco
Proposed Work: Install a ductless, mini-split system at the front garden. Install new garden plantings.

APP # 24.0849 SE

770 TREMONT STREET

Applicant: Gregory McCarthy
Proposed Work: Proposed 4 story mixed use building maintaining existing building with 2 story addition. Renovate facade on West Springfield Street and Tremont Street.

APP # 25.0251 SE

59 WORCESTER STREET

Applicant: Jose Guzman
Proposed Work: Install ~~new windows at front facade, install new gutters, new window brick molds~~ (Moved to Administrative Review), hand railings at front stoop, expand front dormer; ~~expand rear dormer~~ (Removed by Staff).

APP # 25.0328 SE

IBA BUILDINGS

Applicant: Vanessa Calderon-Rosado
Proposed Work: Install solar panels on the following IBA buildings: ~~100 West Dedham Street~~ (Exempt from Review), 1, 3 & 5 Aguadilla Street, 4, 6, 8, 10, 12, 14, 18, 20 & 22 Aguadilla Street, 7, & 9 Aguadilla Street /111 West Brookline Street, ~~1, 3, 5, 7, 9, 11 & 13 San Juan Street~~ (Exempt from Review), 4, 6, 8 & 10 San Juan Street, 12, 14, 16, 18, 20, 22, 24, 26, 28 & 30 San Juan Street, ~~15, 17, & 19 San Juan Street~~ (Exempt from Review), 91, 93, 95, 97 & 99 West Brookline Street/21 and 23 San Juan Street, 50, 52, 54, 56 & 58 West Dedham Street, 389 & 391 Shawmut Avenue, Boston, MA 02118-2029

APP # 25.0344 SE

534 MASSACHUSETTS AVENUE

Applicant: Ivan Hernandez
Proposed Work: At West Springfield Street elevation, construct a new rear deck at 3rd floor; ~~enlarge window opening to accommodate a new door~~ (removed by staff).

APP # 25.0338 SE

11 DARTMOUTH PLACE **WITHDRAWN BY APPLICANT**

Applicant: Scott Doughman
Proposed Work: Replace one wood window.



APP # 25.0326 SE

10 CONCORD SQUARE

Applicant: James Brooks

Proposed Work: Installation of a cast iron garden fence.

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 # 25.0356 SE

16 APPLETON STREET: Emergency repair - rubber roof replacement.

APP # 25.0355 SE

18 APPLETON STREET: Emergency repair - rubber roof replacement.

APP # 25.0312 SE

56 CHANDLER STREET: Emergency repair due to leak - Strip back shingles either direction (approx 36"), install ice and water shield, reinstall existing shingles. Install vertical copper flashing at the seam. Inspect any deficient masonry along the gutter line.

APP # 25.0337 SE

66 CHANDLER STREET: At front stairs: chip the hollow cement off the front stairs 100% and refinish. Prime and paint with Tammscoat waterproof paint HC69.



APP # 25.0318 SE

495 COLUMBUS AVENUE: At front facade: chip the hollow cement off the entire façade and refinish. Refinish all lintels, sills and bands. Prime and paint with HC69 Tammscoat paint. Replace rotted wood at the window trims as needed in kind.

APP # 25.0330 SE

500 COLUMBUS AVENUE: Remove and replace roof top deck in kind, strip and re-roof.

APP # 25.0352 SE

560 COLUMBUS AVENUE: At front garden level paint facade, paint stoop to match existing. Paint railings and gate black to match existing. Replace broken bricks in kind.

APP # 25.0296 SE

17 CONCORD SQUARE: Replce roof deck in kind; hatch door replacement in kind.

APP # 25.0347 SE

725 HARRISON AVNEUE: Emergency repair due to leak - at 2nd floor window seal joints around windows and control joints. Install flashing behind brick wall. Repoint in affected areas. All work to be done in kind.

APP # 25.0253 SE

11 HOLYOAKE STREET: At stoop, chip the hollow cement off as needed and refinish the front stairs and curb walls. Prime and paint with Tammscoat waterproof paint HC69.

APP # 25.0364 SE

694 MASSACHUSETTS AVNEUE: Emergency repair due to leak - remove and install new custom copper gutter that will match the existing profile.

APP # 25.0305 SE

117 PEMBROKE STREET: Emergency repair - pieces of rotted wood are falling - repair in kind: wood flashing directly under the gutter line, reinstall soffit fixtures; wooden window sills and framing.

APP # 25.0291 SE

14 RUTLAND STREET: Replace 10 windows to match existing.

APP # 25.0273 SE

42 RUTLAND SQUARE: Remove top left course of bricks, reset, reuse existing bricks, replace copper flashing, reuse existing gutter, downspout.

APP # 25.0314 SE

72 RUTLAND STREET: At front facade replace four windows with wood windows.

APP # 25.0286 SE

458 SHAWMUT AVENUE: At Front: Cut 3/4" into the joints of the bricks and repoint the front. Refinish the lintels and sills in kind. Prime and paint all trims and dormers to match the existing.

APP # 25.0310 SE

530 TREMONT STREET: Emergency fire escape repair in-kind.

APP # 25.0311 SE

567 TREMONT STREET: Remove existing exterior siding and trims down to the sheathing on 7 dormers; install wood trim replica of the existing trim pieces, oil and prime all trim and wood. Apply 2 finish coats. Remove existing metal roofing. Furnish and install new Acewater and new metal roof.

APP # 25.0341 SE

73 WARREN AVENUE: Emergency repair - Cut and repoint at



front facade, repair and replace masonry at garden level in kind; re-caulk granite stoop in kind; replace non-original chimney cap in kind.

APP # 25.0348 SE

73 WARREN AVENUE: Remove and replace 4 windows.

APP # 25.0343 SE

101 WARREN AVENUE: Repair and repaint damaged soffit, lintels, and sills in kind. Spot point at front in kind.

APP # 25.0317 SE

187 WARREN AVENUE: At front stairs and curb walls: chip the hollow cement off as needed and refinish. Prime and paint with HC69 Tammscoat waterproof paint. Waterproof the garden area.

APP # 25.0353 SE

21 WELLINGTON STREET: Replace non-original windows with wood windows.

APP # 25.0358 SE

26 WELLINGTON STREET #4: At fourth floor facade, replace 5 non-original windows with 5 new 2-over-2 double-hung aluminum-clad windows.

APP # 25.0327 SE

44 WEST NEWTON STREET: Do not need to remove roof deck. At roof - Strip and re-shingle the back shingle in kind; Strip rubber roof and one layer of roll roof the insulation that is currently there. Install insulation and non-reinforced EPDM black roof membrane.

APP # 25.0302 SE

199 WEST NEWTON STREET: Emergency repair - window leaks - at mansard level replace all existing aluminum windows at dormers with all wood windows, black exterior. Two-over-two windows for the dormer center and the single window. Once-over-one windows for the small flanking windows.

APP # 25.0251 SE

59 WORCESTER STREET: Install new windows at front facade, install new gutters, ~~new~~ window brick molds (*repair*). See additional items under design review.

APP # 23.0155 SE

1767-1769 WASHINGTON STREET: Retain and restore facade of the existing historic building and recreate and/or refurbish original historic design elements. Behind the facade and on the adjacent parcel build a 13 story ~~multifamily residential~~ building.

III. ADVISORY REVIEW

APP # 25.0384 SE

10 CHANDLER STREET: Demolish existing building, build new three-story facility and site improvements. The project will be phased to allow Animal Rescue League (ARL) to fully operate its shelter and veterinary services during construction.

IV. RATIFICATION OF 10/1/24 MEETING MINUTES



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 10/24/2024

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/