



City of Boston Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE:	12/3/2024
TIME:	5:30 PM
ZOOM:	https://zoom.us/j/91034384775



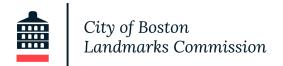
Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during 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/91034384775 or calling 1 929 436 2866 US and entering meeting id # 910 3438 4775. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATION

APP # 25.0418 SE	<u>643a TREMONT STREET</u> Applicant: Jitendrakumer Patel Proposed Work: Install new signage; install exterior gates all without prior Commission approval.	
II. DESIGN REVIEW HEARING		
APP # 25.0326 SE	10 CONCORD SQUARE Applicant: James Brooks Proposed Work: Installation of a cast iron garden fence.	
APP # 25.0432 SE	615 ALBANY STREET Applicant: Greg McCarthy Proposed Work: In protection area add one additional story; restore exterior on ground level through 4th floor; replace 5th floor mansard & add roof deck.	
APP # 25.0430 SE	27 GREENWICH PARK Applicant: Madelyn Albright	

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Proposed Work: Install two, wood bow front windows at the garden level.

APP # 25.0396 SE

32 RUTLAND SQUARE #2

Applicant: Janice Fahey Dolan Proposed Work: Remove 2 original wood two-over-two curved sash windows and replace with 2 new wood two-over-two curved windows in-kind.

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:

► <u>Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing</u>. 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.

► <u>PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO</u> 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 # 25.0363 SE	<u>18 BRADDOCK PARK</u> : Repoint facade in-kind, restore lintels
	and sills using Mimic with brownstone coloring to match
	original profile painted in-kind.
APP # 25.0400 SE	14 CONCORD SQUARE: Replace (5) dormer windows at front
	in-kind with new wood windows.
APP # 25.0401 SE	<u>16 CONCORD SQUARE</u> : Replace (5) dormer windows at front
	in-kind with new wood windows.
APP # 25.0385 SE	18 CONCORD SQUARE: EPDM rubber membrane

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replacement at flat roof, install new cop skylight in similar profile, remove existing subwild with some front will also some of the	
rebuild with same front rail placement. APP # 25.0408 SE 26 CONCORD SOUARE: Replace (3) no	an anisinal
APP # 25.0408 SE <u>26 CONCORD SQUARE</u> : Replace (3) no aluminum-clad nine-over-nine SDL win	
aluminum-clad two-over-two windows	factory painted brown
to match existing windows at building.	1
APP # 25.0429 SE 53 GRAY STREET: Replace 3 non-original	
windows with new wood two-over-two	windows in-kind to
match existing.	
APP # 25.0388 SE37 GREENWICH PARK: At rear replace	e non historic windows
in existing openings in kind.	
APP # 25.0367 SE463 MASSACHUSETS AVENUE: Emer	
three windows at dormer level in kind w	vith wood windows
including the arched central window.	
APP # 25.0426 SE512 MASSACHUSETS AVENUE: Instal	l (6) new windows to
replace non-original windows.	
APP # 25.0423 SE 660 MASSACHUSETS AVENUE: At from	
repoint, replace/repair deteriorated lin	
Repair wood entablature as needed. Ma	terials to closely match
existing. All work to be done in kind.	
APP # 25.0425 SE <u>25 UPTON STREET</u> : Repair front stairs	in-kind and repaint to
match brownstone.	
APP # 25.0362 SE 129 WARREN AVENUE: Remove existi	ng failing brickwork
from the facade, clean and reinstall the	existing bricks and
where needed replace spalling or cracked	ed/damaged bricks
with matching in kind units. Mortar to r	natch in kind. Repoint.
APP # 25.0427 SE 21 WORCESTER SQUARE #4 Remove	3 non-original vinyl
windows and replace with two-over-tw	o aluminum-clad
windows to match the appropriate histo	oric profile.
APP # 25.0374 SE <u>37 WORCESTER STREET</u> : Pull window	v sashes at 3rd and 4th
floor, reglaze, paint and reinstall; repair	rotting soffit and
corbels in kind; replace three windows a	ē
one central two-over-two window and	
	two flaking

IV. RATIFICATION OF 11/6/24 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 11/22/2024

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SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Chris DeBord, Felicia Jacques, Vacancy Alternate: Catherine Hunt, Kevin Ready

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/

