



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>

RECEIVED
By City Clerk at 10:56 am, Nov 22, 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/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 **643a TREMONT STREET**
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



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:***

► 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 # 25.0363 SE

18 BRADDOCK PARK: 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

16 CONCORD SQUARE: Replace (5) dormer windows at front in-kind with new wood windows.

APP # 25.0385 SE

18 CONCORD SQUARE: EPDM rubber membrane



- replacement at flat roof, install new copper gutters, replace skylight in similar profile, remove existing roof deck and rebuild with same front rail placement.
- APP # 25.0408 SE** **26 CONCORD SQUARE:** Replace (3) non-original aluminum-clad nine-over-nine SDL windows with new aluminum-clad two-over-two windows factory painted brown to match existing windows at building.
- APP # 25.0429 SE** **53 GRAY STREET:** Replace 3 non-original two-over-two windows with new wood two-over-two windows in-kind to match existing.
- APP # 25.0388 SE** **37 GREENWICH PARK:** At rear replace non historic windows in existing openings in kind.
- APP # 25.0367 SE** **463 MASSACHUSETTS AVENUE:** Emergency repair - Replace three windows at dormer level in kind with wood windows including the arched central window.
- APP # 25.0426 SE** **512 MASSACHUSETTS AVENUE:** Install (6) new windows to replace non-original windows.
- APP # 25.0423 SE** **660 MASSACHUSETTS AVENUE:** At front of building full repaint, replace/repair deteriorated lintels, sills, and corbels. Repair wood entablature as needed. Materials to closely match existing. All work to be done in kind.
- APP # 25.0425 SE** **25 UPTON STREET:** Repair front stairs in-kind and repaint to match brownstone.
- APP # 25.0362 SE** **129 WARREN AVENUE:** Remove existing failing brickwork from the facade, clean and reinstall the existing bricks and where needed replace spalling or cracked/damaged bricks with matching in kind units. Mortar to match in kind. Repoint.
- APP # 25.0427 SE** **21 WORCESTER SQUARE #4** Remove 3 non-original vinyl windows and replace with two-over-two aluminum-clad windows to match the appropriate historic profile.
- APP # 25.0374 SE** **37 WORCESTER STREET:** Pull window sashes at 3rd and 4th floor, reglaze, paint and reinstall; repair rotting soffit and corbels in kind; replace three windows at the dormer level - one central two-over-two window and two flanking one-over-one windows.

IV. RATIFICATION OF 11/6/24 MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 11/22/2024

CITY of BOSTON



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

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/