

City of Boston Landmarks Commission



City of Boston Mayor Michelle Wu

NOTICE OF PUBLIC HEARING The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

DATE:	2/4/2025
TIME:	5:30 PM
ZOOM:	https://zoom.us/j/99620764208

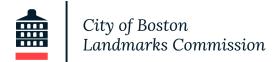
Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during 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/99620764208 or calling 1 929 436 2866 US and entering meeting id # 996 2076 4208. You can also submit written comments or questions to SouthEndLDC@boston.gov.

I. VIOLATIONS

APP #25.0564 SE	<u>665A TREMONT STREET</u> Applicant: Eric Zhou Proposed Work: Install new storefront signage, VIO.24.910	
II. DESIGN REVIEW HEARING		
APP # 25.0561 SE	59 EAST SPRINGFIELD STREET Applicant: Peter Sanborn Proposed Work: Install new handrail on left side of stairs adjacent to restaurant addition.	
APP # 25.0570 SE	52 EAST SPRINGFIELD STREET Applicant: Brian Anderson Proposed Work: Replace non-original ganged window unit at mansard level with new. See additional items under Administrative Review.	
APP # 25.0540 SE	558 COLUMBUS AVENUE Applicant: Daniel Kasmarek Proposed Work: Install new roof deck.	

CITY of BOSTON





City of Boston Mayor Michelle Wu

APP # 25.0560 SE

18 MILFORD STREET

Applicant: Zach Millay Proposed Work: Existing areaway to be replaced with new bluestone and landscaping. Install new egress well at lower garden level, install new window, expand existing window opening. 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:

► <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.

▶ 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 # 25.0569 SE	<u>69 APPLETON STREET:</u> Emergency Repair at existing canopy: remove the existing structure, salvage and refurbish the decorative pieces, and replace the canopy with an updated structure, but maintain the existing trim, corbels, and re-install for a same look finish to the canopy with updated components that are either not rotten or refurbished.
APP # 25.0547 SE	<u>122 CHANDLER STREET:</u> Replacing six non-original wood double hung windows in-kind.
APP # 25.0571 SE	<u>282 COLUMBUS AVENUE</u> : Exterior envelope restoration and
CITY of BOSTON	

City of Boston Landmarks Commission



	repairs including brick masonry, stone, and slate mansard roof.
	Full window replacement.
APP # 25.0548 SE	<u>2</u> CLARENDON STREET: Remove and replace 36 damaged
	existing aluminum windows.
APP # 25.0515 SE	36 CLARENDON STREET: Replace copper gutter and
	downspout in-kind, replace slate mansard roof with new slate
	to match existing, replace window trim at mansard level with
	new wood trim.
APP # 25.0555 SE	47 CLARENDON STREET: Install new signage and window
	graphics.
APP # 25.0549 SE	<u>73 DARTMOUTH STREET: Emergency repair</u> - repointing to
	address leak, refinish lintels and sills in kind, repoint chimney.
APP # 25.0565 SE	23 EAST CONCORD STREET #2: Replace two non-original
	2-over-2 curved sash windows with new wood two-over-two
	curved sash windows.
APP # 25.0565 SE	52 EAST SPRINGFIELD STREET: Replace 11 non-original vinyl
	windows with new aluminum clad two-over-two windows,
	replace wood garden level entry door with new to match
	existing, repair and replace shingles at the dormer with
	synthetic replacement shingles to match existing, repair entry
	canopy in-kind. See additional items under Design Review.
APP # 25.0522 SE	725 HARRISON AVENUE: Install a Small Cell Facility,
	consisting of attaching an antenna and equipment box to an
	existing pole owned by the City of Boston per the existing
	Small Cell Agreement.
APP # 25.0567 SE	<u>26 HANSON STREET</u>: At the main door header: chip the
	hollow cement off and refinish in kind, recreating the details
	under the header. Upon completion, prime and paint with
	Tammscoat waterproof paint to match the existing.
APP # 25.0511 SE	<u>19 HOLYOKE STREET</u>: Replace two non-original windows
	with new two-over-two wood windows.
APP # 25.0566 SE	455 MASSACHUSETTS AVENUE: Remove section of brick
	above bay window and repair in-kind, reuse existing bricks.
APP # 25.0523 SE	552 MASSACHUSETTS AVENUE: Repair masonry building
	walls with Tammscoat painting to match in-kind, replace 14
	damaged wood window trim in the front and 14 in the rear
	in-kind with new wood trim, repair copper gutters in-kind as
	needed, repair rear metal copper cladding in-kind.
APP # 25.0560 SE	<u>18 MILFORD STREET:</u> Replace existing non-original windows
	with new, two-over-two, wood windows painted Benjamin
	Moore HC-190; Repair existing granite curb in kind. Patch and
	repair in kind all existing sills, lintels and banding. Mimic tinted
	HC-69 brownstone color. Existing ornament over front entry

CITY of **BOSTON**

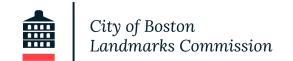




	door to be patched and repaired in kind, painted Benjamin
	Moore HC-69. Clean, power wash and repoint 100% masonry
	front facade. Existing ornamental railing at front stairs to
	remain. patch and repair in kind and paint black. Existing
	granite front steps to remain. Patch and repair in kind. Replace
	existing non-historic metal fence at front areaway with new
	metal fence. At street level remove existing metal gate and
	replace with new wood four panel door with top two lites to be
	glass. Demolish existing non-historic headhouse and build new
	in kind; install new rooftop mechanicals. Existing Roof deck to
	be removed in its entirety and replaced with a new deck with
	black metals railings. Restore and repair existing historic front
	entry doors. See additional items under Design Review.
APP # 25.0518 SE	204 NORTHAMPTON STREET: Emergency repair of rear fire
	escapes in kind.
APP # 25.0517 SE	206 NORTHAMPTON STREET: Emergency repair of rear fire
	escape in kind.
APP # 25.0544 SE	<u>590 TREMONT STREET: Cut 3/4</u> " into the joints and repoint
	in kind. Refinish lintels and sills as needed in kind. Replace
	rotted wood at trims and dormers as needed. Replace slate
	mansard with Grand Manor Asphalt shingles to match existing.
APP # 25.0534 SE	6-14 & 16-24 UNION PARK STREET: Remove and replace all
	storefront landings in-kind, to facilitate structural repairs.
APP # 25.0550 SE	88 WALTHAM STREET: Strip and re-roof 6 sq of asphalt
	shingles in kind.
APP # 25.0563 SE	141 WEST CANTON STREET: Paint existing double hung
	windows in masonry openings and at bay windows. Repair
	screens and replace weather stripping as required. Paint
	existing window bay with minor carpentry repairs to address
	joints at trim intersections. Repainting to be done in kind.
APP # 25.0572 SE	68 WEST CONCORD STREET: Exterior envelope restoration
	and repairs including brick masonry, stone, and slate mansard
	roof. Full window replacement.
APP # 25.0558 SE	158 WEST CONCORD STREET: Replace 8 non-original
	windows with new two-over-two wood windows, and 2 garden
	level fixed-pane in-kind.
APP # 25.0568 SE	<u>21 WORCESTER STREET:</u> Recaulk bluestone treads, refinish
	risers and sides of stairs in-kind with Tammscoat and repaint
	with Benjamin Moore HC69.

IV. REVIEW AND DISCUSSION OF NEW OUTDOOR DINING INSTALLATION STANDARDS & CRITERIA

CITY of BOSTON





V. REVIEW AND DISCUSSION OF REVISED WINDOW STANDARDS & CRITERIA

VI. RATIFICATION OF 12/3/24 MEETING MINUTES

VII. STAFF UPDATES

VIII. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 1/24/2025

SOUTH END LANDMARK DISTRICT COMMISSION

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

