



### NOTICE OF PUBLIC HEARING

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

**DATE: 12/3/2019**  
**TIME: 5:30 PM**  
**PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> FLOOR**

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 the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

#### I. DESIGN REVIEW HEARING

- APP # 20.406 SE**      **44 DARTMOUTH STREET** (Continued from 11/05/2019 Public Hearing)  
Applicant: Wellington Olivera  
Proposed Work: Reconstruct a roof deck with railings visible from a public way.
- APP # 20.304 SE**      **25 MILFORD STREET**  
Applicant: Mark Bombara  
Proposed Work: Replace historic double-leaf entry doors in kind.
- APP # 20.608 SE**      **198 WEST SPRINGFIELD STREET**  
Applicant: Jillian Adler  
Proposed Work: Modify the existing roof deck to comply with SELDC Standards and Criteria
- APP # 20.463 SE**      **96 CHANDLER STREET**  
Applicant: Jacqueline Gannon  
Proposed Work: Reconstruct a roof deck visible from a public way.
- APP # 20.566 SE**      **2 CLARENDON STREET**  
Applicant: Marcia Good, First Realty Management  
Proposed Work: At the Montgomery Street elevation, install a gutter, splashguards, and downspout

- APP # 20.567 SE**      **29 UPTON STREET**  
Applicant: Parker Done, Vanko Studio Architects  
Proposed Work: Construct a roof deck
- APP # 20.555 SE**      **143-145 WARREN AVENUE**  
Applicant: Ghita Akhar, High Line Development  
Proposed Work: At the mansard level, construct two new dormers, one at each façade; modify the openings at the existing dormers and replace windows.
- ~~**APP # 20.605 SE**      **48 UNION PARK** *Postponed until 01/07/2020 SELDC Public Hearing*  
Applicant: Ghita Akhar, Highline Development  
Proposed Work: At the stoop, install a decorative metal handrail.~~
- APP # 20.559 SE**      **123 APPLETON STREET**  
Applicant: Dartagnan Brown, Embarc Studio LLC  
Proposed Work: At the Appleton Street façade, enlarge an existing masonry opening and install new windows; replace awnings; replace and install additional wall sconces; paint the Dartmouth Street sign band and return, install new graphics and replace gooseneck style light fixtures; and install moveable flower boxes and planters.
- APP # 20.420 SE**      **45 WEST NEWTON STREET**  
Applicant: Meg Stebbins  
Proposed Work: At the roof level of an ell that faces a public way, construct a deck.
- APP # 20.525 SE**      **169 WARREN AVENUE**  
Applicant: Ciaran McEvoy  
Proposed Work: Construct a roof deck, visible from a public way.
- APP # 20.558 SE**      **686 MASSACHUSETTS AVENUE**  
Applicant: Michael Whitmore, Roundel 47 LLC  
Proposed Work: At the roof, remove a head house and install a hatch and condenser units. At the front façade parlor and garden levels, remove conduits and install Fire Department beacon in flush box. *See additional items under Administrative Review.*
- ~~**APP # 20.532 SE**      **180 WEST CANTON STREET** *Scope of work withdrawn by applicant*  
Applicant: Jeffrey Klug  
Proposed Work: At the roof level, remove a rear chimney. *See additional items under Administrative Review.*~~
- APP # 20.528 SE**      **65-109 CAMDEN STREET**  
Applicant: David Hoogasian, Extenet Systems  
Proposed Work: Replace Aeriata-style light pole in kind with attached small cell node equipment and antennae.
- APP # 20.529 SE**      **1144-1146 WASHINGTON STREET**  
Applicant: David Hoogasian, Extenet Systems  
Proposed Work: Replace double-acorn light pole in kind with attached small cell node equipment and antennae.

**APP # 20.543 SE**

**156 WORCESTER STREET**

Applicant: Anthony Catalli, Handyman Pro LLC

Proposed Work: Reconstruct a roof deck, visible from a public way.

**APP # 20.557 SE**

**1 APPLETON STREET/ 439-441 TREMONT STREET**

Applicant: Nick Makemson, Beacon Architectural Associates

Proposed Work: At the Appleton Street storefront install new signage, new planters, seating, and umbrellas associated with a sidewalk café, modify the main entry and paint metal doors and trim.

**APP # 20.468 SE**

**1313 WASHINGTON STREET:**

Applicant: Brian Tripp, Wilkes Passage Condominiums

Proposed Work: At the Washington Street façade, replace resident garage doors; at the Waltham Street façade, replace service garage door.

**APP # 19.1204 SE**

**32 APPLETON STREET** (Continued from 06/04/2019 Public Hearing)

Applicant: Guy Grassi

Proposed Work: Replace historic windows at the front façade.

~~**APP # 20.564 SE**~~

~~**62-64 RUTLAND STREET** Withdrawn by applicant~~

~~Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Accion (IBA)~~

~~Proposed Work: Replace historic entry doors in kind~~

~~**APP # 20.565 SE**~~

~~**79 RUTLAND STREET** Withdrawn by applicant~~

~~Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Accion (IBA)~~

~~Proposed Work: Replace historic entry doors in kind~~

**APP # 20.436 SE**

**85 WEST NEWTON STREET** (Continued from 11/05/2019 Public Hearing)

Applicant: Inquilios Boricuas en Acción (IBA)

Proposed Work: Demolish the existing former church and parish house (Villa Victoria Center for the Arts/ IBA Preschool)

**II. ADVISORY REVIEW**

**40 EAST BERKELEY STREET**

Applicant: David Snell, PCA Architects

Proposed Work: Construct a roof deck

**115 WORCESTER STREET**

Applicant: LIHC

Proposed Work: Construct a new building

**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 BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. 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 617.635.3850 or [southendldc@boston.gov](mailto:southendldc@boston.gov). Thank you.

~~APP # 20.418 SE — **34 CLARENDON STREET:** At the front façade, replace nine (9) six-over-six, double hung, wood windows with two-over-two, double-hung, wood windows. Postponed by staff~~

**APP # 20.554 SE      13 DWIGHT STREET:** At the mansard level, replace two one-over-one, double-hung, aluminum windows with one-over-one, aluminum-clad windows.

**APP # 20.535 SE      28 DWIGHT STREET #1:** At the parlor level, replace two one-over-one, double-hung, metal windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 20.534 SE      28 DWIGHT STREET #4:** At the mansard level, replace two one-over-one, double-hung, metal windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 20.569 SE      48 EAST SPRINGFIELD STREET #1:** At the front façade parlor level, replace two two-over-two, double-hung, wood windows in kind; at the garden level, replace two one-over-one, double-hung, vinyl windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 20.570 SE      60 EAST SPRINGFIELD STREET:** At the East Springfield Street and Harrison Avenue facades (including four story building and adjacent two story building on Harrison Avenue), install wall ties, repair lintels and bricks, parapet, replace select bricks, and repoint facades.

**APP # 20.558 SE      686 MASSACHUSETTS AVENUE:** At the front façade parlor and garden levels, repair, patch, and recoat brownstone entry stoop, sidewall, and apron; repair and patch brownstone entry hood, lintels, and sills; repair and refinish entry doors and install gold leaf address ("686" at transom); at the front façade replace thirteen (13) one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows; at the roof level install a copper drip edge and repair cornice; at the rear façade mansard level, replace five (5) one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows. *See additional work under Design Review.*

**APP # 20.504 SE      671 TREMONT STREET:** At the front façade mansard level, repair gutter and flashing and caulk dormers.

**APP # 20.537 SE      748 TREMONT STREET:** At the front, side, and rear façade mansard levels, replace eight (8) vinyl windows with one-over-one, double-hung, aluminum-clad windows; at the front and side elevations, replace seventeen (17) vinyl windows with two-over-two, double-hung, aluminum-clad windows; at the oriel window at the side elevation, replace three (3) vinyl windows with one-over-one, double-hung, aluminum-clad windows.

~~APP # 20.584 SE — **2 UNION PARK:** Temporarily remove double leaf entry doors to repair and refinish and reinstall. Postponed by staff~~

**APP # 20.532 SE      180 WEST CANTON STREET:** At the front façade basement, parlor, and second levels, replace seven (7) one-over-one, double-hung, metal windows with one (1) two-over-two, double-hung, wood window and six (6) two-over-two, double-hung curved wood sash; at the front façade mansard level, replace eight (8) non-historic metal casement windows in kind; at the roof level, remove one (1) steel flue. *See additional work under Design Review.*

**APP # 20.568 SE      4 WORCESTER SQUARE #2:** At the front façade parlor level, replace two two-over-two, double-hung, wood windows in kind.

**APP # 20.542 SE      85 WORCESTER STREET:** At the third level (below the mansard), replace three two-over-two, double-hung, aluminum windows with two-over-two, double-hung, wood windows.

**IV. RATIFICATION OF 11/5/2019 PUBLIC HEARING MINUTES; 11/7/2019 PUBLIC MEETING MINUTES; 10/24/2019 PUBLIC MEETING MINUTES; 10/23/2019 PUBLIC MEETING MINUTES; 9/26/2019 PUBLIC MEETING MINUTES; 9/10/2019 PUBLIC MEETING MINUTES; AND 8/22/2019 PUBLIC MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 10:00 PM**

**DATE POSTED:** 11/22/2019

**SOUTH END LANDMARK DISTRICT COMMISSION**

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon  
Alternate: Peter Sanborn

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/