



ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON.

You can participate in this meeting by going to our Zoom meeting link: <https://us02web.zoom.us/j/87373806804>, or calling 929-205-6099 and entering meeting id 873 7380 6804 #. You can also submit comments by email at SouthEndLDC@boston.gov, or via Twitter @bostonlandmarks.

NOTICE OF PUBLIC HEARING

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

RECEIVED
CITY CLERKS OFFICE
2020 JUN - 2 P 12: 31
BOSTON, MA

DATE: 6/2/2020
TIME: 5:30 PM



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.

I. DESIGN REVIEW HEARING

APP # 20.969 SE **591 TREMONT STREET**
Applicant: Structure Construction Management
Proposed Work: At the garden level entrance under the stoop, install a door and tile at the landing; repaint masonry stoop and façade apron. See additional items under Administrative Review.

APP # 20.859 SE **190 WEST BROOKLINE STREET**
MOVED TO ADMINISTRATIVE REVIEW
Applicant: Stephen Reilly
Proposed Work: At the roof, construct a roof deck with head house.

APP # 20.1034 SE **103 WARREN AVENUE**
MOVED TO ADMINISTRATIVE REVIEW
Applicant: Sean Kennedy
Proposed Work: At the roof, construct a roof deck with hatch access; at the front façade, remove iron grilles. See additional items under Administrative Review.

APP # 20.971 SE **40 GRAY STREET**
MOVED TO ADMINISTRATIVE REVIEW
Applicant: Sean Kennedy
Proposed Work: At the roof, construct a roof deck with hatch access and skylight. See additional items under Administrative Review

APP # 20.1035 SE **181 WARREN AVENUE**
Applicant: Derek Rubinoff

Proposed Work: At the roof, construct a roof deck with head house/ hatch access.

APP # 20.418 SE ——— **34 CLARENDON STREET**
WITHDRAWN BY APPLICANT

Continued from 3/03/2020 Public Hearing

Applicant: Christopher Lapan

Proposed Work: At the front façade and rear façade parlor through mansard levels, replace six-over-six, double-hung wood 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 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. Thank you.

APP# 20.971 SE **40 GRAY STREET:** At the roof, clean, repair, and repoint chimney; at the front facade all levels, clean surfaces using a mild detergent (no powerwashing), repair as required, and repoint brick joints using a soft mortar mix to match the historic mortar in terms of color, texture, profile, width, and tooling; repair brownstone trim, lintels, and sills and repair to match the color of the underlying stone; at the stoop and entry, restore steps, trim, entry hood, and front door; repair and restore wood frame windows, and install new address number; **construct a roof deck, not visible from a public way.** *See additional items under Design Review.*

APP # 20.1028 SE **32 RUTLAND SQUARE:** At the front façade mansard level, replaced asphalt shingles in kind.

APP # 20.969 SE **591 TREMONT STREET:** At the front façade entry, refinish double leaf entry doors. *See additional items under Design Review.*

APP # 20.1034 SE **103 WARREN AVENUE:** At the roof, clean, repair, and repoint chimney; at the front façade all levels, clean surfaces using a mild detergent (no powerwashing), repair as required, and repoint brick joints using a soft mortar mix to match historic mortar in terms of color, texture, profile, width, and tooling; repair brownstone trim, lintels, and sills and repaint to match the color of the underlying stone, repair and replace wood trim in kind, and replace gutter and downspouts in kind; repair and restore existing wood frame windows and trim; at the stoop and entry, repair steps, repair metal railings and repaint black, repair wood overhang, corbels, and trim, restore front door, and repair existing gate at side entry and repaint black; at the front yard, repair existing fence and repaint black; **construct a roof deck, not visible from a public way; at the front façade, remove iron grilles at the basement level.** *See additional items under Design Review.*

APP # 20.859 SE **190 WEST BROOKLINE STREET:** At the roof, construct a roof deck and sliding hatch/ head house, not visible from a public way.

APP # 20.982 SE **28 WORCESTER SQUARE:** At the front façade parlor level, replace two (2) aluminum windows with new two-over-two, double-hung, aluminum-clad windows.

II. RATIFICATION OF 5/5/2020, 5/11/2020, AND 5/18/2020 PUBLIC HEARING MINUTES

III. STAFF UPDATES

IV. PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 5/22/2020

Revised: 5/29/2020

Revised: 6/2/2020

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, David Shepperd

Alternate: Catherine Hunt

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/*