



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 1/5/2021  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/89326813290>

**ATTENTION: THIS HEARING WILL BE HELD VIRTUALLY AND NOT IN PERSON.**

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/89326813290>, or call 929-205-6099 and enter meeting ID 893 2681 3290 #. You can also submit written comment to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

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 # 21.0250 SE      16 LAWRENCE STREET**  
*Continued from the 11/5/2020 SELDC Public Hearing*  
Applicant: Catamount Builders, Inc.  
Proposed work: At the front façade first and second levels replace historic two-over-two windows.

**~~APP # 21.0413 SE~~      ~~34 EAST SPRINGFIELD STREET~~**  
**WITHDRAWN BY APPLICANT**  
Applicant: ~~Mathieu P. Zahler / 34 East Springfield LLC~~  
Proposed work: ~~At the front façade all levels, reconstruct brick façade. At the stoop and entry, construct new entry hood, install new stoop handrail, and install new fire alarm beacon / bell. At the garden level, install new entry door. At the front façade mansard level, replace wood shingles at dormer with new asphalt shingles. At the rear façade mansard level, remove existing dormer and construct a new wood dormer. At the roof level, install new HVAC equipment and mechanical screening / railing. See additional items under Administrative Review.~~

**APP # 21.0460 SE      437 COLUMBUS AVENUE**  
Applicant: JET Boston  
Proposed work: Install signage at the storefront. See additional items under Administrative Review.

**APP # 21.0484 SE**      **INTERSECTION OF COLUMBUS AVENUE, WEST CANTON STREET, AND APPLETON STREET (CRITE PARK)**

Applicant: Friends of Crite Park LLC/ Crite Park

Proposed work: Demolish the existing brick enclosure, adjacent sidewalk, and existing landscaping; install utilities and irrigation and hardscape features associated with the construction of a new park including brick pavers and concrete, picket fencing, granite curbing, pergola, and park furniture; install public art.

**APP # 21.0495 SE**      **541 MASSACHUSETTS AVENUE**

Applicant: KJ Capital 541 Mass Ave LLC

Proposed work: At the rear façade which faces a public street, construct a deck at the two-story ell; remove one (1) window, modify the opening, and install a door; construct a metal spiral staircase; create two (2) new window openings at the rear ell; replace a door with a glass door. At the rear property line, demolish the existing privacy wall and construct brick and wrought iron privacy wall with an iron gate. *See additional items under Administrative Review.*

**APP # 21.0499 SE**      **23 UPTON STREET**

Applicant: Next Phase Studios

Proposed work: At the front façade parlor and second levels, replace five (5) historic windows. At the front garden/ areaway, replace the garden entry door ~~and install new storm water infiltration system and associated hardscaping~~ **(scope of work withdrawn by applicant)**. *See additional items under Administrative Review.*

**APP # 21.0493 SE**      **145 WORCESTER STREET**

Applicant: Embarc Studio LLC

Proposed work: Install a fire department connection and fire alarm bell/ beacon at the front façade.

**APP # 21.0494 SE**      **17 UPTON STREET**

Applicant: Embarc Studio LLC

Proposed work: Install a fire department connection and fire alarm bell/ beacon at the front façade.

**APP # 21.0506 SE**      **31 WORCESTER STREET**

Applicant: Springer Architects

Proposed work: At rear/ side yard facing Shawmut Avenue, rebuild privacy wall and install new door to rear yard (modify Certificate of Design Approval for APP # 20.0055 SE)

**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](mailto:southendldc@boston.gov). Thank you.

- APP# 21.0411 SE**      **62 Chandler Street #2:** At the rear façade which faces a public street, replace four (4) non-historic one-over-one aluminum windows with two-over-two wood windows.
- APP # 21.0345 SE**      **55 Clarendon Street:** At the front façade, enlarge a window well to meet egress requirements.
- APP # 21.0460 SE**      **437 Columbus Avenue:** At the ground floor storefront, repair and replace wood trim.
- APP # 21.0413 SE**      **34 East Springfield Street:** At the front façade all levels, clean existing masonry; replace all brownstone lintels and sills with new cast stone lintels and sills matching the color of brownstone; remove twelve (12) non-historic one-over-one and two-over-two windows and install new two-over-two, double-hung aluminum-clad windows; replace gutter and downspout in kind; refurbish wood entry doors. At the front façade stoop, reset granite steps (cheek wall to remain). At the front façade garden level, refurbish steel guard rails and handrails. At the roof level, replace asphalt shingles in kind and repair and replace wood trim in kind; repoint chimney. At the rear façade dormer level, rebuild select brick courses; install new roofing; repair steel fire balcony. *See additional items under Design Review.* **Withdrawn by applicant.**
- APP # 21.0466 SE**      **25 Hanson Street:** At the front stoop and stairs to garden level entry, repair existing stairs to match original design; chip back stair treads and risers and resurface with brownstone-tinted mortar.
- APP # 21.0495 SE**      **541 Massachusetts Avenue:** At the front façade all levels, façade and repoint brick joints and repair brownstone trim. At the front stoop, paint surface to match the color of the underlying brownstone. Refinish double entry doors. *See additional items under Design Review.*
- APP # 21.0415 SE**      **542 Massachusetts Avenue:** At the front stoop, repair and resurface front stoop to match historic profiles.
- APP # 21.0405 SE**      **557 Massachusetts Avenue:** At the fire escapes at the rear façade which faces a public street, replace hardware on supports and railings; repair and replace grating in kind; scrape and repaint balconies black.
- APP # 21.0482 SE**      **42 Rutland Square:** At the front stoop, chip hollow cement treads and risers and refinish to match the color of brownstone; scrape, prime and paint railings black to match existing.
- APP # 21.0499 SE**      **23 Upton Street:** At the front façade, repoint selective areas of brick masonry; repair and resurface lintels and sills to match the color of the underlying brownstone; repair and restore the front stoop and entry trim restoration and paint to match the color of the underlying brownstone; restore double entry doors; paint and seal concrete garden staircase to match the color of the underlying brownstone. At the roof, rebuild chimney. *See additional items under Design Review.*
- APP # 21.0402 SE**      **167 Warren Avenue:** At the front façade mansard level, replace one (1) non-historic two-over-two in kind. **Withdrawn by staff.**

- APP # 21.0485 SE**      **1723 Washington Street:** At the front façade second level, replace two (2) non-historic segmental arched-headed two-over-two true divided light windows in kind.
- APP # 21.0399 SE**      **25 Worcester Square:** Construct a roof deck with hatch access (railing placement to be verified by staff.)
- APP # 21.0412 SE**      **73 Worcester Street:** At the front façade fourth level (below the mansard), replace three (3) non-historic one-over-one aluminum windows with two-over-two, aluminum-clad windows.

### **III. RATIFICATION OF PUBLIC HEARING AND MEETING MINUTES**

**11/05/2020 Public Hearing Minutes**  
**~~12/01/2020 Public Hearing Minutes Postponed~~**

### **IV. STAFF UPDATES**

### **V. PROJECTED ADJOURNMENT: 9:30 PM**

**DATE POSTED:** 12/23/2020

### **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/*