



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 3/2/2021  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/84403749067>

**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/84403749067>, or call 929-205-6099 and enter meeting ID 844 0374 9067#. 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 # 21.0022 SE**      **54-102 WEST NEWTON STREET**  
Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)  
Proposed Work: Replace handrails at entry steps and stoops (modify Certificate of Design Approval).

**APP # 21.0023 SE**      **62-64 RUTLAND STREET**  
Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)  
Proposed Work: Replace handrails at entry steps/ stoops (modify Certificate of Design Approval).

**APP # 21.0413 SE**      **34 EAST SPRINGFIELD STREET**  
**WITHDRAWN BY APPLICANT**  
*Continued from the 2/02/2021 SELDC Public Hearing*  
Applicant: Mathieu P. Zahler / 34 East Springfield LLC  
Proposed work: 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. At the garden level, install a planting bed and drainage.

**APP # 21.0584 SE**      **209 WEST SPRINGFIELD STREET**  
Applicant: Abacus Builders & General Contractors  
Proposed work: Construct a roof deck with spiral staircase.

- APP # 21.0582 SE**      **599 COLUMBUS AVENUE**  
 Applicant: Starry, Inc.  
 Proposed work: At the roof level, install a radio/ antennae on mount with mast.
- APP # 21.0583 SE**      **609-627 COLUMBUS AVENUE**  
 Applicant: Starry, Inc.  
 Proposed work: At the roof level, install a radio/ antennae on mount with mast.
- APP # 21.0627 SE**      **119 WEST NEWTON STREET**  
 Applicant: The Holland Companies  
 Proposed work: Construct a roof deck with hatch access.
- APP # 21.0630 SE**      **11 DARTMOUTH STREET**  
 Applicant: Alex Roitman  
 Proposed work: At the front façade mansard level, replace one (1) two-over-two and two (2) one-over-one non-historic wood windows with one (1) two-over-two and two (2) one-over-one aluminum-clad new construction windows.
- APP # 21.0631 SE**      **75 MONTGOMERY STREET**  
 Applicant: Elizabeth Herlihy  
 Proposed work: At the front façade parlor level, replace two (2) historic curved sash windows in kind.
- APP # 21.0634 SE**      **321 HARRISON AVENUE**  
 Applicant: B9 LS Harrison & Washington LLC  
 Proposed work: Modify the design of a new building approved under APP # 17.0587 SE. Install new mechanical equipment at the roof, construct a new pedestrian bridge, and enlarge a canopy.
- APP # 21.0635 SE**      **69 MONTGOMERY STREET**  
 Applicant: Grassi Design Group  
 Proposed work: At the front façade all levels and rear façade mansard level, replace eighteen (18) historic wood windows (including eight (8) curved sash). At the stoop, replace metal handrail. At wood entry doors and install mail slot. At the garden and areaway, install new fence and remove a portion of retaining wall, remove concrete slab and install a planting bed and brick pavers. Replace garden level entry door and install lighting. At the roof install condensers and a roof deck with hatch access. At the rear, demolish a garage structure. See additional items under Administrative Review.

**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 # 21.0632 SE**      **5 Appleton Street #3D:** At the front façade third level, replace three (3) non-historic two-over-two aluminum windows with two-over-two, aluminum-clad, new construction windows.
- APP # 21.0617 SE**      **115 Chandler Street #1:** At the front façade parlor level, replace two (2) one-over-one aluminum windows with two-over-two, aluminum-clad, new construction windows.
- APP # 21.0629 SE**      **36 East Newton Street #8:** At the front façade fourth level, replace four (4) non-historic one-over-one aluminum windows in kind with new construction windows.
- APP # 21.0621 SE**      **24 Greenwich Park:** At the front façade, replace downspout with copper downspout.
- APP # 21.0609 SE**      **9 Holyoke Street:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one aluminum-clad windows with two (2) two-over-two and two (2) one-over-one aluminum-clad new construction windows. Patch and repair roof, mansard, and window frames and trim in kind.
- APP # 21.0633 SE**      **562 Massachusetts Avenue:** At the front façade basement/ garden level, replace two (2) non-historic two-over-two curved sash wood windows with new construction two-over-two curved sash wood windows.
- APP # 21.0635 SE**      **69 Montgomery Street:** At the front, side, and rear façade mansard level, reset slate shingles and replace in kind as needed, repair and paint wood trim, and repair copper gutters and downspouts, remove a metal balcony and stair system; repair and paint wood cornice; clean and repoint chimneys. At the front façade basement through third levels, clean brick masonry and spot repoint needed; patch, repair, and repaint window headers and sills to match the color of the underlying brownstone. At the stoop and entry, repair steps and repaint to match the color of the underlying brownstone, repair and repaint wood entry hood and trim, refinish and repair wood entry doors and install new brass kick plates. At the garden, repair and repaint stone curb. *See additional items under Design Review.*
- APP # 21.0620 SE**      **51 Rutland Square:** At the front façade bow front, reopen an existing light well for egress.
- APP # 21.0573 SE**      **91 Waltham Street #3:** At the front façade parlor level, replace two (2) six-over-six wood windows with two-over-two, new construction wood windows.

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

**1/20/2021 Public Meeting Minutes**  
**1/21/2021 Public Meeting Minutes**  
**2/02/2021 Public Hearing Minutes**

### IV. STAFF UPDATES

### V. PROJECTED ADJOURNMENT: 8:00 PM

**DATE POSTED:** 2/19/2021  
**Revised:** 2/25/2021

**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/*