



NOTICE OF PUBLIC HEARING

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

DATE: 5/4/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/89460239761>

Attention: Please note that this hearing will be held virtually and not in person.

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/89460239761>, or call 929-205-6099 and enter meeting id 894 6023 9761 #. You can also submit written comments to staff via email at 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.

I. DESIGN REVIEW HEARING

- APP # 21.0695 SE** **567 TREMONT STREET**
Applicant: Smartlink on behalf of AT&T
Proposed work: Modify existing telecommunications equipment at the roof: remove three (3) antennas, six (6) TMAs, and nine (9) radios, and install three (3) new antennas, six (6) new radios, and tri-pod ballast frame.

- APP # 21.0746 SE** **116 APPLETON STREET**
Applicant: Kunz Associates
Proposed work: At the rear façade which faces a public street, construct a rear deck. At the existing oriel, remove center window, modify the opening, and install French doors. Construct a roof deck with existing hatch access.

- APP # 21.0759 SE** **556 TREMONT STREET**
Applicant: David McGrath
Proposed work: Construct a roof deck (previously approved under APP # 17.0848 SE).

- APP # 21.0814 SE** **221 WEST SPRINGFIELD STREET**
Applicant: Zephyr Architects
Proposed work: At the roof, construct a roof deck with hatch access (previously approved under APP # 16.1680 SE).

- APP # 21.0852 SE** **57 WEST DEDHAM STREET**
Applicant: Inquilinos Boricuas en Acción (IBA)
Proposed work: Install a painted mural.

APP # 21.0863 SE

580 HARRISON AVENUE a/k/a 433 ALBANY STREET

Applicant: Embarc Studio LLC

Proposed work: At the side elevation, construct a roof deck above the first story of an existing building. Replace one (1) non-historic window with a new metal and glass door.

APP # 21.0866 SE

89 UNION PARK STREET

Applicant: St. Helena’s House, Inc.

Proposed work: At the main roof eave, roof ridges, and dormer eave, raise the roof deck to allow for ventilated cavity and install new vents. Remove and reinstall dormer windows. Remove existing skylight and reinstall on a higher curb. Modify cladding at an existing shed. *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. Thank you.

APP # 21.0846 SE

15 Appleton Street: At the front façade garden through second levels, replace six (6) six-over-six vinyl windows with new construction two-over-two aluminum-clad windows. At the front façade mansard level, replace a three-part vinyl casement window with two (2) new construction two-over-two aluminum-clad windows separated by a vertical mullion.

APP # 21.0865 SE

130 Appleton Street: At roof level, replace eight (8) skylights with new copper pan skylights and three (3) awning windows.

APP # 21.0858 SE

13 Cumston Street: At the front and rear façades mansard level, replace five (5) two-over-one wood windows with new construction wood windows of the same configuration. Install new wood trim on the exterior of windows to match existing.

APP # 21.0857 SE

8 Dwight Street: At the front façade, repoint mortar joints and refinish lintels and sills. Replace deteriorated wood trim at bay windows in kind.

APP # 21.0813 SE

30 East Springfield Street: At the front façade third level, replace three (3) two-over-two wood windows with new construction wood windows of the same configuration.

- APP # 21.0855 SE** **30 Hanson Street #3:** At the front façade third and dormer levels, replace four (4) non-historic, two-over-two aluminum windows with new construction aluminum-clad windows of the same configuration.
- APP # 21.0860 SE** **31 Hanson Street #3:** At the front façade parlor level, replace two (2) non-historic, two-over-two aluminum windows with new construction aluminum-clad windows of the same configuration.
- APP # 21.0861 SE** **555 Massachusetts Avenue #2:** At the front façade parlor level, replace two (2) non-historic one-over-one aluminum windows with transoms with new construction two-over-two aluminum-clad windows that extend the full height of the opening. At the rear façade parlor level, replace three (3) non-historic one-over-one aluminum windows with new construction two-over-two, aluminum-clad windows.
- APP # 21.0850 SE** **557 Massachusetts Avenue #3:** At rear façade second level (above the parlor), replace two (2) non-historic one-over-one aluminum windows with new construction two-over-two aluminum windows and one (1) wood door with transom in kind.
- APP # 21.0812 SE** **35 Milford Street:** At the front façade cornice level, repair corbels in kind and paint to match existing.
- APP # 21.0807 SE** **44 Rutland Square:** At the front façade garden level, replace two (2) non-historic two-over-two curved sash wood windows with new construction curved sash wood windows of the same configuration.
- APP # 21.0811 SE** **59 Rutland Square:** At the front façade, repoint deteriorated mortar joints. Patch select areas of the front stoop and repaint stoop to match the color of the underlying brownstone.
- APP # 21.0862 SE** **449 Shawmut Avenue:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one non-historic wood windows with new construction wood windows of the same configuration. At the rear façade mansard level, replace three (3) non-historic, two-over-two wood windows with new construction wood windows of the same configuration.
- APP # 21.0866 SE** **89 Union Park Street:** Replace slate roof and all perimeter flashing throughout in kind. Replace dormer cladding in kind. Replace slate cladding and flat-seam copper roofing at two ridge sheds in kind. Repoint deteriorated mortar joints at chimneys. *See additional items under Design Review.*
- APP # 21.0849 SE** **91 Waltham Street:** At the fire escapes at the front and rear facades, replace damaged bolts and update as required. Scrape and paint fire escapes black.
- APP # 21.0851 SE** **1411 Washington Street:** At the front façade second level (above the storefront), replace one (1) non-historic fifteen-over-one wood windows with a new construction wood window of the same configuration to match existing fenestration.
- APP # 21.0859 SE** **245 West Canton Street:** At the roof level, rebuild existing roof decks and reinstall HVAC units (visibility to be verified by staff).
- APP # 21.0856 SE** **78 West Concord Street:** At the side elevation facing Deacon Place, repoint brick masonry joints and chimneys and refinish lintel s and sills.
- APP # 21.0753 SE** **6 Worcester Square:** At the front stoop, chip deteriorated cement and refinish and paint to match the color of the underlying brownstone.
- APP # 21.0757 SE** **65-67 Worcester Street:** At the front façade all levels, replace eleven (11) non-historic two-over-two wood windows with new construction wood windows of the same configuration.

III. RATIFICATION OF MEETING MINUTES

4/6/2021 Public Hearing Minutes

3/11/2021 Subcommittee Public Meeting Minutes

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 4/23/2021

SOUTH END LANDMARK DISTRICT COMMISSION

*John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, David Shepperd
Alternate: Catherine Hunt, Vacancy*

*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/*