



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 2/1/2022  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/85624780395>

**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/85624780395>, or call 929-205-6099 and enter meeting id 856 2478 0395#. You can also submit written comments to staff via email at [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.

**I. DESIGN REVIEW HEARING**

**RECEIVED**  
By City Clerk at 1:41 pm, Feb 01, 2022

**APP # 22.0617 SE**      **71 RUTLAND STREET**  
Applicant: Alex Afonso  
Proposed work: Replace non-historic front door with new double door.

~~**APP # 22.0758 SE**      **54 APPLETON STREET** EXEMPT FROM REVIEW  
Applicant: Luis Santana  
Proposed work: Remove and replace four rear decks.~~

**REVISED**  
1:42 pm, Feb 01, 2022

**APP # 22.0704 SE**      **1 CHANDLER STREET**  
Applicant: Chris Scovel  
Proposed work: Replace the aluminum storefront system at four openings, with four operable Nanawall window system units.

**APP # 22.0793 SE**      **60 WEST RUTLAND SQUARE**  
Applicant: Peter Scheve  
Proposed work: Renew approval for installation of decorative fence around front garden (previously #19.274 SE)

~~**APP # 22.0782 SE**      **160 EAST BERKELEY STREET** EXEMPT FROM REVIEW  
Applicant: Nicole Handricken  
Proposed work: Install four awnings, two flag-mounted signs, and one parking sign.~~

**APP # 22.0716 SE**      **33 WORCESTER STREET**  
Applicant: Jose Guzman

Proposed work: Replace roof deck with new, construct solid wood screen to shield deck from rooftop mechanicals at adjacent building.

**APP # 22.0791 SE**      **154 WARREN AVENUE** **MOVED TO ADMINISTRATIVE REVIEW BY STAFF**  
Applicant: Steven Young  
Proposed work: ~~Replace existing non-historic windows with new wood windows. Extend existing roof deck forward. (See additional items under Administrative Review)~~

**APP # 22.0779 SE**      **149 WEST NEWTON STREET**  
Applicant: Pedro Lucas  
Proposed work: Install new door at stoop, reconstruct steps down to stoop entry door, restore masonry openings, open one existing lightwell down to garden level. (See additional items under Administrative Review)

**APP # 22.0792 SE**      **14 RUTLAND STREET #4**  
Applicant: Timothy Burke  
Proposed work: Construct a new roof deck with metal railing, construct new hatch. Relocate existing front doors at entry to top step.

**APP # 22.0794 SE**      **541 MASSACHUSETTS AVENUE**  
Applicant: John Burns  
Proposed Work: Install Fire Department Connection at front stoop, install intercom system at front door, relocate gutter to front of building.

**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 # 22.0673 SE**      **23 Lawrence Street:** Replace and install new entrance door in-kind.

**APP # 22.0761 SE**      **431 Massachusetts Avenue:** Strip and reroof flat roof with PVC membrane, strip and reroof front of mansard and replace existing asphalt shingles in-kind.

**APP # 22.0742 SE**      **565 Tremont Street:** Cut and repoint Montgomery Street façade.

**APP # 22.0727 SE**      **621 Tremont Street:** Chip hollow cement off of front stairs to the surface and refinish to match existing, paint with Tammscoat waterproof paint to match existing.

- APP # 22.0726 SE** **19 Union Park:** Replace non-original 6-over-6 windows in-kind with wood windows.
- APP # 22.0774 SE** **18 Upton Street:** Remove and replace three non-original 8-over-8 double hung windows with wood 2-over-2 window. Windows will be painted black to match existing, exterior trim to be replaced and painted with new wood trim.
- APP # 22.0720 SE** **96 Waltham Street:** Cut and repoint front and rear facades.
- APP # 22.0791 SE** **154 Warren Avenue:** Replace non-original asphalt shingles on mansard with scalloped slate. Restore enclosed masonry openings at garden level bay window. Replace existing non-historic windows with new wood windows. Extend non-visible existing roof deck forward.
- APP # 22.0779 SE** **149 West Newton Street:** Clean and repoint exterior masonry, replace non-original windows with wood framed 2-over-2 windows, clean and restore existing trim at door and windows, repaint brownstone trim, clean and restore existing front entry doors, restore existing cornice. *(See additional items under Design Review)*
- APP # 22.0723 SE** **33 Worcester Square:** Chip hollow cement off of front stairs and refinish to match existing.
- APP # 22.0771 SE** **139 Worcester Street:** At front façade, remove 4 non-original windows with aluminum 2-over-2 windows. At side elevation replace two non-original wood windows with aluminum 1-over-1 windows.
- APP # 22.0768 SE** **156 Worcester Street:** Repoint alley façade, refinish sills and lintels as needed to match existing.

### III. ADVISORY REVIEW

#### 1395 Washington Street

Proposed Work: Demolish existing 1-story commercial structure and construct a 7-story multi-family building above ground floor retail.

### IV. RATIFICATION OF 1/4/2021 HEARING MINUTES

### V. STAFF UPDATES

### VI. PROJECTED ADJOURNMENT: 9:30 PM

**DATE POSTED:** 1/18/2022

#### **SOUTH END LANDMARK DISTRICT COMMISSION**

John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, Vacancy  
 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/