



**REVISED**  
11:51 am, Feb 15, 2022



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 3/1/2022  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/87639874474>

**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/87639874474>, or call 929-205-6099 and enter meeting id 876 3987 4474#. 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. VIOLATIONS**

**APP # VIO.22.0543**      **665 TREMONT STREET**  
Applicant: Zihao Zhou  
Proposed work: Repair existing rotted wood frame of storefront, install teakwood panels at storefront, replace awning fabric with black, replace front door.

**RECEIVED**  
By City Clerk at 11:51 am, Feb 15, 2022

**II. DESIGN REVIEW HEARING**

**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 # 22.0858 SE**      **613 MASSACHUSETTS AVENUE**  
Applicant: Mark Little  
Proposed work: Install brackets to rails to allow for temporary pole installation.

**APP # 22.0849 SE**      **15 DARTMOUTH PLACE**  
Applicant: Scott Spring  
Proposed work: Replace two non-original 6-over-6 windows with two, 2-over-2 wood windows

**APP # 22.0853 SE**      **785 ALBANY STREET**  
Applicant: Michael Messersmith  
Proposed work: Install roof top HVAC Dehumidification System

**APP # 22.0674 SE**      **19 MILFORD STREET**  
Applicant: Lisa Bebell  
Proposed work: Installation of exterior dryer vent at fascia board.

**APP # 22.0856 SE**      **78 RUTLAND STREET**  
Applicant: Marcus Springer  
Proposed work: Replace non-original door and transom with new in-kind, replace black metal rail at deck with new. (See additional items under Administrative Review)

**APP # 22.0834 SE**      **42 CONCORD SQUARE**  
Applicant: Sergio Resendes  
Proposed work: Replace four windows in-kind.

**APP # 22.0833 SE**      **226 WEST CANTON STREET**  
Applicant: Mark Jordan  
Proposed work: Replace rubber ledge, remove and replace rotted window trim with composite material. Remove slate and replace in-kind.

**III. 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 # 22.0844 SE**      **84 Berkeley Street #4:** Replace three non-original 2-over-2 windows in-kind with wood windows. Replace exterior trim with painted wood trim.

**APP # 22.0802 SE**      **40 Dwight Street:** Repoint front and side facade; restore brownstone sills and lintels to match original.

**APP # 22.0822 SE**      **111 Pembroke Street:** Repoint exterior wall to match existing facade.

**APP # 22.0856 SE**      **78 Rutland Street:** Replace two non-original metal 1-over-1 windows on the third level with new 2-over-2 wood windows. Restore the wood bay window over the front door and windows within it. (See additional items under Design Review)

**APP # 22.0842 SE**      **9 Upton Street:** Replace three non-original wood windows in-kind with wood windows.

**APP # 22.0857 SE**      **53 Warren Avenue #3:** Replace one front facing wood window at mansard level with new wood window

**IV. ADVISORY REVIEW**

**85 West Newton Street** Proposed work: Construct a new building.

**V. RATIFICATION OF 2/1/2021 HEARING MINUTES**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED:** 2/15/2022

**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/