



NOTICE OF PUBLIC HEARING

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

DATE: 4/5/2022
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/89913035374>

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/89913035374>, or call 929-205-6099 and enter meeting id 899 1303 5374#. 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. VIOLATIONS

APP # VIO.22.0551 **30 DWIGHT STREET**
Applicant: Preston Lemanski
Proposed work: requesting PVC exhaust piping to be exposed at exterior of garden level.

II. DESIGN REVIEW HEARING

APP # 22.0979 SE **30 DWIGHT STREET**
Applicant: Preston Lemanski
Proposed work: Replace garden level door.

APP # 22.0928 SE **818 HARRISON AVENUE WITHDRAWN BY STAFF**
~~Applicant: Keenan Brinn
Proposed work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.~~

APP # 22.0922 SE **789 HARRISON AVENUE**
Applicant: Keenan Brinn
Proposed work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.

APP # 22.0916 SE **750 ALBANY STREET**
Applicant: Keenan Brinn
Proposed work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.

- APP # 22.0917 SE** **660 TREMONT STREET**
 Applicant: Keenan Brinn
 Proposed work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.
- APP # 22.0918 SE** **61-63 BERKELEY STREET**
 Applicant: Keenan Brinn
 Proposed work: Install Small Cell facility and replace current light pole to accommodate antenna and equipment box.
- ~~**APP # 22.0972 SE** **505 TREMONT STREET WITHDRAWN BY APPLICANT**
 Applicant: Daniel Brennan
 Proposed work: Install 13 vinyl window graphics.~~
- APP # 22.0974 SE** **26 WELLINGTON STREET**
 Applicant: John Machulski
 Proposed work: Remove non-functioning chimney.
- APP # 22.0948 SE** **4 UNION PARK**
 Applicant: Mona Bonnot
 Proposed work: Replace existing intercom at garden and first floor level; install electrical box at garden level.
- 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 # 22.0186 SE** **699 MASSACHUSETTS AVENUE**
 Applicant: George Burke
 Proposed work: Install handicap lift at rear of building.
- ~~**APP # 22.0975 SE** **65 RUTLAND STREET MOVED TO ADMINISTRATIVE REVIEW BY STAFF**
 Applicant: Sarita Lewis
 Proposed work: Replace four windows at front of building.~~
- APP # 22.0862 SE** **83 MONTGOMERY STREET #3**
 Applicant: Michael Dudley
 Proposed work: replace two double-hung windows with new.
- APP # 22.0939 SE** **104 WEST CONCORD STREET**
 Applicant: David Arrowsmith
 Proposed Work: Replace slate in front and back of mansard roof with black charcoal shingles; replace three non-original windows with 6-over-6.
- APP # 22.0987 SE** **40 UNION PARK**
 Applicant: Robert Paladino
 Proposed work: Replace all existing original windows with historically accurate double-hung wood windows; new street-level entry door; new window beneath stoop; enlarge existing well in front garden; new dormer structure with new double-hung windows new clapboard siding, and new painted wood trim on existing roof; new roof deck structure with railing system and roof hatch above new dormer.

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 two years 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 # 22.0903 SE** **5 Appleton Street:** Replace seven, non-original aluminum windows with 2-over-2 wood windows.
- APP # 22.0964 SE** **79 Dartmouth Street:** Repair front dormer by removing all rotted fascia board, trim, and window trim and replacing with wood; caulk, prime and paint to match existing.
- APP # 22.0952 SE** **30 Dwight Street:** Repoint front facade.
- APP # 22.0984 SE** **99 East Brookline Street #1:** Replace two non-original wood/clad windows in kind.
- APP # 22.0986 SE** **33 Lawrence Street:** Remove and replace copper gutter to match existing; remove and/or repair/install in kind wood: fascia, gutter fascia, soffit, corbels; paint to match existing painted: window tops, sills, entryway; remove shingles and replace with three-tab shingles, color charcoal or other similar to slate.
- APP # 22.0958 SE** **462 Massachusetts Avenue:** Remove mansard slate, copper gutters, trim and fascia board and replace in kind; paint lintels and sills; spot paint any loose mortar joints.
- APP # 22.0975 SE** **65 Rutland Street**
Replace four windows at front of building.
- APP # 22.0869 SE** **590 Tremont Street:** Replace two, non-original 2-over-2 windows in kind with new wood windows along with historically accurate window grilles painted to match existing.
- App # 22.0987 SE** **40 Union Park:** Restore existing front door; repair & restore existing stone stoop, including historic iron railings & balustrade; repair & restore wood bay at 2nd Floor.
- APP # 22.0956 SE** **195 West Canton Street:** Restore all front brownstone steps and both brownstone sidewalls to front steps in-kind to match original.
- APP # 22.0685 SE** **53 Warren Avenue #3:** Replace rotted wood on front two dormers in kind.
- APP # 22.0866 SE** **197 West Newton Street:** Brick repointing at front of building and windows; replace bay windows on top floor in kind.
- APP # 22.0934 SE** **61 Worcester Street:** Replace two non-original 2-over-2 double hung windows in-kind; replace exterior grille in putty trapezoid shape.
- APP # 22.0969 SE** **28 Worcester Square:** Replace three non-original aluminum, 1-over-1 windows with wood/aluminum clad 2-over-2 windows.

APP # 22.0972 SE **505 Tremont Street:** Replace window awning and signage in line with master plan.

APP # 22.0974 SE **26 Wellington Street:** Demo and rebuild existing roof deck in kind; replace roof.

IV. ADVISORY REVIEW

Boston Landmarks Commission Spring 2022 Intern Presentation

Claire Foley to present Demolition by Neglect ordinance recommendations.

1597 Washington Street

Proposed work: parking garage ramps restoration.

V. RATIFICATION OF 3/1/2022 HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 3/25/2022

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/*