



NOTICE OF PUBLIC HEARING

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

DATE: 05/02/2023
TIME: 5:30 PM
ZOOM: <https://zoom.us/j/98178083593>

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 Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

ATTENTION: *This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/98178083593> or calling 1 929 436 2866 US and entering meeting id # 981 7808 3593. You can also submit written comments or questions to SouthEndLDC@boston.gov.*

I. VIOLATIONS

APP # 23.0439 SE

427 SHAWMUT AVENUE

Applicant: William Duffy
Proposed Work: Paint existing railings, window sills, door to match existing; remove paint from existing granite.

II. DESIGN REVIEW HEARING

APP # 23.0726 SE

18 RUTLAND SQUARE

Applicant: David Silverman
Proposed Work: Replace existing dormer material with slate; replace eight original wood windows and non-original dormer windows; build garden level window well.

APP # 23.0736 SE

96 WALTHAM STREET

Applicant: Leslie Pomarole
Proposed Work: Replace four original curved sash windows at the garden and first floor level in-kind.



APP # 23.0754 SE ————— **1688 WASHINGTON STREET UNIT 3** removed by
staff

Applicant: Daniel French
Proposed Work: Replace nine non-original windows.

APP # 23.0817 SE ————— **15 WARREN AVENUE** ***withdrawn by applicant***

Applicant: Chris Morse
Proposed Work: Replace six non-original windows.

APP # 23.0832 SE ————— **37 APPLETON STREET** ***withdrawn by applicant***

Applicant: Scott Doughman
Proposed Work: Replace two windows at front.

APP # 23.0733 SE ————— **585 TREMONT STREET** ***moved to administrative
review by staff***

Applicant: Brian Brinkers
Proposed Work: Remove all existing exterior and window signage. Install new 5"(h) x 83.65"(w) wall sign, primary and 24" x 21" secondary window lettering.

APP # 23.0730 SE ————— **633 TREMONT STREET** ***moved to administrative
review by staff***

Applicant: Lindsey Blackburn
Proposed Work: Change out existing hanging front entrance sign with new.

APP # 23.0735 SE **623 TREMONT STREET**
Applicant: Jae'da Turner
Proposed Work: Paint exterior of shop with new paint color.

APP # 23.0869 SE **1411 WASHINGTON STREET**
Applicant: Jeffrey Fishbein
Proposed Work: Install an additional course of new brick, and new bluestone cap at each of 8 de-commissioned chimneys. New brick course incorporates vent bricks for ventilation.

APP # 23.0873 SE **139 APPLETON STREET**
Applicant: Derrick Tyler



Proposed Work: Install new stoop railing; ~~repaint front steps (removed by applicant)~~. See additional items under administrative review.

APP # 23.0852 SE

507 MASSACHUSETTS AVENUE

Applicant: Armando Hernandez

Proposed Work: Replace existing chain link fence with new garden rail. See additional items under administrative review.

APP # 23.0876 SE

473 MASSACHUSETTS AVENUE #5

Applicant: Alessandra Di Credico

Proposed Work: Repair existing roof deck.

APP # 23.0866 SE

~~**65 RUTLAND STREET** *Removed by staff*~~

~~Applicant: Sarita Lewis~~

~~Proposed Work: Install new roof deck.~~

APP # 23.0749 SE

131 APPLETON STREET

Applicant: Ronaldo Solano

Proposed Work: Remove roof decks and build new.

APP # 23.0724 SE

~~**1000 WASHINGTON STREET** *Removed by staff*~~

~~Applicant: Salvatore Zinno~~

~~Proposed Work: Revisions to previously approved project are proposed to accommodate a new laboratory/research and development use. The scope of work includes a mechanical penthouse and additional mechanical systems at the rooftop level.~~

APP # 23.0877 SE

85 WEST NEWTON STREET

Applicant: Vanessa Calderon-Rosado

Proposed Work: Build new four story building; streetscape improvements along West Newton Street.

III. ADVISORY REVIEW:

410-412 MASSACHUSETTS AVENUE:

Proposed Work: Preserve the front facade and add three stories to the existing two story building.

IV. 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.** 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 approval letter. 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 617.635.1935 or SouthEndLDC@boston.gov Thank you.

APP # 23.0870 SE **53 APPLETON STREET:** Emergency repairs to install new roof and new gutter on front of building in kind.

APP # 23.0888 SE **92 APPLETON STREET:** Emergency repairs on slate mansard. Replace broken or missing slate causing leaks. Slate to match existing.

APP # 23.0873 SE **139 APPLETON STREET:** Repaint trim around entry door and front steps; replace missing window shutters to match existing; replace non-original windows with 2/2 windows; replace downspout with copper downspout; replace all rotted trim around dormer window to match existing color; replace wood fascia at roof level.

APP # 23.0731 SE **BERKELEY STREET:** Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant. The ramp on the South Corner of Berkeley St & Warren Ave will be concrete not brick.

APP # 23.0740 SE **1 BRADFORD STREET:** Replace asphalt shingles in kind.

APP # 23.0859 SE **108 CHANDLER STREET:** Emergency repairs at fire escapes: replace all damaged square bolts, and secure



connections including guard rail, brackets, and grating bars. Hand scrape existing rust and flaking paint off the fire escape, and repaint black in-kind.

APP # 23.0833 SE

57 CLARENDON STREET: Emergency repair to strip and replace existing rubber roof with a new rubber roof.

APP # 23.0881 SE

1 DARTMOUTH PLACE: Replace all existing 1-over-1 windows and bay casement windows dated from 1975 at the oldest to conform with Landmarks 2-over-2 wood exterior black windows.

APP # 23.0848 SE

17 DARTMOUTH STREET: At front stairs: chip the hollow cement off as needed and rebuild in kind. Overhang above main door: replace rotted wood as needed in kind and paint to match the existing.

APP # 23.0743 SE

31 EAST CONCORD STREET: Emergency repairs to front of building including repointing and sill and header repair. All work to match existing.

APP # 23.0872 SE

10 HOLYOKE STREET: Remove roof and copper flashing, replace in kind.

APP # 23.0875 SE

473 MASSACHUSETTS AVENUE: Repair in-kind existing dormers, mansard, soffit and cornice of the building. Replace roof. Repoint masonry as needed in-kind.

APP # 23.0853 SE

603 MASSACHUSETTS AVENUE: Install a Small Cell Facility. The existing pole will be replaced and an equipment cabinet and antenna will be installed on the replacement pole. All wires and cables will be run through the inside of the pole.

APP # 23.0864 SE

1140 WASHINGTON STREET UNIT 3B: Replace nine non-original windows in kind.

APP # 23.0831 SE

1411 WASHINGTON STREET: Emergency repairs to re-secure entire fire escape egress with all bolts necessary, remove all old square head bolts throughout the entire egress & replace them with new steel bolts. Scrape and clean off all old masonry around bracket supports and restore in-kind. Scrape off all old paint & rust and repaint black in-kind.

APP # 23.0826 SE

191 WEST BROOKLINE STREET: At front and side façades: cut 3/4" into the joints of the bricks and repoint in kind to address an active water damage. Refinish lintels and sills to match the existing.

APP # 23.0822 SE

57 WORCESTER STREET: Repairing roof in kind.



APP # 23.0727 SE

WORCESTER STREET: Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant.

APP # 23.0729 SE

WORCESTER SQUARE: Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant.

APP # 23.0834 SE

8 RINGGOLD STREET: Repair roof in kind; repair dormer in kind; re-lead chimney.

APP # 23.0819 SE

58 RUTLAND STREET: Cut and repoint masonry joints in kind.

APP # 23.0874 SE

78 RUTLAND STREET: Emergency repairs: Repointing of front façade; Replace copper drip cap missing on window headers on front façade; Repaint front bay window.

APP # 23.0850 SE

427 SHAWMUT AVENUE APT. 2: Repair wood windows in kind; clean and repair cast iron security and paint.

APP # 23.0733 SE

585 TREMONT STREET: Remove all existing exterior and window signage. Install new 5"(h) x 83.65"(w) wall sign, primary and 24" x 21" secondary window lettering.

APP # 23.0792 SE

662 TREMONT STREET: Re-roof mansard and replace shingles in kind.

APP # 23.0730 SE

633 TREMONT STREET Change out existing hanging front entrance sign with new.

APP # 23.0849 SE

655-659 TREMONT STREET: Emergency repairs including replacing all window trims for wood through ladders/fire escapes; seal/caulk the new trims; prepare and paint the new trims in black; cut and spot repoint the fire escapes and windows surrounding in kind; Cement patch broken window sills to match existing; Prepare and paint all window sills to match existing.

APP # 23.0852 SE

507 MASSACHUSETTS AVENUE: Repair and repoint existing brick masonry facades, cornices and chimneys; repair existing brownstone lintels, sills and decoration in kind; repair and repaint wood cornices, corbels, trims, overhang; repair and restore front stoop in kind; restore existing front door, glass transom; repair and restore side entry door; replace non-original windows with wood windows; replace slate tile roof in kind; replace existing gutter and downspouts in kind; repair trim at doors and windows in kind.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

V. RATIFICATION OF 4/4/23 MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 4/21/2023

SOUTH END LANDMARK DISTRICT COMMISSION

Members: John Amodeo, John Freeman, Vacancy, Vacancy, 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/