



NOTICE OF PUBLIC HEARING

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

DATE: 1/7/2020
TIME: 5:30 PM
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

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.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW HEARING

APP # 20.530 SE **25 SAVOY STREET**
Applicant: David Hoogasian Extenet Systems, Inc.
Proposed Work: Replace a double acorn light pole with new double acorn light pole with attached telecommunications equipment and antennae

~~**APP # 20.468 SE**~~ ~~**1313 WASHINGTON STREET**~~ *Postponed to 02/04/2020 Public Hearing (Continued from 12/03/2019 Public Hearing)*
~~Applicant: Brian Tripp, Wilkes Passage Condominiums~~
~~Proposed Work: At the Waltham Street façade, replace service garage door~~

APP # 20.672 SE **1 APPLETON STREET**
Applicant: Nick Makemson
Proposed Work: Install an internally-illuminated menu board at entry alcove wall.

~~**APP # 20.662 SE**~~ ~~**23 UPTON STREET**~~ *Postponed to 02/04/2020 Public Hearing*
~~Applicant: Rick Ames, Next Phase Studios~~
~~Proposed Work: Construct a head house and roof deck, visible from a public way. See additional items under Administrative Review~~

APP # 20.660 SE **16 HOLYOKE STREET**
Applicant: Geoff Stilwell
Proposed Work: Reconstruct a roof deck, visible from a public way.

APP # 20.418 SE

34 CLARENDON STREET

Applicant: Christopher Lapan

Proposed Work: At the front façade, replace nine six-over-six, double hung, wood windows in kind.

APP # 20.690 SE

37 EAST SPRINGFIELD STREET Postponed to 02/04/2020 Public Hearing

Applicant: Adegreicio Lima

Proposed Work: Rebuild a roof deck

APP # 20.436 SE

85 WEST NEWTON STREET Postponed to 02/04/2020 Public Hearing
(Continued from 11/05/2019, 12/03/2019, and 12/17/2019 Public Hearings)

Applicant: Inquilios Boricuas en Acción (IBA)

Proposed Work: Demolish the existing former church and parish house (Villa Victoria Center for the Arts/ IBA Preschool)

II. ADVISORY REVIEW

25 CLAREMONT PARK

Applicant: Dartagnan Brown, Embarc Studio LLC

Proposed Work: Construct a penthouse and roof deck

566 COLUMBUS AVENUE

Applicant: New Boston Ventures

Proposed Work: Construct a new building

599 COLUMBUS AVENUE

Applicant: Transom Real Estate

Proposed Work: Construct a new building

115 WORCESTER STREET

Applicant: LIHC

Proposed Work: Construct a new building

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. Thank you.

APP # 20.638 SE **69 APPLETON STREET:** At the middle bay of the top floor of side elevation facing Clarendon Street, repoint a limited section of wall between the lintel and the roof line.

APP # 20.643 SE **312 COLUMBUS AVENUE #1:** At the parlor level of the front façade and rear façade that faces a public way, replace six (6) one-over-one wood windows in kind.

APP # 20.636 SE **488 COLUMBUS AVENUE:** At the front stoop, chip hollow cement as needed and refinish with mortar tinted to match the color of brownstone.

APP # 20.634 SE

APP # 20.717 SE **510 COLUMBUS AVENUE #4:** At the top level (below the mansard) of the Concord Square façade, replace one (1) one-over-one, double-hung, aluminum-clad window in kind.

APP # 20.666 SE **50 EAST BERKELEY STREET:** At the front facade, replace selected areas of flat metal panels and window trim in kind at the three-story bay and repair selected areas of decorative metal panels; and repaint to match existing brown color; replace existing metal gutter and downspout with copper; repoint brick joints with mortar to match historic in terms of color, texture, profile, and tooling; select brick replacement with new units to match historic in terms of color, texture, size, and profile; repair lintels and sills and repaint to match the color of the underlying stone; repair damaged wood at the front vestibule.

APP # 20.669 SE **28 LAWRENCE STREET:** Replace six (6) six-over-six, double-hung wood windows with two-over-two, double-hung, wood windows; and two (2) four-over-four, double-hung wood windows at the dormer with two-over-two, double-hung, wood windows, all at the front façade; replace brick molds to match the adjacent no. 66.

APP # 20.584 SE **2 UNION PARK STREET:** Temporarily remove double leaf entry doors to repair and refinish; and reinstall.

APP # 20.662 SE ~~**23 UPTON STREET:** At the parlor and second levels of the front façade, restore six (6) original two-over-two, double-hung, wood windows (including four (4) curved sash windows); at the basement level replace two (2) two-over-two, double-hung, curved sashed wood windows in kind; at the third level replace three (3) one-over-one, double-hung wood windows with two-over-two, double-hung wood windows; at the mansard level replace two (2) two-over-two, double-hung, wood windows and two (2) one-over-one, double-hung wood windows in kind. See additional items under Design Review. Postponed to 02/04/2020 Public Hearing~~

APP # 20.635 SE **1411 WASHINGTON STREET:** At the front façade fourth level, replace four (4) vinyl and aluminum windows with aluminum-clad windows with the same pane (historic) configuration.

APP # 20.649 SE **26 WELLINGTON STREET:** At the second level of the front façade, replace five (5) one-over-one, double-hung aluminum windows with two-over-two, double-hung aluminum-clad windows.

APP # 20.602 SE **134 WEST CANTON STREET:** At the West Canton Street elevation, replace existing metal downspout with copper downspout

APP # 20.668 SE **201 WEST SPRINGFIELD STREET:** At the front façade parlor and basement levels, replace four (4) two-over-two, double-hung, wood windows in kind.

APP # 20.621 SE **13-15 WORCESTER SQUARE:** Replace ten (10) two-over-two, double-hung, aluminum windows with new two-over-two, double-hung aluminum-clad windows.

APP # 20.580 SE **21 WORCESTER STREET:** At the front façade, repoint brick joints with mortar to match historic in terms of color, texture, profile, and tooling; repair masonry headers and sills and repaint to match the underlying brownstone; caulk windows; repair rotten wood at soffit and fascia; repair iron railings and repaint black; repair stoop and repaint to match the color of the underlying brownstone.

APP # 20.577 SE 39 WORCESTER STREET: At the front stoop and areaway, repair steps and concrete edging; and repoint selected areas at window well; repaint lintels and sills to match the color of the underlying brownstone.

IV. RATIFICATION OF 12/03/2019 PUBLIC HEARING MINUTES; 11/14/2019 PUBLIC MEETING MINUTES; 12/12/2019 PUBLIC MEETING MINUTES; 12/17/2019 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 12/24/2019
Amended: 01/03/2020
Amended: 01/07/2020

SOUTH END LANDMARK DISTRICT COMMISSION

*John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn*

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/