



### NOTICE OF PUBLIC HEARING

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

**DATE: 2/4/2020**  
**TIME: 5:30 PM**  
**PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> 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 # 20.468 SE**      **1313 WASHINGTON STREET**  
(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 # 20.694 SE**      **505 TREMONT STREET**  
Applicant: Kayla Bacon, Viewpoint Sign & Awning  
Proposed Work: At the Tremont Street storefront, install one (1) additional sign. Moved to Administrative Review.

**APP # 20.611 SE**      **198 WEST SPRINGFIELD STREET** (Continued from 12/03/2019 SELDC Public Hearing)  
Applicant: Jillian Adler  
Proposed Work: Modify a roof deck to comply with SELDC Standards and Guidelines

**APP # 20.662 SE**      **23 UPTON STREET**  
Applicant: Rick Ames, Next Phase Studios  
Proposed Work: Construct a head house and roof deck.  
See additional items under Administrative Review. Withdrawn by staff

**APP #20.738 SE**      **289 SHAWMUT AVENUE**  
Applicant: Chris Amory  
Proposed Work: At the garden level, remove a security gate and install a door.

- APP # 20.739 SE** — **87 WORCESTER STREET**  
 Applicant: Larry Ronco  
 Proposed Work: At the front façade parlor level replace two (2) original two-over-two, curved sash windows. *Withdrawn by staff*
- APP # 20.737 SE**      **437 SHAWMUT AVENUE**  
 Applicant: Robert B. Greene  
 Proposed Work: At the rear façade roof level, construct a shed dormer
- APP # 20.690 SE**      **37 EAST SPRINGFIELD STREET**  
 Applicant: Adegreicio Lima, Contractor  
 Proposed Work: Construct a roof deck
- APP # 20.726 SE**      **5 RUTLAND SQUARE**  
 Applicant: Joseph Holland, Holland Construction  
 Proposed Work: Construct a roof deck
- APP # 20.736 SE**      **150 WEST CANTON STREET**  
 Applicant: Jim Burke, Cambridgeport Construction  
 Proposed Work: Construct a roof deck  
*See additional items under Administrative Review.*
- APP # 20.743 SE** — **64 WEST RUTLAND SQUARE**  
 Applicant: Dartagnan Brown, Embarc Studio  
 Proposed Work: Construct a roof deck; ~~construct an addition at the rear mansard; and construct a rear addition.~~  
*See additional items under Administrative Review. Withdrawn by staff*
- APP # 20.744 SE**      **25 CLAREMONT PARK**  
 Applicant: Dartagnan Brown, Embarc Studio  
 Proposed Work: Construct a penthouse and roof deck and modify the cornice line at the rear.  
*See additional items under Administrative Review.*
- APP # 20.745 SE**      **116 CHANDLER STREET**  
 Applicant: Dartagnan Brown, Embarc Studio  
 Proposed Work: Construct a roof deck, rear decks, and rear yard addition; modify rear fire escapes; replace two (2) existing windows at the rear façade with aluminum doors; and construct a fence at rear yard  
*See additional items under Administrative Review.*
- APP # 20.436 SE** — **85 WEST NEWTON STREET**  
 (*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)~~ *Withdrawn by staff.*

**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 # 20.745 SE**      **116 CHANDLER STREET:** At the front facade second, third, and mansard levels replace ten (10) existing windows with two-over-two, double-hung, wood windows; replace nine (9) existing windows at the rear façade with two-over-two, double-hung, aluminum-clad windows; refinish entry doors; repair and repoint brick joints as required; repair and restore brownstone lintels, sills, and stoop as required. *See additional items under Design Review.*

**APP # 20.744 SE**      **25 CLAREMONT PARK:** Replace fourteen (14) existing windows at the front facade with two-over-two, double-hung, wood windows; repair and repoint brick joints at the front façade as required; repair and restore brownstone lintels, sills, and stoop as required. *See additional items under Design Review.*

**APP # 20.742 SE**      **46 DARTMOUTH STREET:** At the third and mansard levels of the front façade, replace six (6) one-over-one, double-hung, aluminum windows with two (2) two-over-two and four (4) one-over-one, double-hung, aluminum-clad windows; at the mansard level, replace wood dormer trim in kind.

**APP # 20.746 SE**      **600 HARRISON AVENUE:** At the Harrison Avenue and Wareham Street storefront, re-clad a previously-approved banner sign and install a new panel sign at a previously-approved location; install new vinyl logos and band to storefront windows in keeping with previous approvals.

**APP # 20.758 SE**      **532 MASSACHUSETTS AVENUE:** At the front façade ~~parlor~~ second level (above the parlor) repair two (2) historic curved-sash windows; at the front façade second level replace one (1) one-over-one wood window in kind; at the rear façade (which faces a public street) replace ~~three (3)~~ one (1) one-over-one **wood window with a two-over-two wood window in kind** and two (2) two-over-two wood windows in kind.

**APP # 20.694 SE**      **505 TREMONT STREET:** At the Tremont Street storefront, re-cover two (2) existing retractable awnings; install pin-mounted letters to existing backing **at two windows**; and install temporary signage at the window. *See additional items under Design Review.*

**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.~~ *Withdrawn by staff*

**APP # 20.736 SE 150 WEST CANTON STREET:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one, double-hung, wood windows in kind; and replace damaged wood at eaves and trim in kind. *See additional items under Design Review.*

~~**APP # 20.743 SE 64 WEST RUTLAND SQUARE:** At the front façade basement, parlor, second, and third levels, restore all existing two-over-two, double-hung, wood windows (including eight (8) curved sash); At the front façade mansard level, install one (1) two-over-two and two (2) one-over-one, double-hung, wood windows; at the front façade, repoint brick joints, and restore brownstone sills and lintels, stoop; and refinish entry doors. *See additional items under Design Review.*~~  
*Withdrawn by staff.*

**III. RATIFICATION OF 12/3/2019 PUBLIC HEARING MINUTES; 11/14/2019 PUBLIC MEETING MINUTES; 12/12/2019 PUBLIC MEETING MINUTES; 12/17/2019 PUBLIC HEARING MINUTES; 1/07/2019 PUBLIC HEARING MINUTES; 1/8/2019 PUBLIC MEETING MINUTES; 1/14/2020 PUBLIC MEETING MINUTES; AND 1/21/2020 PUBLIC MEETING MINUTES**

**IV. STAFF UPDATES**

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

**DATE POSTED:** 1/23/2020  
Revised: 1/30/2020  
Revised: 2/04/2020

**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/