



ATTENTION: THIS HEARING WILL BE HELD VIRTUALLY AND NOT IN PERSON.

To participate, please go to our Zoom meeting link at <https://us02web.zoom.us/j/86049455630>. or call 929-205-6099 and enter meeting id 860 4945 5630#. You can also submit written comments via email at SouthEndLDC@boston.gov or via Twitter @bostonlandmarks.

NOTICE OF PUBLIC HEARING

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

DATE: 7/7/2020
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.

I. DESIGN REVIEW HEARING

APP# 20.872 SE 566 COLUMBUS AVENUE
TENTATIVE—PENDING SUBCOMMITTEE REVIEW

Previously reviewed at the 5/05/2020 and 5/18/2020 SELDC Public Hearings; 6/18/2020, 6/25/2020, and 6/30/2020 Subcommittee Public Meetings
Applicant: New Boston Ventures
Proposed Work: Construct a new building

APP # 20.1082 SE 22 BRADDOCK PARK

Applicant: Kennard Architects
Proposed Work: At the front façade all levels, replace eight (8) curved sash windows in kind and install new window grilles at the basement level; at the garden level entrance replace entry door in kind; construct a roof deck with skylight access; and install new fencing at the front yard; at the rear façade, rebuild rear wall (including cornice line). *See additional items under Administrative Review.*

APP # 20.662 SE 23 UPTON STREET

Applicant: Next Phase Studios
Proposed Work: Construct a head house and roof deck. *See additional items under Administrative Review.*

APP # 20.1121 SE 45 WEST NEWTON STREET

Applicant: Rosalyn Winspeare

Proposed Work: At the rear façade which faces a public street, construct a roof deck on an ell; construct a fire escape for deck access; remove one (1) window and install a door.

APP # 20.1074 SE 1721A WASHINGTON STREET

Applicant: District Audio LLC

Proposed Work: At the Washington Street ground floor replace entry doors and transom; install a fence and gate.

**APP # 20.1078 SE 776 TREMONT STREET
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Metro by T-Mobile

Proposed Work: Install new signage at storefront.

APP # 20.1086 SE 785 TREMONT STREET

Applicant: Professional Permits

Proposed Work: Modifications to gas station signage and finishes associated with updated corporate branding.

**APP # 19.955 SE 211 WEST SPRINGFIELD STREET
WITHDRAWN BY STAFF**

Applicant: Ronald Burns

Proposed Work: ~~At the mansard level (front and back of property), replace windows and modify the mansard (amend Certificate of Design Approval).~~

**APP # 19.956 SE 213 WEST SPRINGFIELD STREET
WITHDRAWN BY STAFF**

Applicant: Ronald Burns

Proposed Work: ~~At the mansard level (front and back of property), replace windows and modify the mansard (amend Certificate of Design Approval).~~

II. ADVISORY REVIEW

**~~ALLAN ROHAN CRITE PARK~~
~~WITHDRAWN BY APPLICANT~~**

~~Proposed Work: Modifications to hardscaping at park and sidewalk~~

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 # 20.1082 SE **22 BRADDOCK PARK:** At the front façade remove window grilles at the parlor and basement levels, install two (2) two-over-two wood windows in existing openings (windows missing); restore double-leaf entry doors; patch and repair stoop treads and sidewall, reset newel post; patch stone lintels and sills in kind; at the front yard, remove chain link fence. *See additional items under Design Review.*

APP # 20.959 SE **14 CLARENDON STREET:** At the fourth floor of the Clarendon Street and Warren Avenue facades, replace nine (9) two-over-two aluminum windows with new two-over-two aluminum-clad windows.

APP # 20.1062 SE **511 COLUMBUS AVENUE:** Repoint brick joints at the Greenwich Place façade with new mortar to match historic; patch and coat brownstone lintels and sills with new mortar to match the color of the underlying stone.

APP # 20.1120 SE **42 DARTMOUTH STREET:** At the front façade all levels, repoint brick joints with new mortar to match historic; at the front façade mansard level replace asphalt shingles in kind.

APP # 20.1063 SE **22 RUTLAND SQUARE:** At the roof deck, replace deck boards with composite material (deck footprint and railings to remain).

APP # 20.1065 SE **15 ST. GEORGE STREET:** Repoint front façade with new mortar to match historic; re-caulk windows; and repair cracked brick, stone lintels and sills.

APP # 20.1126 SE **617 TREMONT STREET:** At the front façade fourth level and dormer, replace four (4) two-over-two aluminum windows with two-over-two, double-hung, wood windows and two (2) one-over-one aluminum windows with one-over-one, double-hung, wood windows.

APP # 20.1078 SE **776 TREMONT STREET:** Install new signage at storefront. *Moved from 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.*

APP # 20.1061 SE **68 WALTHAM STREET:** At the front façade mansard level, replace four (4) two-over-two vinyl windows with two (2) two-over-two and two (2) one-over-one double-hung aluminum clad windows.

APP # 20.1089 SE **127 WEST NEWTON STREET:** At the front façade garden level, replace two (2) one-over-one, vinyl windows with two-over-two, double-hung aluminum-clad windows.

APP# 20.1059 SE **84 WEST CONCORD STREET:** At the front façade third level replace four (4) one-over-one vinyl windows with one-over-one, double-hung, wood windows.

IV. RATIFICATION OF 5/05/2020 AND 6/2/2020 PUBLIC HEARING MINUTES; ~~6/08/2020, 6/15/2020, AND 6/25/2020 PUBLIC MEETING MINUTES~~

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 6/26/2020

REVISED: 7/7/2020

SOUTH END LANDMARK DISTRICT COMMISSION

*John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Fabian D'Souza, D. Shepperd
Alternate: Vacancy, 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/*