



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 10/6/2020  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/84467548328>

**ATTENTION:** This hearing will be held virtually and not in person. To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/84467548328>. or call 929-205-6099 and enter meeting ID 844 6754 8328 #. You can also submit written comment via email at [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov) or via Twitter @bostonlandmarks using the hashtag #SEOct6hearing.

*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 # 20.299 SE**      **4 RINGGOLD STREET**  
Applicant: Springer Architects LLC  
Proposed work: At the rear façade shed dormer, create and modify openings and install new windows (amendment to Certificate of Design Approval).
- APP # 21.0052 SE**      **131 DARMOUTH STREET**  
Applicant: Metro Sign & Awning  
Proposed work: At the parking garage entrance, install internally-illuminated signage.
- APP # 21.0032 SE**      **48 UNION PARK**  
*Continued from the 8/04/2020 SELDC public hearing*  
Applicant: Highline Development  
Proposed work: At the stoop, replace pipe rail with decorative handrail.
- APP # 21.0234 SE**      **570 MASSACHUSETTS AVENUE**  
Applicant: 570 Massachusetts Avenue Condo Board (Martha Cooney)  
Proposed work: Install a gate at the garden level stairwell.
- APP # 21.0222 SE**      **1746-1752 WASHINGTON STREET**  
Applicant: Derek Rubinoff, Architect  
Proposed work: Install a security gate and fence with intercom system.
- APP # 21.0225 SE**      **702 MASSACHUSETTS AVENUE**  
Applicant: John Williams Masonry BRS  
Proposed Work: At the stoop, install extension railings; at side elevation facing Harrison Avenue, demolish a portion of the brick retaining wall and repaint remaining wall.

**APP # 21.0213 SE ——— 95 BERKELEY STREET  
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: CIM Group

Proposed work: Construct a roof deck at the two-story roof at the Chandler Street elevation

**APP # 21.0240 SE            7 COLUMBUS SQUARE**

Applicant: Aaron Weinert AIA

Proposed work: Construct a roof deck with hatch access. See additional items under Administrative Review.

**APP # 21.0221 SE            748 TREMONT STREET**

Applicant: William Coleman

Proposed work: Construct a roof deck accessed by the existing head house.

**APP # 21.0035 SE ——— 145 WORCESTER STREET  
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Embarc Studio LLC

Proposed Work: Construct a roof deck with hatch access. See additional items under Administrative Review.

**APP # 21.0227 SE            17 UPTON STREET**

Applicant: Embarc Studio LLC

Proposed work: At the front stoop install new railings; replace garden fence and balusters; at the roof, construct a roof deck and install HVAC condenser units. See additional items under Administrative Review.

**II. ADVISORY REVIEW**

**1692 WASHINGTON STREET**

Proposed Work: At the side elevation, temporarily remove a billboard to repoint the side-elevation brick joints and reinstall.

**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](mailto:southendldc@boston.gov). Thank you.

- APP # 21.0226 SE** **77 APPLETON STREET:** At the roof deck, replace a stair head door in kind.
- APP # 21.0213 SE** **95 BERKELEY STREET:** Construct a roof deck at the two-story roof at the Chandler Street elevation (railing placement to be verified by staff). **Moved from Design Review**
- APP # 21.0215 SE** **114 CHANDLER STREET:** At the front façade and rear façade that faces a public street, replace five (5) one-over-one double-hung aluminum windows with two-over-two double-hung aluminum windows.
- APP # 21.0220 SE** **4 CONCORD SQUARE:** At the mansard level, replace fish scale asphalt shingles with beaver tail synthetic slate shingles; replace roofing material in kind.
- APP # 21.0218 SE** **18 CONCORD SQUARE #1:** At the front façade below grade (window well), replace two (2) one-over-one, double hung wood windows in kind
- APP # 21.0228 SE** **507 COLUMBUS AVENUE #5:** At the front façade mansard level, replace two two-over-two windows and two one-over-one double-hung wood windows.
- APP # 21.0240 SE** **7 COLUMBUS SQUARE:** At the front façade parlor through mansard levels, replace eleven (11) two-over-two wood windows in kind; spot repoint brick joints as needed; spot repair brownstone sills and lintels; repair and paint brownstone apron and stoop to match the color of the underlying stone; refinish paired wood entry doors; repair wood portico; repair downspout and fire escapes. *See additional items under Design Review.*
- APP # 21.0219 SE** **22 EAST SPRINGFIELD STREET:** At the parlor level oriel window repair rotted wood and trim in kind.
- APP # 21.0214 SE** **48 EAST SPRINGFIELD STREET:** Patch and repair brownstone stoop and repaint to match the color of the underlying brownstone; rebuild steps and cheek wall leading to garden level entry and paint to match the color of brownstone; patch and repair lintels and sills and repaint to match the color of the underlying brownstone.
- APP # 21.0223 SE** **20 GRAY STREET:** At the front façade basement through second levels, replace nine (9) six-over-six, wood windows in kind.
- APP # 21.0251 SE** **401 HARRISON AVENUE/ 40 FAY STREET:** At the sidewalk, complete minor repairs and grading adjustments associated with the installation of a new entrance (entrance installation is exempt from review).
- APP # 21.0156 SE** **20 HOLYOKE STREET:** At the entry hood, replace copper roof and gutter in kind.
- APP # 21.0177 SE** **613 MASSACHUSETTS AVENUE:** At rear façade which faces a public street, below grade, replace a fiberglass door in kind (building was constructed in 1998).
- APP # 21.0225 SE** **702 MASSACHUSETTS AVENUE:** At the front stoop, reform a portion of the brownstone cheek wall and patch cracks and spalls with brownstone mimic patching material; rebuild underlying staircase with new brick and pre-cast risers and treads with bull-nose profiles; scrape, repair, and recreate missing ornamental section at the entryway; recoat stoop, cheek walls and entryway with natural brownstone color Tammscoat; scrape existing handrails and repaint black. *See additional items under Design Review.*
- APP # 21.0179 SE** **532 TREMONT STREET:** At the front façade and side façade that faces a public street, repoint mortar joints with type O mortar to match historic mortar in terms of joint width, color, texture, profile, and tooling (sample to be approved by staff); at the front façade repair soffit, headers and sills; sand, prep, and stain

all soffits, trim, headers, and lintels; at the dormers replace roofing membranes and asphalt shingles in kind and replace rotted trim boards.

- APP # 21.0227 SE** **17 UPTON STREET:** At the front façade all levels, repair and repoint brick masonry joints as required with mortar to match historic in terms of joint width, color, texture, profile, and tooling (sample to be approved by staff); repair cornice and masonry detail work as required; restore existing window well at basement level; repair and restore the existing stoop; replace scalloped shingles in kind on mansard roof as required; repair and replace copper gutter and downspout in kind; replace fourteen (14) one-over-one double-hung windows with twelve (12) two-over-two and two (2) one-over-one, double-hung, wood windows;
- APP # 21.0212 SE** **19 UPTON STREET:** At the front façade and stoop, repoint masonry joints with mortar to match the historic mortar (sample to be verified by staff); Chip damaged brownstone at stoop, entry, lintels and sills and refinish to match the historic brownstone details.
- APP # 21.0229 SE** **26 UPTON STREET:** At the front façade third level (below the mansard) and mansard level, replace five (5) two-over-two, double-hung, wood windows in kind.
- APP # 21.0216 SE** **86 WALTHAM STREET #2:** At the front façade second level (above the parlor) replace three (3) eight-over-eight double hung vinyl windows with two-over-two, double-hung, aluminum-clad windows.
- APP # 21.0217 SE** **86 WALTHAM STREET #3:** At the front façade third level (below the mansard) replace three (3) eight-over-eight double hung vinyl windows with two-over-two, double-hung, aluminum-clad windows.
- APP # 21.0178 SE** **194 WEST BROOKLINE STREET:** At the front façade all levels repair damaged mouldings and lintels; and paint and repair trim.
- APP # 21.0233 SE** **118 WEST NEWTON STREET:** At the roof and mansard levels, replace roofing material and trim in kind associated with the replacement of the flat roof.
- APP # 21.0224 SE** **6 WORCESTER SQUARE:** At the front façade mansard level install new copper edge metal flashing at roof edge and front dormer roofs; associated with the replacement of the flat roof.
- APP # 21.0180 SE** **77 WORCESTER STREET:** At the front façade, cut and repoint mortar joints with type O mortar to match the historic mortar (sample to be approved by staff); resurface brownstone steps with new mortar; patch lintels and sills; paint front steps, garden curb, and window sills and lintels.
- APP # 21.0035 SE** **145 WORCESTER STREET:** Proposed Work: Construct a roof deck with hatch access. ~~See additional items under Administrative Review.~~ **Moved from Design Review.**

#### IV. RATIFICATION OF MEETING/ HEARING MINUTES

- 9/1/2020 Public Hearing Minutes
- 8/24/2020 Advisory Review Public Meeting Minutes
- ~~8/6/2020 Subcommittee Public Meeting~~
- 8/4/2020 Public Hearing Minutes
- 6/15/2020 Subcommittee Public Meeting Minutes
- 6/25/2020 Subcommittee Public Meeting Minutes

#### V. STAFF UPDATES

**VI. PROJECTED ADJOURNMENT: 9:30 PM**

**DATE POSTED:** 9/25/2020

Revised: 10/6/2020

**SOUTH END LANDMARK DISTRICT COMMISSION**

*John Amodeo, John Freeman, Diana Parcon, Fabian D'Souza, David Shepperd*

*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/*