



### NOTICE OF PUBLIC HEARING

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

**DATE:** 12/1/2020  
**TIME:** 5:30 PM  
**PLACE:** <https://us02web.zoom.us/j/82030706047>

**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/82030706047>, or call 929-205-6099 and enter meeting ID 820 3070 6047 #. You can also submit written comment to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

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 # 21.0024 SE**      **11 EAST NEWTON STREET**  
Continued from 8/04/2020 and 11/05/2020 SELDC Public Hearing  
Applicant: New England Solar Hot Water, Inc.  
Proposed work: At the roof install solar collectors and associated safety railings; at the side elevation install associated piping.
- APP # 20.0418 SE**      **34 CLARENDON STREET**  
Continued from 3/03/2020 SELDC Public Hearing  
Applicant: Christopher Lapan  
Proposed work: At the front and rear façade which faces a public street, replace six-over-six wood windows.
- APP # 21.0336 SE**      **1 ST. CHARLES STREET**  
Applicant: Timothy Burke Architecture Inc.  
Proposed work: At the front stoop and entrance, install steel railings and wood columns; and relocate downspout. See additional items under Administrative Review.
- APP # 21.0337 SE**      **3 ST. CHARLES STREET**  
Applicant: Timothy Burke Architecture Inc.  
Proposed work: At the front stoop and entrance, install steel railings and wood columns; and relocate downspout. See additional items under Administrative Review.

**APP # 21.0339 SE — 30 HOLYOKE STREET  
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Gerry DiPierre  
Proposed work: At the front façade parlor level, replace one (1) non-historic one-over-one window in kind.

**APP # 21.0345 SE      55 CLARENDON STREET**

Applicant: Scott William Grady Architect, Inc.  
Proposed work: At the front façade garden level, enlarge a window well.

**APP # 21.0364 SE — 43 UNION PARK  
MOVED TO ADMINISTRATIVE REVIEW**

Applicant: Timothy Sheehan  
Proposed work: At the front façade mansard level, replace three (3) non-historic windows and one (1) door; **(Moved to Administrative Review)** at the rear façade mansard level, remove three (3) casement windows, modify the openings, and install windows and doors; and install composite trim. **(Scope of work removed from application)** See additional items under Administrative Review.

**APP # 21.0367 SE      26 BRADDOCK PARK**

Applicant: LDa Architecture & Interiors  
Proposed work: Enlarge a previously approved roof deck; construct wood privacy walls and glass railing.

**APP # 21.0369 SE      187 WARREN AVENUE**

Applicant: Joseph Fratoni Assoc, AIA  
Proposed work: Construct a roof deck.

**APP # 21.0373 SE      794 MASSACHUSETTS AVENUE**

Applicant: City of Boston, Public Facilities Department  
Proposed work: Demolish a portion of the existing five story building and construct a three-story addition.

**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 # 21.0239 SE** **142 Chandler Street:** At the rear façade which faces a public street, repoint brick joints and restore brownstone sills.
- APP # 21.0371 SE** **380 Columbus Avenue:** At the front and side façade third level, replace five (5) non-historic windows with two-over-two wood windows.
- APP # 21.0401 SE** **380 Columbus Avenue:** At the side and rear façade which faces a public street, replace rotted wood trim at bay windows and repaint.
- APP # 21.0369 SE** **3 Hanson Street:** At the front façade fourth level (below the mansard), replace three (3) non-historic, six-over-six vinyl windows with two-over-two aluminum-clad windows to meet SELDC Standards & Criteria.
- APP # 21.0339 SE** **30 Holyoke Street:** At the front façade parlor level, replace one (1) non-historic one-over-one window in kind. **Moved from Design Review.**
- APP # 21.0368 SE** **15 Lawrence Street:** At the front façade parlor level, replace two (2) non-historic, two-over-two wood windows to meet SELDC Standards & Criteria.
- APP # 21.0356 SE** **129 Pembroke Street #4:** At the front façade third level (below the mansard), replace ~~two (2)~~ **three (3)** non-historic, two-over-two wood windows to meet SELDC Standards and Criteria.
- APP # 21.0328 SE** **27 Rutland Street:** At the front façade cut and repoint brick joints.
- APP # 21.0372 SE** **289 Shawmut Avenue #3:** At the front façade center gable, replace one (1) non-historic, one-over-one window with two-over-two wood window to meet SELDC Standards and Criteria.
- APP # 21.0336 SE** **1 St. Charles Street:** At the front stoop and entrance, replace concrete steps with new precast steps with integral color; and repair exterior stairs to garden level. *See additional items under Design Review.*
- APP # 21.0337 SE** **3 St. Charles Street:** At the front stoop and entrance, replace concrete steps with new precast steps with integral color; and repair exterior stairs to garden level. *See additional items under Design Review.*
- APP # 21.0335 SE** **11 St. George Street:** At the rear façade top level, replace aluminum-clad French doors in kind.
- APP # 21.0364 SE** **43 Union Park #3:** At the front façade mansard level, replace **three (3) non-historic windows one-over-one windows with one two-over-two and two one-over-one, double-hung, wood windows and replace one (1) door in kind (not discernible from the street) (Moved from Design Review);** At the front façade third level (below the cornice line), replace two (2) non-historic one-over-one windows separated by a vertical mullion with one-over-one wood windows and two (2) non-historic two-over-two windows with two-over-two wood windows, all to meet SELDC Standards & Criteria. *See additional items under Design Review.*
- APP # 21.0338 SE** **70 West Rutland Square #1:** At the front façade basement level, replace three (3) single light, fixed vinyl windows with single light, fixed, aluminum-clad windows.

### III. RATIFICATION OF PUBLIC HEARING AND MEETING MINUTES

~~11/05/2020 Public Hearing Minutes Postponed~~  
 11/02/2020 Public Meeting Minutes  
 8/06/2020 Public Meeting Minutes

### IV. STAFF UPDATES

### V. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 11/20/2020

**SOUTH END LANDMARK DISTRICT COMMISSION**

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

*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/*