



NOTICE OF PUBLIC HEARING

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

DATE: 6/1/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/89792449833>

Attention: Please note that this hearing will be held virtually and not in person.

To participate, please go to our Zoom meeting link: <https://us02web.zoom.us/j/89792449833>, or call 929-205-6099 and enter meeting id 897 9244 9833 #. You can also submit written comments to staff via email at 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.

I. DESIGN REVIEW HEARING

- APP # 21.0413 SE 34 EAST SPRINGFIELD STREET**
Continued from the 2/02/2021 SELDC Public Hearing
Applicant: Mathieu P. Zahler/ 34 East Springfield LLC
Proposed work: At the rear façade mansard level, remove existing dormer and construct a new wood dormer. ~~At the roof level, install new HVAC equipment and mechanical screening/railing.~~ **(Scope of work removed from this hearing).**
- APP # 21.0504 SE 27 GRAY STREET**
Applicant: Architectural Window Corporation
Proposed work: At the front façade, reconfigure recessed entrance by relocating existing entry doors to be in the same plane as masonry façade. Install doors in new frame with transom.
- APP # 21.0697 SE 567 TREMONT STREET**
Applicant: Smartlink on behalf of AT&T
Proposed work: Modify existing telecommunications equipment at the roof: remove three (3) antennas, six (6) TMAs and nine (9) radios and install three (3) new antennas and six (6) new radios. Install a pipe mast for a new antenna.
- APP # 21.0864 SE 93 PEMBROKE STREET**
Applicant: Alaina Wallin
Proposed work: At the front façade garden and parlor levels, replace four (4) historic two-over-two curved-sash windows with new construction wood curved sash windows of the same configuration.

APP # 21.0885 SE **7 CONCORD SQUARE**
Applicant: Martin Courage
Proposed work: At the front façade, install new fire alarm and beacon/bell.

APP # 21.0891 SE **596 TREMONT STREET**
Applicant: Mark Merante
Proposed work: Install an HVAC condenser on the roof.

APP # 21.0944 SE **34 MONTGOMERY STREET**
Applicant: Brendan Haley
Proposed work: Construct a new roof deck with kitchenette.

APP # 21.0946 SE **414, 474, 482, 494 TREMONT STREET**
Applicant: CSTO Winn Owner, LLC
Proposed work: At the Tremont Street sidewalk, replace existing masonry planters with new pre-cast concrete and wood planters and perform associated sidewalk repairs.

APP # 21.0971 SE **1597 WASHINGTON STREET**
Applicant: 1597 Washington Street Condominium Trust
Proposed work: At the fourth through sixth floors all street-facing elevations, replace all aluminum windows to match single-light awning aluminum windows at the second and third floors. *See additional items under Administrative Review.*

APP # 21.0972 SE **26 UPTON STREET**
Applicant: Vintage Builders, Inc.
Proposed work: At the roof, install a daylitter roof hatch and construct a deck with HVAC and associated mechanical screening.

~~II. DISCUSSION AND VOTE ON PROPOSED PERMANENT SIGNAGE AT PROPERTIES RECEIVING COMMUNITY PRESERVATION ACT FUNDING~~

Postponed

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 # 21.0881 SE** **39 Appleton Street:** At the roof install HVAC condensers and construct a roof deck with hatch access (visibility to be verified by staff).
- APP # 21.0938 SE** **79 Dartmouth Street:** At the front façade parlor and second levels, replace five (5) non-historic one-over-one wood windows with new construction two-over-two wood windows.
- APP # 21.0886 SE** **38 Gray Street:** At the front façade all levels, repoint mortar joints with a soft mortar mix to match historic in terms of color, texture, profile, and tooling. Restore brownstone trim and repaint to match the color of the underlying brownstone.
- APP # 21.0936 SE** **4 Lawrence Street:** At the front façade second level (below the mansard) replace three (3) non-historic one-over-one vinyl windows with new construction two-over-two aluminum-clad windows.
- APP # 21.0970 SE** **36 Lawrence Street #3:** At the front façade second level (above the parlor), replace three (3) six-over-six wood windows with new construction two-over-two wood windows.
- APP # 21.0940 SE** **38 Rutland Square:** At the front stoop and cheek walls, chip hollow cement and refinish. Prime and paint with Tammscoat to match the color of the underlying brownstone. Refinish the garden curb and paint to match the color of the underlying brownstone.
- APP # 21.0976 SE** **555 Shawmut Avenue:** At the rear façade mansard level, replace two (2) non-historic one-over-one aluminum windows with new construction, two-over-two, aluminum clad windows.
- APP # 21.0974 SE** **587 Tremont Street:** At the front façade dormer and roof level, replace existing slate roof in kind, install new slate on dormer cheek walls, and refurbish existing snow guards or replace in kind, and install new copper flashing. Remove window grates from dormer windows and repair, strip, and repaint dormer woodwork. At the rear façade roof level, install a skylight at the pitched roof and replace rear asphalt shingles with new grey asphalt shingles.
- APP # 21.0947 SE** **12 Upton Street:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one non-historic wood windows with new construction wood windows of the same configuration.
- APP # 21.0402 SE** **167 Warren Avenue:** At the front façade mansard level replace one (1) one-over-one wood window in kind.
- APP # 21.0971 SE** **1597 Washington Street:** At the fourth through sixth floors of the street-facing elevations, replace terrace/balcony doors and curtain walls in kind.
- APP # 21.0878 SE** **1690-1692 Washington Street:** At the front façade repair front entrance stoop and surround.
- APP # 21.0893 SE** **152 West Canton Street:** At the front stoop, chip hollow cement from stoop and both sides of the cheek wall and refinish. Prime and paint with Tammscoat to match the color of the underlying brownstone.
- APP # 21.0882 SE** **222 West Canton Street #1:** At the garden level, reopen a former window well and install a new window.
- APP # 21.0977 SE** **80 West Concord Street #4 & #5:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one non-historic wood windows with new construction wood windows of the same configuration. At the rear façade mansard level, replace three (3) non-historic, two-over-two wood windows with new construction wood windows of the same configuration.
- APP # 21.0948 SE** **155 West Newton Street:** At the front façade mansard level, replace existing slate shingles in kind and replace cornice roof with new copper. Install new copper flashing and gutters. At the front façade stoop and entry, restore original entablature and bracket details and replace in kind as needed, restore stoop roof and details, and resurface masonry stairs. At the front façade all levels, repoint

brick joints using a soft mortar mix and repair lintels and sills as required. Paint wood trim and repaint masonry surfaces as needed to match the color of the underlying stone.

APP # 21.0941 SE

164 West Newton Street: At the front façade all levels, repoint masonry joints using a soft mortar mix, restore brownstone lintels and sills to match original profile, repoint front steps, and prime and paint front steps and sidewalls to match the color of the underlying brownstone.

APP # 21.0879 SE

58 West Rutland Square: At the front façade all levels, repoint brick joints with a soft mortar mix, repair or replace brick and lintels in kind as needed, and remove and replace copper gutters and trim around windows in kind. Remove shingle mansard and replace with slate shingles. Install copper trim around the front brick doorway entrance.

APP # 21.0888 SE

225 West Springfield Street: At the front façade garden level, replace rotted wood window trim in kind.

APP # 21.0883 SE

24 Worcester Square: Restore and resurface brownstone stoop in kind.

IV. RATIFICATION OF MEETING MINUTES

5/4/2021 Public Hearing Minutes

5/12/2021 Subcommittee Public Meeting Minutes

3/11/2021 Subcommittee Public Meeting Minutes

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 5/21/2021

REVISED: 5/27/2021

REVISED: 6/01/2021

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/