



NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 8/3/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/83063888450>

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/83063888450>, or call 929-205-6099 and enter meeting id 830 6388 8450 #. 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. VIOLATIONS

APP # 22.0133 SE **3 BOND STREET**
Applicant: Garrett Goodridge
Proposed work: Rectify coring of granite for groundwater recharge system

II. DESIGN REVIEW HEARING

APP # 21.1165 SE **69 MONTGOMERY STREET**
Applicant: Guy Grassi
Proposed work: Remove existing chain link fence and section of stone wall at front yard and install new metal railing system.

APP # 22.0050 SE **599-627 COLUMBUS AVENUE**
Applicant: Albert Rodiger
Proposed work: Replace existing signage.

APP # 21.1056 SE **116 CHANDLER STREET WITHDRAWN BY APPLICANT**
Applicant: Rachel Cargo
Proposed work: Replace entry doors in kind

APP # 21.1100 SE **155 WEST BROOKLINE STREET**
Applicant: Timothy Burke
Proposed work: Install new precast lintels and sills with color to match existing, install new wood doors at main entry.

APP # 22.0054 SE **11 ST. CHARLES STREET WITHDRAWN BY APPLICANT**

~~Applicant: Timothy Burke~~
~~Proposed work: Construct new roof deck with metal rails and hatch.~~

APP # 22.0045 SE **26 YARMOUTH STREET**
Applicant: Timothy Burke
Proposed work: Construct new roof deck with metal rails and hatch.

APP # 22.0051 SE **73 APPLETON STREET**
Applicant: Paul Holland
Proposed work: Replace existing deck frame, railings, decking and rubber roof in the same footprint.

APP # 21.1176 SE **133 WEST CONCORD STREET**
Applicant: Kimberly Holt
Proposed work: Install iron ornamental fence at front yard.

APP # 22.0018 SE **13 UPTON STREET**
Applicant: Mark Waldron
Proposed work: Construct a new roof deck and hatch.

APP # 22.0066 SE **809-811 HARRISON AVENUE**
Applicant: Joandry Vazquez
Proposed work: Remove and replace windows, replace wood molding in kind, remove awning, paint, and install new signage

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 # 22.0080 SE **117 Chandler Street:** Repair mansard in kind, re-install new soffit and fascia boards, install new crown molding to match existing, prime and paint to match.

APP # 21.1112 SE **431 Columbus Avenue:** Repair existing trim, repair roof.

APP # 21.1111 SE **499 Columbus Avenue:** Replace roofing on mansard with slate-like shingles, replace from gutter with new copper gutter.

APP # 22.0064 SE **10 Milford Street:** Spot repoint with type "N" mortar, repair damaged lintels and sills and paint with Benjamin Moore HC-69.

- APP # 22.0054 SE** **11 St. Charles Street:** Repair and restore existing trim at front door overhang, install new single ply membrane roof
- APP # 21.1140 SE** **80 West Concord Street:** Repoint at rear façade with type “N” mortar.
- APP # 22.0065 SE** **214 West Canton Street:** Repair 2nd floor bay wing, remove existing roofing and replace with EPDM rubber roof with edge flashing, fascia, and soffit, prime and paint to match existing.
- APP # 22.0030 SE** **161 West Newton Street:** Repaint front portico, windows and brick moldings to match existing, replace copper gutters and downspouts in kind. Replace two aluminum 1-over-1 double hung windows with new wood 2-over-2 windows in garden level of Bow. Restore five original wood 2-over-2 double hung windows at floors 1 and 2. Replace aluminum storm windows at same, replace five wood 2-over-1 double hung windows with new wood 2-over-2 double hung windows to match.
- APP # 21.1088 SE** **165 West Newton Street:** Replace seven non-original windows at 2nd and 3rd floor with wood windows. Repoint, repair roofline trim with like kind details and materials, repair mansard roof shingles using original units and like kind as necessary.
- APP # 22.0082 SE** **76 West Rutland Square #101:** Remove three non-original double hung wood windows in kind with three new construction non-clad double hung windows. Paint windows and trim to match existing, with exterior grates to remain.

IV. ADVISORY REVIEW

1395 WASHINGTON STREET

Proposed work: Demolish existing 1-story commercial structure and erect a 7-story mixed-use structure with ground floor retail.

V. RATIFICATION OF MEETING MINUTES

- 7/6/2021 Public Hearing Minutes
- 7/7/2021 Subcommittee Public Meeting Minutes
- 7/19/2021 Subcommittee Public Meeting Minutes

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 7/23/2021

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/