



NOTICE OF PUBLIC HEARING

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

DATE: 2/2/2021
TIME: 5:30 PM
PLACE: <https://us02web.zoom.us/j/83369095698>

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/83369095698>, or call 929-205-6099 and enter meeting ID 833 6909 5698 #. You can also submit written comment to 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 # 21.0413 SE 34 EAST SPRINGFIELD STREET

Applicant: Mathieu P. Zahler/ 34 East Springfield LLC
Proposed work: At the front façade all levels, reconstruct brick façade. At the stoop and entry, construct new entry hood, install new stoop handrail, and install new fire alarm beacon/ bell. At the garden level, install new entry door. At the front façade mansard level, replace wood shingles at dormer with new asphalt shingles. 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. See additional items under Administrative Review.

**~~APP # 21.0486 SE 543 MASSACHUSETTS AVENUE:~~
~~MOVED TO ADMINISTRATIVE REVIEW~~**

~~Applicant: Michelle Moore
Proposed Work: At the second level of the front façade and rear façade which faces a public street, replace four (4) historic segmental-arched-headed, two-over-two, wood windows in kind.~~

APP # 21.0495 SE 541 MASSACHUSETTS AVENUE

Applicant: KJ Capital 541 Mass Ave LLC
Proposed work: At the front façade parlor level, replace two non-historic stained glass windows with two-over-two windows with transoms. At the front façade second, third, and mansard levels replace six (6) historic two-over-two wood

~~windows (moved to Administrative Review).~~ Continued from 1/5/2021 Public Hearing: At the rear façade which faces a public street, construct a metal spiral staircase; create two (2) new window openings at the rear ell; replace a door with a glass door. See additional items under Administrative Review.

APP # 21.0499 SE

23 UPTON STREET

Continued from 1/5/2021 SELDC Public Hearing

Applicant: Next Phase Studios

Proposed work: At the front façade parlor and second levels, replace five (5) historic windows. At the front garden/ areaway, replace the garden entry door.

APP # 21.0504 SE

27 GRAY STREET

Applicant: Architectural Window Corporation

Proposed work: Reconfigure the front recessed entrance. Relocate existing entry doors at outside entrance of front elevation and install in new frame with transom.

APP # 21.0576 SE — **2 CLARENDON SQUARE**
MOVED TO ADMINISTRATIVE REVIEW

Applicant: RMX Group

Proposed work: At the roof, replace slate shingles with composite shingles.

APP # 21.0549 SE

551 COLUMBUS AVENUE

Applicant: 551 Columbus Avenue Boston MA

Proposed work: At the front stoop and garden, replace existing non-historic railings and historic fence. At the garden level windows, excavate area for egress and install a cistern. Remove three (3) windows and modify the openings for egress. See additional items under Administrative Review.

APP # 21.0553 SE — **130 PEMBROKE STREET**
MOVED TO ADMINISTRATIVE REVIEW

Applicant: Michael Gosselin

Proposed work: At the front façade third level (below the mansard) replace three (3) historic two-over-two wood windows in kind. At the mansard level, replace two (2) one-over-one and one (1) two-over-two historic wood windows in kind.

APP # 21.0554 SE — **23 DARTMOUTH STREET**
MOVED TO ADMINISTRATIVE REVIEW

Applicant: Spencer, Sullivan & Vogt

Proposed work: At the existing stoop railings, install a new railing cap. See additional items under Administrative Review.

APP # 21.0579 SE

194-200 SHAWMUT AVENUE

Applicant: Stanhope Garage, Inc.

Proposed work: Install granite curbing at select planting beds along East Berkeley Street and Shawmut Avenue.

APP # 21.0584 SE — **209 WEST SPRINGFIELD STREET**
WITHDRAWN BY STAFF

Applicant: Abacus Builders & General Contractors

Proposed work: Construct a roof deck with spiral staircase.

APP # 21.0582 SE — **599 COLUMBUS AVENUE**
WITHDRAWN BY APPLICANT

Applicant: Starry, Inc.

Proposed work: At the roof level, install a radio/ antennae on mount with mast.

APP # 21.0583 SE — ~~609-627 COLUMBUS AVENUE~~
WITHDRAWN BY APPLICANT

Applicant: Starry, Inc.

Proposed work: ~~At the roof level, install a radio/ antennae on mount with mast.~~

APP # 21.0555 SE **310-348 HARRISON AVENUE**

Applicant: Whole Foods Market

Proposed work: At the rear yard/ loading dock area, construct a one-story addition.

APP # 21.0569 SE **599-627 COLUMBUS AVENUE**

Applicant: The Schochet Companies

Proposed work: ~~At the courtyard and building facades install pole-mounted light fixtures and building-mounted light fixtures~~ **(Staff determined this work is exempt from review)**. At the rear, install temporary environmental remediation sheds. Paint existing iron gate at courtyard bronze.

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. Thank you.

APP # 21.0503 SE

17 Braddock Park: At the mansard level, replace asphalt shingles with gray scalloped slate shingles, replace and repair the shelf, and replace copper gutter and flashing in kind. At the entry, replace rubber roof and install new flashing; paint wood trim at mansard, cornice, and entry. Paint all window headers and sills to match the color of the underlying brownstone (HC-69).

APP # 21.0576 SE

2 Clarendon Square: **At the roof, replace composite slate shingles in kind (moved from Design Review).**

APP # 21.0549 SE

551 Columbus Avenue: At the front façade all levels, clean, repair, and repoint façade, chimney, and cornices; repair and repaint brownstone decoration, lintels, and sills to match to color of the underlying brownstone; repair and repaint wood cornices, corbels, and trims; repair and restore front stoop. At the entry, repair and repaint overhang, corbels and trim to match the color of the

underlying brownstone; repair and refinish existing front entry door. Replace gutter and downspouts with new copper gutters and downspouts. Replace thirteen (13) non-historic windows and a door with ten (10) two-over-two and three (3) one-over-one aluminum clad new construction windows. Remove security bars at windows. Construct a roof deck and head house/ hatch (placement/ visibility to be verified by staff). *See additional items under Design Review.*

APP # 21.0554 SE **23 Dartmouth Street:** At the stoop, replace top threshold and top three treads with new cast stone treads tinted to match the color of brownstone; and replace existing deteriorated masonry newel post with new cast stone newel to match the opposite side. Chemically strip existing coating at all existing treads and stringer walls, patch as needed, and install new paint coating (KEIM “Soldalit Sol-Silicate” Exterior Paint). **At the stoop railings, install a railing cap (moved from Design Review).** Repaint railings. *See additional items under Design Review.*

APP # 21.0556 SE **64 East Brookline Street:** At the roof level, replace roof decks (visibility to be verified by staff.)

APP # 21.0413 SE **34 East Springfield Street:** At the front façade all levels, clean existing masonry; replace all brownstone lintels and sills with new cast stone lintels and sills matching the color of brownstone; remove twelve (12) non-historic one-over-one and two-over-two windows and install new construction two-over-two, double-hung aluminum-clad windows; replace gutter and downspout in kind; refurbish wood entry doors. At the front façade stoop, reset granite steps (cheek wall to remain). At the front façade garden level, refurbish steel guard rails and handrails. At the roof level, replace asphalt shingles in kind and repair and replace wood trim in kind; repoint chimney. At the rear façade dormer level, rebuild select brick courses; install new roofing; repair steel fire balcony. *See additional items under Design Review.*

APP # 21.0495 SE **541 Massachusetts Avenue:** At the front façade second level, replace two (2) non-historic aluminum windows with two-over-two new construction wood windows. **At the front façade second, third, and mansard levels replace six (6) non-historic two-over-two vinyl windows (moved from Design Review).** At the front façade garden level, replace two (2) two-light aluminum windows with two-light, new construction wood windows. At the rear façade mansard level, replace two (2) non-historic aluminum windows with two-over-two new construction wood windows. *See additional items under Design Review.*

APP # 21.0486 SE **543 Massachusetts Avenue:** **At the second level of the front façade and rear façade which faces a public street, replace four (4) non-historic segmental arched-headed, two-over-two, wood windows with new construction segmental-arched headed, two-over-two, wood windows (moved from Design Review).**

APP # 21.0501 SE **123 Pembroke Street:** At the front façade all levels, clean, repair, and repoint brick masonry joints, cornices, and chimney as requires; repair and repaint existing brownstone trim, lintels, and sills as required; repair and repaint existing wood cornices, corbels, and trims as required; repair and repaint existing railings at front stoop (black); repair and repaint entry hood, corbels, and trim at entry as requires; repair and restore front entry door and transom; repair and repaint entry door at the garden level; repair and restore existing wood frame windows; repair and restore existing trim at doors and windows; remove existing security bars at windows; replace gutters and downspouts to match existing; repair and restore existing iron fence; construct new light well in front garden to allow for proper egress from bedroom; construct a roof deck with access hatch (visibility to be verified by staff).

APP # 21.0553 SE **130 Pembroke Street:** **At the front façade third level (below the mansard) replace three (3) non-historic two-over-two wood windows with two-over-two, new construction wood windows (moved from Design Review).**

- APP # 21.0580 SE** **322 Shawmut Avenue #2:** At the front façade replace six (6) non-historic vinyl windows with new construction two-over-two, double-hung, wood windows.
- APP # 21.0539 SE** **441 Shawmut Avenue:** At the roof level, replace asphalt shingles with new architectural asphalt shingles, install new flashing, and install new wood boards around eaves/ roof edge to match existing.
- APP # 21.0572 SE** **627 Tremont Street:** At the ground level storefront, replace a non-historic wood and glass door with an aluminum and glass door to match existing in terms of configuration, details, and finish.
- APP # 21.0585 SE** **37 Worcester Street:** At the rear façade mansard level, replace asphalt shingles in kind, install new fascia boards, and install new aluminum gutter.

III. RATIFICATION OF PUBLIC HEARING AND MEETING MINUTES

- 12/01/2020 Public Hearing Minutes
 1/05/2021 Public Hearing Minutes
 1/20/2021 Public Meeting Minutes
 1/21/2021 Public Meeting Minutes

IV. SUBCOMMITTEE PUBLIC MEETING

APP # 20.0743 SE — **64 West Rutland Street**
WITHDRAWN BY STAFF

Previously reviewed at the 3/03/2020 SELDC Public Hearing
 Applicant: Embare Studio LLC
 Proposed work: Construct a roof deck and modify the rear mansard.

APP # 20.0785 SE **156 Worcester Street**

Previously reviewed at the 3/03/2020 SELDC Public Hearing
 Applicant: Handyman Pro
 Proposed work: Construct a roof deck with spiral staircase.

APP # 20.0240 SE — **7 Columbus Square**
WITHDRAWN BY STAFF

Previously reviewed at the 10/6/2020 SELDC Public Hearing
 Applicant: Aaron Weinert AIA
 Proposed work: Construct a roof deck with hatch access.

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 10:30 PM

DATE POSTED: 1/22/2021
REVISED: 2/02/2021

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/