



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 10/25/2023  
**TIME:** 5:30 PM  
**ZOOM:** <https://zoom.us/j/95253006302>

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 Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/95253006302> or calling 1 929 436 2866 US and entering meeting id # 952 5300 6302. You can also submit written comments or questions to [SouthEndLDC@boston.gov](mailto:SouthEndLDC@boston.gov).

**I. DESIGN REVIEW HEARING**

**APP # 24.0361 SE**

**252 SHAWMUT AVENUE**

Applicant: Evan Stellman  
Proposed Work: New granite stoop, ~~new front entry door, repair wood moulding at existing alcove in kind, replace existing windows, repoint brick, repair existing stone lintels & sills and paint to match masonry~~ (Moved to Administrative Review), new window well with basement windows, and work at the rear of the structure includes an addition above the cornice line that extends 5' beyond the existing rear wall for the width of the building. See additional items under Administrative Review.

**APP # ~~24.0281 SE~~**

**~~251 SHAWMUT AVENUE~~**

**MOVED TO**

**ADMINISTRATIVE REVIEW**

~~Applicant: Mark and Jennifer Goodman  
Proposed Work: Rebuild and reconfigure original stairs on Milford Street, replicate bullnose details and refinish in-kind.~~



~~APP # 24.0253 SE~~ ————— ~~480 SHAWMUT AVENUE~~ ~~REMOVED BY STAFF~~

~~Applicant: Simon Reyes  
Proposed Work: Remove and replace 10 non-original  
double hung windows at the second floor.~~

~~APP # 24.0274 SE~~ ————— ~~38 DWIGHT STREET #2~~ ~~REMOVED BY STAFF~~

~~Applicant: Sean Cryts  
Proposed Work: Remove 2 original curved sash windows  
at the garden level, and replace in kind with new wood  
2-over-2 curved sash.~~

~~APP # 24.0256 SE~~ ————— ~~764 TREMONT STREET~~ ~~MOVED TO  
ADMINISTRATIVE REVIEW~~

~~Applicant: Taylor Ferguson  
Proposed Work: Remove and replace existing roof deck  
with a new roof deck in identical footprint. See  
additional items under Administrative Review.~~

~~APP # 24.0286 SE~~ ————— ~~13 BRADFORD STREET~~ ~~REMOVED BY STAFF~~

~~Applicant: Lorelle Carlson  
Proposed Work: Reframe roof and construct new  
dormer. See additional items under Administrative  
Review.~~

**APP # 24.0364 SE** **700 ALBANY STREET**

Applicant: Regina Oliveiri  
Proposed Work: Install new exhaust air handler on the  
roof of the building. The building will increase in height  
from 172' to approximately 207'-6."

**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.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. 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 617.635.1935 or SouthEndLDC@boston.gov Thank you.

- APP # 24.0298 SE**      **24 APPLETON STREET:** Repair lintels at 2nd floor bay windows in-kind, repoint open mortar joints at front facade.
- APP # 24.0291 SE**      **36 APPLETON STREET:** Cut and point 100% of front and rear elevations, prep and paint all front window trim, repair and paint cast stone to match existing, repair and paint front steps to match existing, replace broken bricks as needed, replace rear stone sills in kind.
- APP # 24.0286 SE**      **13 BRADFORD STREET:** New exterior front door and rear, new exterior front and rear windows, repointing front facade, paint all sills, lintels and base, re-shingle roof.
- APP # 24.0278 SE**      **14-16 CONCORD SQUARE:** Remove the front mansard Shingles, trim and copper gutters/apron and repair in kind with new scalloped slate on mansard.
- APP # 24.0225 SE**      **565 COLUMBUS AVENUE:** Install new PVC lettering on existing blade sign.
- APP # 24.0335 SE**      **96 EAST BROOKLINE STREET:** Repair front steps in kind; repair/rebuild the right side wall of the steps in kind.
- APP # 24.0359 SE**      **56 EAST SPRINGFIELD STREET:** Repair dormer and roof in kind.
- APP # 24.0294 SE**      **677 MASSACHUSETTS AVENUE:** Remove chimney and rebuild with existing bricks and new mortar to match existing; Re-side existing rear shed dormer.
- APP # 24.0284 SE**      **255-257 NORTHAMPTON STREET:** Raise parapet wall height 4" around entire perimeter, match existing materiality in-kind.
- APP # 24.0281 SE**      **251 SHAWMUT AVENUE:** Rebuild and reconfigure original stairs on Milford Street, replicate bullnose details and refinish in-kind.
- APP # 24.0361 SE**      **252 SHAWMUT AVENUE:** New front entry door, repair wood moulding at existing alcove in kind, replace existing windows,



**APP # 24.0080 SE**

repoint brick, repair existing stone lintels & sills and paint to match masonry. *See additional items under Design Review.*

**260 SHAWMUT AVENUE:** Replace non-original front doors with new mahogany double doors to match the adjacent doorway at 258 Shawmut Ave, replace existing storefront glass in-kind, install new wood molding at existing lower storefront panels to match original, repair storefront in-kind, repair existing brick landing in-kind.

**APP # 24.0029 SE**

**441 SHAWMUT AVENUE:** Remove two 3rd floor non-historic windows and replace with 2-over-2 flat front wood exterior windows. Paint all windows black to match existing. *Continued from 8/14/2023 SELDC Hearing.*

**APP # 24.0256 SE**

**764 TREMONT STREET:** Remove and replace existing rubber roof, Remove and replace existing mansard roof with architectural shingles, remove and replace existing gutter, remove and replace existing trim boards with identical new trim boards. Remove and replace existing roof deck with a new roof deck ~~in identical footprint.~~

**APP # 24.0241 SE**

**13 WELLINGTON STREET:** At front stairs and curb walls, chip hollow cement and repair in-kind, repaint to match existing.

**APP # 24.0271 SE**

**116 WEST CONCORD STREET:** Repair/repoint brick facade in kind.

**APP # 24.0252 SE**

**126 WEST CONCORD STREET:** Repoint front facade in kind; Paint sills and lintels in kind.

**IV. RATIFICATION OF 8/14/23 AND 9/18/23 MEETING MINUTES; 9/15/2023 SUBCOMMITTEE MEETING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED: 10/13/2023**

**SOUTH END LANDMARK DISTRICT COMMISSION**

Members: John Amodeo, John Freeman, Vacancy, Vacancy, Vacancy  
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)/



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

*Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons  
with Disabilities/ Architectural Access Board/*