



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

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BOSTON, MA

NOTICE OF PUBLIC HEARING

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

DATE: Tuesday, June 6, 2017
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

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 5:30 PM

- 17.1255 SE 375 Columbus Avenue
Applicant: Dawn Carmo - Manager
Proposed Work: Install fence along front and side gardens.
- 17.860 SE 22 Concord Square
Applicant: Brad Richards – General Contractor
Proposed Work: Install 2 HVAC units on roof (continuation).
- 17.1264 SE 15 Dartmouth Place
Applicant: Gerry DiPierro – General Contractor
Proposed Work: Construction of roof deck.
- 17.1188 SE 477-481 Harrison Avenue
Applicant: John Holland - Manager
Proposed Work: Construct a new residential 6th floor penthouse on top of an existing 5-story building.
- 17.1231 SE 688 Massachusetts Avenue
Applicant: Maritza Melendez – Management Agent
Proposed Work: Install hand rails at front stoop.
- 17.1181 SE 516 Shawmut Avenue
Applicant: Ric Woznak - Owner

Proposed Work: Construct roof deck with iron railing.

17.1269 SE

544 Tremont Street

Applicant: Stephen J. Morrison, DMD - Owner

Proposed Work: Install blade sign.

17.1247 SE

596 Tremont Street

Applicant: Eric Parkes - Architect

Proposed Work: Construct new roof deck.

17.1272 SE

808 Tremont Street

Applicant: Kate Gilbert – Public Arts Organization

Proposed Work: Create temporary mural on south facing façade.

17.1268 SE

193 West Brookline Street

Applicant: Dartagnan Brown - Architect

Proposed Work: Install new roof deck; repair slate roof; repoint brick; paint brownstone; replace all existing windows with 2/2 wood windows; repair and repaint metal garden rail.

17.1274 SE

236-238 West Canton Street

Applicant: David McGrath - Contractor

Proposed Work: Replace existing stucco wall and repaint in kind.

17.1249 SE

85 West Newton Street

Applicant: Vanessa Caldero-Rosado – CEO, Inquilinos Boricuas en Accion

Proposed Work: Full repointing of the building; new windows and louvers, new doors; repair to existing stone steps, new signage; new exterior lighting; two one-story additions on either side of the tabernacle

- 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.

- 17.1237 SE 20 Appleton Street: Replace 4 bowed 2/2 wood windows in kind. Replace 1 2/2 wood window in kind.
- 17.927 SE 104 Appleton Street: Replace two 1/1 wood windows with two 2/2 wood windows.
- 17.1242 SE 7 Bradford Street: Repair masonry and dormer, replace gutter, shingle roof and rubber dormer roof. All work in kind.
- 17.1254 SE 26 Chandler Street: Repoint, replace spalled bricks and repair sills and lintels in kind.
- 17.1273 SE 533-535 Columbus Avenue: Repair mortar on front elevation; cut and point mortar joints on side front and side elevations, replace deteriorated wood trim on the dormers, at the oriel, and at the cornice, paint metal fire escapes, repair flat copper roofs and painted copper bay window. All work done in kind.
- 17.1255 SE 375 Columbus Avenue: Install fence along front and side gardens.
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- 17.1210 SE 41 Dwight Street: Construct a roof deck.
- 17.1175 SE 72 East Brookline Street: Rebuild canopy roof; install new light fixtures; repair door; repair front windows; install storm windows; repair dormer; strip cornice; install copper gutter; install insulation; rebuild brickwork; remove cracked masonry; repair and repaint sills and lintels; repair and repoint stoop; rebuild brick arches; patch facade cracks; reconnect downspout; repair fire balconies.
- 17.1251 SE 101 East Brookline Street: Replace EPDM roof, copper gutter, and drip edge in kind.
- 17.1211 SE 19 Holyoke Street: Remove 3 casement windows and wood trim at mansard dormer. Install 3 2/2 double hung windows and appropriate wood trim. (emergency repair).
- 17.1271 SE 491-495 Massachusetts Avenue: Repair soffit and fascia, wood trim and replace downspout in kind.
- 17.1209 SE 536 Massachusetts Avenue: Replace 2 front facing 1/1 vinyl windows with 2/2 aluminum clad windows, replace 2 front facing narrow 1/1 vinyl windows with 1/1 aluminum clad windows. Replace 2 rear facing 1/1 vinyl windows with 2/2 aluminum clad windows.
- 17.1265 SE 565 Massachusetts Avenue: Install roof access hatch and build new roof deck.
- 17.1252 SE 683 Massachusetts Avenue: Rebuild deteriorated front masonry columns and wooden door hood in kind.
- 17.1215 SE 12 Lawrence Street: Replace scalloped slate and copper snow belt on mansard in kind.
- 17.1216 SE 12.5 Lawrence Street: Replace scalloped slate and copper snow belt on mansard in kind.
- 17.1191 SE 73 Montgomery Street: Replace 10 2/2 aluminum windows with 10 2/2 aluminum clad windows.
- 17.1245 SE 141 Pembroke Street: Replace 1 2/2 wood window in kind.
- 17.1056 SE 57 Rutland Square: Replace mansard slate in kind, front gutter in kind, and 2 vinyl windows with 2 2/2 wood windows.
- 17.1262 SE 2 Saint Charles Street: Paint front stoop and sills and lintels an appropriate color. (Resolution of VIO.SE.114)
- 17.1236 SE 505 Shawmut Avenue: Replace 3 1/1 aluminum windows with 2/2 aluminum clad windows.
- 17.1259 SE 532 Tremont Street: Restore dormer and eave in kind, install new in kind gutter, repoint.
- 17.1267 SE 613 Tremont Street: Replace 2/2 windows with 2/2 wood windows, replace windows on rear top floor in kind, replace wood railing on roof deck with simple iron rail system.

- 17.1118 SE 15 Union Park: Replace rubber roof and curved copper gutter in kind (emergency repair).
- 17.1180 SE 188 West Canton Street: Replace 7 1/1 aluminum windows with 7 2/2 aluminum clad windows.
- 17.1193 SE 197 West Canton Street: Replace casement windows at mansard with wood double hung windows.
- 17.1241 SE 207 West Canton Street: Repoint façade, paint and repair windows in kind.
- 17.1275 SE 238 West Canton Street: Remove 6 2/2 aluminum windows; replace with 6 2/2 aluminum clad windows.
- 17.1187 SE 123 West Newton Street: Restore dormer and woodwork; replace slate on mansard roof; replace cornice roof with standing seamed copper; install all new copper flashing and gutters; paint wood and masonry. All work in kind.
- 17.1222 SE 128 West Newton Street: Replace copper gutter, repair soffit, lintels, and sills in kind.
- 17.1218 SE 165 West Newton Street: Repair cornice in kind and replace copper gutter in kind.
- 17.1227 SE 99-101 West Springfield Street: Replace mansard roof fascia in kind and reclad mansard in simulated slate (emergency repair).
- 17.1240 SE 202 West Springfield Street: Replace 3 2/2 wood windows in kind and 2 1/1 windows in kind.
- 17.1238 SE 34 Worcester Square: Replace 2 1/1 aluminum windows with 2/2 clad windows.
- 17.1234 SE 34 Worcester Square: Replace 4 1/1 aluminum windows with 2/2 clad windows. Replace 2 1/1 aluminum windows with 1/1 clad windows.
- 17.1235 SE 34 Worcester Square: Replace 3 1/1 aluminum windows with 2/2 clad windows.
- 17.1253 SE 71 Worcester Street: Rebuild front steps and sidewalls in kind.

III. RATIFICATION OF 5/2/2017 PUBLIC HEARING MINUTES

IV. OFFICER ELECTIONS

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 24 May 2017

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon

Alternate: Peter Sanborn

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/