



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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

NOTICE OF PUBLIC HEARING - REVISED

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

DATE: Tuesday, August 1, 2017
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

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BOSTON, MA

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

- 18.022 SE 354 Harrison Avenue – Public Sidewalk
Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
Proposed Work: Replace existing black pendant style light post with a similar fluted black metal light post and pendant light to include a decorative pole base and an antenna enclosure extending approximately 7 feet above the height of the existing post.
- 18.023 SE 380 Harrison Avenue – Street Median
Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
Proposed Work: Replace existing concrete light post with a similar metal double standard light post painted to look like concrete to include a decorative pole base and an antenna enclosure extending approximately 7.8 feet above the height of the existing post.
- 18.048 SE 40 Berkeley Street
Applicant: David Snell
Proposed Work: Install exterior lighting; patch and paint underside of concrete fins; at Berkeley Street install a new walk-up window in masonry wall; and at Gray Street elevation replace mechanical access door with a metal louver, and replace an existing louver over entry door with an arched window (*see also Administrative Review/Approval work below*).
- 18.002 SE 46 Union Park
Applicant: Brian Hasaltine
Proposed Work: At front façade replace door below stoop.

- 17.1483 SE 23 Dwight Street
Applicant: Monika Pauli
Proposed Work: Replace existing roof deck framing and railing.
- 17.1439 SE 18 Appleton Street
Applicant: Ralph Fitzgerald
Proposed Work: At front façade expand width of steps to lower level (*see also Administrative Review/Approval work below*).
- 18.042 SE 155 Warren Avenue
Applicant: Dave Madson
Proposed Work: At front façade lower window sills at garden level and create a recessed planting bed; restore existing ornamental fence; install new ornamental railing at stairs; install new wood and insulated glass entry doors; and at roof install headhouse, roof deck and mechanical equipment (*see also Administrative Review/Approval work below*).
- 17.1495 SE 167 West Brookline Street
Applicant: Sean Kennedy
Proposed Work: At front façade, re-open existing window well and create light well with double-hung wood window.
- 17.1489 SE 140 Chandler Street
Applicant: Sean Kennedy
Proposed Work: Extend existing roof deck to the rear of the building; install new decking and black iron railing.
- 18.021 SE 160 West Concord Street
Applicant: Adam Grassi
Proposed Work: Install new HVAC units on roof (*see also Administrative Review/Approval work below*).

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.

- 17.1316 SE 5 Appleton Street: At front façade replace three two-over-two aluminum second story windows with two-over-two aluminum clad windows.
- 17.1439 SE 18 Appleton Street: At front façade repair front entry steps with a tinted cementitious stucco, and repoint garden walls with a soft, lime mortar (*see also Design Review work above*).
- 17.1499 SE 20 Appleton Street: At front façade restore front entry doors and transom.
- 18.048 SE 40 Berkeley Street: Refurbish three sets of existing entry doors and replace one set in-kind (*see also Design Review work above*).
- 18.040 SE 21 Claremont Park: At front façade replace three first story and three second story one-over-one wood windows in-kind.
- 17.1324 SE 69 Dartmouth Street: Repair front steps with a tinted cementitious stucco.
- 18.004 SE 53 Gray Street: At front façade replace non-historic casement window at third story with two, two-over-two aluminum clad windows.
- 18.020 SE 41 Milford Street: At front façade replace two two-over-two wood first story windows with two-over-two wood windows; replace one two-light wood garden level window with a two-light wood window; and replace wood trim in-kind.
- 18.008 SE 133 Pembroke Street: At front façade replace deteriorated wood at dormers in-kind; and repaint wood trim, window headers and sills to match existing color.
- 18.057 SE 33 Rutland Square: At front façade replace wood trim at Mansard windows in-kind.
- 18.055 SE 46 Rutland Square: Repair rubber membrane roof.
- 18.047 SE 12 St. Charles Street: Re-point masonry at front façade and repair brownstone with a cementitious stucco.
- 17.1519 SE 259 Shawmut Avenue: At front façade install blue stone pavers at patio.
- 17.1494 SE 435 Shawmut Avenue: Replace rubber and asphalt roof, and roof deck frame in-kind.
- 18.043 SE 613 Tremont Street: Repoint front façade with mortar matching the color, texture and tooling of the existing mortar and repair dormer.
- 17.1488 SE 671 Tremont Street: At front façade replace existing window signage to reflect name of new business.
- 17.1398 SE 51 Union Park: At front façade repoint masonry with Type N mortar matching the color texture and tooling of the existing mortar; re-paint sills lintels and trim to match existing color; replace asphalt shingles at Mansard roof with slate; and install new copper gutter and downspout.
- 18.041 SE 54 Waltham Street: Remove rotted portions of dormer trim and dental moldings in-kind.
- 18.058 SE 41 Warren Avenue: Replace black rubber membrane roof in-kind.
- 18.028 SE 125 Warren Avenue: At front façade replace eight, two-over-two wood replacement windows with aluminum clad two-over-two windows; and at lower level replace non-historic six-panel wood replacement door with a wood four-panel door.
- 18.042 SE 155 Warren Avenue: Repair front entry stairs and replace all wood windows in-kind (*see also Design Review work above*).
- 17.1516 SE 1666 Washington Street: At front façade repair and re-paint entry stoop; repair and re-paint entry bay panels; repair and refinish entry door.
- 17.1501 SE 1740 Washington Street: At the left side wall repoint masonry with mortar matching the color, texture and tooling of the existing mortar.
- 18.026 SE 214 West Canton Street: At front façade replace two, two-over-two first story wood replacement windows with aluminum clad two-over-two windows, and replace one double casement window with two aluminum clad one-over-one windows.
- 18.003 SE 216 West Canton Street: At front façade replace two non-historic two-over-two wood first story windows with two-over-two wood windows.
- 17.1385 SE 238 West Canton Street, Unit 5: At front façade and side elevation replace seven aluminum third story windows with aluminum clad windows.

- 18.067 SE 238 West Canton Street, Unit 3: At front façade and side elevation replace four aluminum first story windows with aluminum clad windows.
- 18.037 SE 238 West Canton Street, Unit 2: At side elevation replace four one-over-one aluminum first ground level windows with aluminum clad windows.
- 18.021 SE 160 West Concord Street: Repair existing window frames and sashes (*see also Design Review work above*).
- 17.1455 SE 119 West Newton Street: At front façade replace all aluminum windows with aluminum clad windows.
- 18.044 SE 125 West Newton Street: At front façade restore dormer and woodwork; replace slate on Mansard roof in-kind; replace cornice roof with standing seam copper; install new copper flashing and gutters; and re-paint wood and stone trim to match existing colors.
- 17.1492 SE 133 West Newton Street: At front façade replace all aluminum windows with aluminum clad windows.
- 18.050 SE 216 West Springfield Street: At front facade replace five double-hung second story vinyl windows with aluminum clad double-hung windows.
- 18.039 SE 88 Worcester Street: At front façade replace rotted wood at fascia and soffit in-kind and replace black rubber membrane roof in-kind.

III. RATIFICATION OF 6/6/2017 & 7/5/2017 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

- 17.1387 SE 3 Haven Street
Update: Replace existing building entrance security gate with a new wooden entry door.

V. ADVISORY REVIEW

Boston Medical Center draft preservation plan.

VI. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 19 July 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/