



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

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

DATE: January 3, 2012
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

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 public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

5:30 **REVIEW OF ARCHITECTURAL VIOLATIONS**

52 Union Park: Work on a roof deck that exceeds the scope of repair work that was administratively approved by the Commission in August 2011. Only the replacement of deck floor boards was approved. This roof deck is highly visible from the public way.

35 Union Park: Installation of hooded vent, spigot and sprinkler connection through cheek wall of front stoop, done without SELDC review or approval. Repainting of stoop in a whitish color that does not approximate the color of the unpainted stone.

DESIGN REVIEW APPLICATIONS

6:00
Application: 10.211 SE
Applicant: **700 Harrison Avenue**
Daniel Hubbard, property manager: Continuation of October 2009 review. Install signage for three retail spaces.

6:15
Application: 12.533 SE
Applicant: **20 Worcester Square**
Frank Wolfe, contractor: Continuation of December 2011 review. Dismantle and reconstruct front stoop.

6:30
Application: 12.559 SE
Applicant: **677 Massachusetts Avenue, Unit #2**
Steve Rodman, property owner: Replace two 2/2 windows of uncertain age.

6:45
Application: 12.635 SE
Applicant: **258 Shawmut Ave**
John Spagnoletti, Property Manager: Install an ornamental security gate behind this address. The gate will attach to the corner of the building and to a new post. The gate will be 6'4" tall and as wide as the alley passage way.

(over)

DESIGN REVIEW APPLICATIONS

7:00

Application: 12.644 SE
Applicant:

190 West Springfield Street

Gerry DiPierro, contractor: Install roof deck. Repair chimney. Repair rear dormer (may be visible from public way). Other work at rear (exempt).

7:15

Application: 12.645 SE
Applicant:

103 Warren Avenue

Gerry DiPierro, contractor: Replace slate roof in kind. Age and condition of slate uncertain. Install copper gutters and downspouts. Install rubber roofing on dormers and cornice shelf.

7:30

Application: 12.646 SE
Applicant:

34 Appleton Street

Gerry DiPierro, contractor: Replace existing stoop. Replace main door and transom. Install new metal railing at stoop. Replace bluestone slab at base of stoop.

7:45

Application: 12.647 SE
Applicant:

32 Milford Street

Jeffrey Wheeler, property owner: Remove roof deck, replace membrane on flat roof and install new roof deck.

8:00

Application: 12.648 SE
Applicant:

185 West Brookline Street

name, title: Restore front area fence. Install new iron railings on stoop. Repair/restore woodwork at mansard roof. Install roof deck.

8:15

Application: 11.851 SE
Applicant:

1313 Washington Street

Dana Warren, property manager: Continuation of May 2011 review. Install canopy at main entrance, over public sidewalk.

8:30

Application: 12.643 SE
Applicant:

728-740 Tremont Street (New Hope Baptist Church)

Gary Hendren, architect: Conversion of former church building into residential condominiums. Exterior work will involve (but not be limited to) changes to the roof and to the Worcester Street elevation, with lesser changes to the Tremont Street and West Concord Street elevations. Changes to the elevation facing the private alley are not subject to SELDC review.

9:15

ADMINISTRATIVE REVIEW

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 the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.

12.593 SE: 25 Worcester Square, Unit #5: Replace three modern wood windows in attic bay with new wood windows. Wide central window will be 2/2 and narrow flanking windows will be 1/1.

12.649 SE: 589 Tremont Street: Replace four insulated glass 2/2 and 1/1 windows with aluminum clad 2/2 and 1/1 windows.

PROJECTED ADJOURNMENT: 9:30 P.M.

Date posted: December 23, 2011

Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)

For additional information, please contact South End Landmark District Commission staff at 617-635-3850