



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: Tuesday, May 3, 2011
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

ADVISORY REVIEW

5:30 – 6:00

740 Tremont Street (New Hope Baptist Church)

Michael Minkoff, prospective buyer; Gary Hendren, architect; Mary Feeney, representative of current owner - New Hope Baptist Church: Proposed redevelopment of church building into residential condominiums, with changes to window openings, entryways and doors, roofline, landscaping and other elements.

DESIGN REVIEW APPLICATIONS

6:00 – 7:00

Application: 08.965 SE

Applicant:

Massachusetts Avenue Reconstruction Project from Albany Street to St Botolph Street

Bill Egan, Chief Civil Engineer, Public Works Department:
Request for changes to project that was approved by SELDC in May 2008.

(1) Proposed change concerns the MBTA-owned bridge that carries Massachusetts Avenue over the Orange Line tracks. Proposal is to replace existing brick sidewalks at this bridge with concrete sidewalks that have a brick accent strip.

(2) Proposed change concerns roughly 25 percent (2,100 feet of the 8,600 feet) of the reconstructed Massachusetts Avenue sidewalks between Albany Street and St Botolph Street. Proposal is to install 3-inch wide gray colored thermoplastic strips on portions of the sidewalk to visually delineate changes in the cross slope of the sidewalk, as required by the Architectural Access Board.

(over)

DESIGN REVIEW APPLICATIONS

7:00 – 7:15

Application: 11.851 SE
Applicant:

1313 Washington Street

Steve Brown, property manager: Install an approximately 9 foot by 16 foot strip of granite pavers between the main entry and the curb, where the brick public sidewalk now exists. Install an awning covering the same approximately 9 foot by 16 foot strip.

7:15 – 7:30

Application: 11.917 SE
Applicant:

33 Claremont Park

Henry Joseph, contractor: Reopen two blocked window openings at the second story of the elevation facing Southwest Corridor Park. Install 1/1 wood exterior windows, along with storm windows, in these openings. Replace upper wood panel in front door with multipane color glass, similar to original door at 1 Claremont Street. Install a semicircular clear glass transom, with the number 33 in gold or silver, at the front of the open-air vestibule, where a transom once existed.

7:30 – 7:40

Application: 11.918 SE
Applicant:

1651 Washington Street

Anil Mezini, business owner: Install storefront awning with signage.

7:40 – 7:50

Application: 11.919 SE
Applicant:

105 East Berkeley Street

Peter Crossley, tenant: Install blade sign.

7:50 – 8:00

Application: 11.920 SE
Applicant:

1387 Washington Street, Penthouse 5

John Holland, contractor: Install headhouse and roof deck.

8:00 – 8:10

Application: 11.921 SE
Applicant:

29 Braddock Park

Jonathan Parkes, property owner: Install roof hatch and roof deck.

8:10 – 8:20

Application: 11.922 SE
Applicant:

70 West Rutland Street

Niall Quigley, contractor: Remove roof deck and roof, rebuild both.

8:20 – 8:30

Application: 11.923 SE
Applicant:

49 Lawrence Street

Sean Kennedy, contractor: Install roof deck.

8:30 – 8:40

Application: 11.924 SE
Applicant:

173 Warren Avenue

Sean Kennedy, contractor: Install roof deck.

(over)

8:40

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.

11.841 SE: 16 Braddock Park: Repoint brickwork and brownstone steps, apply sealant to brickwork, restore lintels and sills, repair two steps, prepare and repaint wood trim, repair cracks in bluestone walkway, repair and repaint garden wall.

11.850 SE: 55 Clarendon Street: Replace nine aluminum 1/1 windows with aluminum clad wood 2/2 windows, install mesh half screens. Replace two below-ground level aluminum awning windows.

11.925 SE: 35 Rutland Square: Repaint brownstone. Rebuild inappropriate 1980s door hood to match historically-correct adjacent properties.

11.926 SE: 22 Holyoke Street: Repair and repaint brownstone stoop.

11.927 SE: 146 Worcester Street, Unit 3: Replace three aluminum 1/1 windows in kind. Other 1/1 windows were approved for this building in 2009.

11.928 SE: 5 Cazenove Street: Repair and repaint masonry, repair fascia and soffit, install new copper gutter and downspout.

11.929 SE: 51 Dwight Street: Repoint brick masonry, repaint brownstone lintels/sills and stoop.

11.930 SE: 157 West Brookline Street: Replace three 1980s windows with aluminum 2/2 windows with mesh half screens. Low E glass must have no tint and have normal reflectivity.

8:50

REVIEW OF ARCHITECTURAL VIOLATIONS

435 Massachusetts Avenue: Reconstruction of the storefronts on both the Massachusetts Avenue and Columbus Avenue elevations of the building, done without prior review or approval of the Commission. (Continuation of this violation hearing, first heard at the February 2011 SELDC public hearing.)

77 West Brookline Street: Removal of front windows as well as reconstruction and enlargement of a rear dormer visible from a public way, done without prior review or approval of the Commission.

78 Montgomery Street: Installation of two mechanical units on the rooftop, done without prior review or approval of the Commission.

664 Tremont Street: Installation of a storefront canopy with signage, internally lit, done without prior review or approval of the Commission.

5 Concord Square: Installation of two white PVC vent pipes in the cheek wall of the exterior stairway, done without prior review or approval of the Commission.

PROJECTED ADJOURNMENT: 9:50 PM

Date posted: April 22, 2011

cc: 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.