



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • 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, February 1, 2011
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL
CURLEY ROOM – CITY COUNCIL CHAMBERS, 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 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

DESIGN REVIEW APPLICATIONS

5:30 – 5:45

Application: 11.055 SE
Applicant:

10 Ringgold Street (Ringgold Park)

Cathy Baker-Eclipse, project manager; Sean Sanger, designer: Redesign of the existing central ellipse at Ringgold Park, including new water features, seating, paving and landscaping within the ellipse. Project was heard as an advisory review in January 2011.

5:45 – 6:00

Application: 11.684 SE
Applicant:

1145 Washington Street (Project Place Gatehouse)

Suzanne Kenney, executive director; David Tabenken, architect: Install low-profile cooling tower on roof of building completed in 2007. Extend existing metal panel screen wall to enclose proposed cooling tower. Screen wall extension will rise 36 inches above the parapet wall.

6:00 – 6:15

Application: 11.686 SE
Applicant:

588 Tremont Street

John Dragat, buyer; Paul Curtis, architect; Mary Harris, owner: Replace existing concrete stoop, railing and fence. Replace door at center of bay, garden level, with a window that fits the original opening. Replace all windows, currently aluminum 1/1. Reopen 2 window wells. Add cornice to oriel window. Repair brownstone trim and repoint as necessary. Repair existing roof deck.

6:15 – 6:30

Application: 11.687 SE
Applicant:

85 Pembroke Street

Eben Kunz, architect; Houssam Hassan, owner: Repoint front and rear facades with mortar to match original. Refurbish oriel window that overhangs side alley. Repair windows as needed. Install roof deck.

6:30

REVIEW OF ARCHITECTURAL VIOLATIONS

153 West Canton Street: Installation of satellite dish on roof, visible from the public way, done without SELDC review or approval.

(over)

ADVISORY REVIEW

6:45 – 7:45

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.

SELDC POLICY REVIEW

7:45 – 8:30

Roof Deck Railing Systems: Commission discussion of the type of roof deck railing systems allowable in the South End Landmark District.

8:30 – 9:00

Architectural Violations: Commission discussion of the process for architectural violations when one or more non-reported violations are found to be in close proximity of a newly-reported architectural violation.

9:00

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.

09.234 SE: 3 Bradford Street: Extension of January 2009 Certificate of Design Approval for the construction of a rear dormer only. The proposed front dormer was denied without prejudice in the 2009 CDA and remains denied without prejudice.

11.677 SE: 12 East Springfield Street: Replace existing copper radial gutter and straight downspout in kind.

11.681 SE: 221 West Canton Street, Unit 2: Replace 3 aluminum 2/2 windows at garden level front in kind. Replace 3 windows at rear, which does not directly face a public way.

11.682 SE: 57 Rutland Square, Unit 1: Replace 2 wood 2/2 windows, approximately 20 years old, on the front elevation, with in kind windows. Replace 3 windows at rear, which does not face a public way.

11.683 SE: 12 Braddock Park, Unit 1: Replace non-original door under the stoop with a black iron gate. Replace window grilles (exempt from SELDC review).

11.688 SE: 154-156 Worcester Street, Unit 5: Replace 6 aluminum 2/2 windows with aluminum clad wood 2/2 windows. Replace 1 door and 2 windows at rear, and 2 windows at side elevation, which do not directly face a public way.

11.689 SE: 21 Milford Street, Unit 3: Replace 2 wood 2/2 thermopane windows in attic dormer, in kind.

PROJECTED ADJOURNMENT: 9:15 p.m.

Date posted: January 20, 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.