



# 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, October 5, 2010  
**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

### DESIGN REVIEW APPLICATIONS

5:30 – 5:45

Application: 11.247 SE  
Applicant:

#### 526 Massachusetts Avenue

**Peter Borgemeister, architect / Caleb Clapp, property owner:** Replace pre-cast front steps, repair wheelchair lift, repoint brick, repair masonry, repair iron handrails, replace wood trim, replace copper gutter, replace asphalt shingle roof, repair and repaint windows, refinish doors and repaint all wood..

5:45 – 6:00

Application: 11.280 SE  
Applicant:

#### 74 East Brookline Street

**Roy Mateza, contractor:** Replicate door hood that collapsed, reset collapsing bricks where door hood had been located.

6:00 – 6:15

Application: 11.290 SE  
Applicant:

#### 567 Tremont Street (St. Cloud Condominium)

**Donald Ferrera, contractor:** Replace 1980s aluminum windows, which have a 1¼ inch wide exterior muntin, with in-kind windows.

6:15 – 6:30

Application: 11.321 SE  
Applicant:

#### 27 Gray Street

**Darin Mardock, architect:** Replace wood windows, refurbish doors, repair brownstone if needed, repoint bricks if needed, repair and paint dormer.

6:30 – 7:30

Application: 10.1061 SE  
Applicant:

#### 1759-1769 Washington Street (Ivory Bean House)

**Graham Parker, property owner representative:** Continuing review of proposed demolition of Ivory Bean House.

(over)

REVIEW OF STANDARDS & CRITERIAProposal to change the South End Landmark District Commission Standards and Criteria, submitted by Isabella Allen of 3 Bradford Street, concerning her past application to change a front roof dormer at her property

8:15

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.*

**11.244 SE: 130 Appleton Street:** Replace four aluminum 2/2 windows in kind, with trapezoidal-profile muntins.

**11.245 SE: 6 Wellington Street:** Replace three deteriorated wood windows in dormer in kind, with a 2/2 center window with trapezoidal-profile muntins, flanked by narrow 1/1 windows. Replace four windows at rear (exempt from SELDC review).

**11.246 SE: 515 Shawmut Avenue, #4:** Replace six aluminum 1/1 windows in kind. Window openings are small, not typical row house window openings.

**11.268 SE: 473 Massachusetts Avenue:** Repair, caulk and repaint wood around dormer. Secure approximately 10 loose slates, secure and clean loose gutter. If gutter needs to be replaced, it will be done in kind and painted a dark color.

**11.273 SE: 542 Massachusetts Avenue:** Repair and repaint damaged steps, which were coated in the past, paint color Benjamin Moore HC-69. Repair and repaint wood trim. Repair and repaint masonry window trim.

**11.298 SE: 32 Braddock Park:** Repoint masonry. Mortar joints will not be damaged during mortar removal. New mortar shall match original in color, texture, joint width and profile. If any bricks are found to be in need of replacement, they will be replaced in kind with salvaged brick from other South End projects.

**11.314 SE: 108 Chandler Street:** Replace six aluminum 2/2 windows in kind, with trapezoidal-profile muntins. Install wire mesh half screens. Replace five aluminum 2/2 windows at rear (facing Lawrence Street) in kind, with trapezoidal-profile muntins.

**11.315 SE: 619-621 Columbus Avenue:** Selective repointing of masonry. Mortar joints will not be damaged during mortar removal. New mortar shall match original in color, texture, joint width and profile. Repair cracked masonry sills with material to match color and texture. Replace three bricks on facade in kind. Replace cracked bricks on chimney in kind. Remove tar from bricks in two locations. Caulk windows and sills, to match existing conditions.

(over)

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**11.318 SE: 52 Clarendon Street:** Replace wood sill and trim boards at oriel window, in kind. Replace trim boards at center dormer, in kind. Repaint black to match existing conditions.

**11.319 SE: 147 West Concord Street:** Repair and repaint damaged lintels, sills and stoop where necessary, with material that matches stonework. Paint will be Benjamin Moore HC-69, to match existing paint on the brownstone.

**11.322 SE: 2 Worcester Square, Unit D:** Replace three aluminum 2/2 windows in kind, with trapezoidal-profile muntins.

**11.323 SE: 692 Massachusetts Avenue:** Replace asphalt shingle roof in kind. Replace deteriorated wood trim where needed at dormer, in kind. Temporarily remove copper gutter while roof and trim work is being performed. Reinstall gutter to its current position.

**11.324 SE: 536 Massachusetts Avenue:** Replace two aluminum 2/2 windows at rear, facing West Springfield Street in kind, with aluminum-clad wood 2/2 windows that have trapezoidal-profile muntins.

**PROJECTED ADJOURNMENT: 8:30 P.M.**

Date posted: September 24, 2010

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.