



# 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, December 7, 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: 11.566 SE

Applicant:

1 Claremont Park

Scott Brown, architect: Install roof deck

5:45 – 6:00

Application: 11.567 SE

Applicant:

15 Wellington Street

Chris Roche, property owner; Eugene Gallagher, contractor: Replace 2/1 and 1/1 wood windows in kind.

6:00 – 6:30

Application: 10.746 SE

Applicant:

58 Berkeley Street

Leo Delaney, CEO; Maureen Cavanaugh, consultant: Continued review of project heard in December 2009, concerning the proposed addition to the building as well as railing and window details.

6:30 – 6:45

Application: 11.570 SE

Applicant:

151 West Concord Street

Patricia Pettiford, property owner; Gary Wise, contractor: Replace 12 aluminum 1/1 windows on front elevation with aluminum clad 1/1 windows. A 2/2 configuration is historically correct for this property. Install half screens. Replace 12 windows on rear elevation (exempt from SELDC review).

(over)

## DESIGN REVIEW APPLICATIONS

6:45 – 7:00

Application: 11.571 SE  
Applicant:

37 Braddock Park

Alexi Conine, property owner: Replace 14 vinyl windows with aluminum clad wood 1/1 windows with half screens.

7:00 – 7:15

Application: 11.573 SE  
Applicant:

26 Wellington Street

Mike Reinders, property owner: Replace aluminum 1/1 windows at the parlor level, Unit 2 and top level Unit 5 with aluminum clad wood 1/1 windows.

7:15 – 7:30

Application: 11.578 SE  
Applicant:

40 Clarendon Street

Paul Holland, contractor: Replace 6/6 windows in kind on front elevation. Replace casement and sash windows on rear elevation, partially facing Dartmouth Place.

7:30 – 7:45

Application: 11.580 SE  
Applicant:

18-20 East Springfield Street

Conor Smith, property manager: Remove existing roof deck and storage shed, and replace rubber roof, none of which is visible from street. Rebuild roof deck in approximate location of existing deck.

7:45 – 8:05

Application: 10.891/892/893 SE  
Applicant:

31-37 Msr. Reynolds Way & 599, 601, 603, 605 & 609 Harrison Avenue

John Piacitelli, architect: Amendment to work reviewed in February 2010. Install fiberglass frame replacement windows. Aluminum replacements had been approved in February 2010. Wrap and insulate the roof overhangs.

8:05 – 8:20

Application: 11.583 SE  
Applicant:

78 Rutland Street, #3

Brad and Elisa Shannon, property owners: Install rear balcony, adjacent to, and visible from, the public way of the Rutland Green garden.

8:20 – 8:40

Application: 11.585 SE  
Applicant:

276 Shawmut Avenue

Gary Knell, owner: Replace storefront and install signage.

8:40 – 9:00

Application: 11.586/587 SE  
Applicant:

83 Warren Avenue

Sam Hassan, property owner: Replace windows, including 2 curved wood sash at garden level. Install roof deck.

9:00

## REVIEW OF ARCHITECTURAL VIOLATIONS

95 Pembroke Street: Replacement of windows in bow-front building, done without SELDC review or approval. New flat sash 2/2 windows have white vinyl jamb liners.

26 Claremont Park: Replacement of wood flat sash 1/1 windows with new wood flat sash windows, done without SELDC review or approval. Removed windows had sash weights.

27 Dartmouth Street: Painting front stoop without SELDC review or approval, with yellow paint that is not an approvable color.

(over)

9:45

**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.*

**10.894 SE: 15 Greenwich Park:** Revised design for proposed front fence and gate, which was remanded to staff review at the SELDC's February 4, 2010 public hearing.

**11.436 SE: 5 Holyoke Street:** Repoint joints where bow front meets flat façade. Also masonry repairs to rear elevation (exempt from SELDC review).

**11.438 SE: 23 Union Park:** Repair of 1 sill with material that matches brownstone in color and texture. Replace rotted trim in kind at the oriel window and repaint.

**11.501 SE: 26 Worcester Square:** Repair brownstone around front entrance with material that matches brownstone in color and texture.

**11.505 SE: 217 West Canton Street:** Replace rubber roof. Replace rotted fascia and soffit in kind. Repair 20<sup>th</sup> century stone veneer product and apply sealant. Install copper fascia over existing fascia that is located behind and below the copper gutter.

**11.506 SE: 118 West Newton Street:** Replace brass kick plates on front doors and paint doors glossy black.

**11.555 SE: 466 Massachusetts Avenue:** Replace concrete walkway with granite pavers. Slate slab with coal cover will not be touched.

**11.564 SE: 73 Worcester Street, #5:** Replace 4 aluminum 1/1 windows in attic dormers with 2/2 and 1/1 aluminum clad wood windows.

**11.568 SE: 557 Massachusetts Avenue:** Install rubber roof. Replace asphalt shingles in kind. Replace rotted window trim in kind and repaint.

**11.569 SE: 183 West Canton Street:** Repoint front and rear elevations. Repair sills as needed.

**11.572 SE: 192 West Canton Street, Apt 1:** Replace four modern 1/1 windows with aluminum clad wood 2/2 windows, containing Low-E glass that has no tint and has normal reflectivity.

**11.574 SE: 431 Columbus Avenue:** Replace rotted trim around dormers in kind. Repair roof and flashing over windows. Repair brownstone as needed.

**11.575 SE: 11½ Union Park:** Replace 13 aluminum 1/1 windows with aluminum clad wood 2/2 windows. Flush mount brass intercom on reveal of doorframe.

**11.576 SE: 19 Dartmouth Street:** Replace 1970s 1/1 and 2/2 windows with aluminum clad wood 2/2 windows.

**11.577 SE: 505 Shawmut Avenue:** Install deck with iron railing on roof of rear ell, at 2<sup>nd</sup> story level. Replace 1 rear window with a door to provide access to the new deck. Railing at 2<sup>nd</sup> story level may be somewhat visible at an angle from points along West Springfield Street due to the presence of the Hurley School parking lot and play area, but the railing will be visually backed by the rear wall of 505 Shawmut Avenue and adjacent buildings and not stand out against the skyline.

**11.579 SE: 478 Shawmut Avenue, #1:** Replace 4 1980s wood 1/1 windows with wood 1/1 windows. Owner prefers to install vinyl windows but will install wood windows if vinyl is not allowed. (Vinyl windows are not allowed for elevations facing a public way).

**11.581 SE: 23 East Concord Street, Unit 3:** Replace aluminum 2/2 windows with aluminum clad wood 2/2 windows.

**11.582 SE: 23 Hanson Street:** Replace wood 3/3 windows and aluminum windows with aluminum clad wood 2/2 windows.

**11.584 SE: 87 Waltham Street:** Replace 1990s wood 2/2 windows with wood 2/2 windows.

**PROJECTED ADJOURNMENT: 10:00 PM**

Date posted: November 26, 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.