



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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

RECEIVED
CITY CLERK'S OFFICE
2012 APR 20 A 9:46
BOSTON, MA

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing

DATE: May 1, 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

DESIGN REVIEW APPLICATIONS

5:30

Application: 12.939 SE
Applicant:

565 Tremont Street

Don Lonergan, architect: Alter storefront entry and install a lift, for conversion of retail space into a bank branch.

5:50

Application: 12.942 SE
Applicant:

137 West Concord Street

Eben Kunz, architect: Replace windows, replace lintels & sills, expand rear dormer, other renovation work to exterior.

6:10

Application: 12.943 SE
Applicant:

89 Union Park Street

James Smith, owner's agent; Dana Tagliamonte, contractor: Install 6 foot tall black aluminum fence at rear of property, facing Malden Street

6:25

Application: 12.945 SE
Applicant:

7 Union Park

Gerry DiPierro, contractor: Install roof deck.

6:30

Application: 12.946 SE
Applicant:

5 Wellington Street

Gerry DiPierro, contractor: Install roof deck.

6:35

Application: 12.947 SE
Applicant:

35 Greenwich Park

Eben Kunz, architect: Install roof deck.

6:40

Application: 12.954 SE
Applicant:

286 Shawmut Avenue

Carolyn Rodio, owner; Sean Cadigan, contractor: Replace roof deck on the main roof. The existing roof deck needs to be removed in order to replace the leaking rubber membrane on the flat roof. (See Administrative Review item #12.955 SE on the reverse side of this agenda.)

(over)

6:45

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.

- 10.746 SE: 58 Berkeley Street:** Install banners. Install exterior lighting fixtures at entries (exempt).
- 12.898 SE: 97 Warren Avenue:** Replace rubber roof, not visible from public way. Replace roof deck in same location as existing, not visible from public way.
- 12.900 SE: 11 Hanson Street:** Reset bulged brick, reset lintels and sills, repoint and recaulk.
- 12.903 SE: 12 Dartmouth Street:** Replace dormer windows, main roof, dormer roof and entablature roof. Restore dormer and woodwork. Repair/replace slates on mansard as needed. Install new copper flashing, gutters and downspouts. Paint wood trim.
- 12.904 SE: 92 West Springfield Street:** Replace modern wood 1/1 windows at garden level with aluminum clad wood 2/2 windows.
- 12.928 SE: 170 West Newton Street:** Restore dormer. Repair/replace slates on mansard as needed. Install standing seam copper roof on cornice. Install copper flashing, gutters and downspouts. Paint wood trim.
- 12.935 SE: 638 Tremont Street:** Replace dormer trim in Azek, replicating existing design, and repaint. Replace aluminum gutter and downspout on rear elevation, painted to match existing.
- 12.936 SE: 328 Shawmut Avenue:** Replace window trim at garden level and first floor level in Azek, replicating existing design, and repaint. Replace rear dormer trim in Azek, replicating existing design, and repaint. Replace aluminum gutter on rear elevation, painted to match existing.
- 12.937 SE: 330 Shawmut Avenue:** Replace window trim at garden level and first floor level in Azek, replicating existing design, and repaint. Replace rear dormer trim in Azek, replicating existing design, and repaint. Replace aluminum gutter on rear elevation, painted to match existing.
- 12.938 SE: 334 Shawmut Avenue:** Replace dormer trim in Azek, replicating existing design, and repaint. Replace aluminum gutter, painted to match existing.
- 12.941 SE: 25-27 Holyoke Street:** Replace modern trim at dormers to match the design at 23 Holyoke Street. Replace flashing.
- 12.948 SE: 1714 Washington Street:** Repair parapet. Remove brick veneer at parapet, reinforce inner wythe, install through-wall flashing, and reset existing bricks to match original/existing design.
- 12.949 SE: 86 Worcester Street, #5:** Replace five insulated glass dormer windows, with wood 2/2 and 1/1 windows.
- 12.950 SE: 17 Dwight Street, #4:** Replace deck boards only at existing roof deck. Repaint existing black metal railings.
- 12.951 SE: 25 Dartmouth Street:** Repoint front steps. Repaint stoop, brownstone base of front elevation and curb in Benjamin Moore paint color HC-69. Repaint front doors.
- 12.952 SE: 1 Concord Square:** Repoint masonry of stoop cheek wall and repair door under the stoop.
- 12.955 SE: 286 Shawmut Avenue:** Remove existing roof deck in order to repair leaking roof. Replace rubber membrane on flat main roof and replace condenser on this roof, neither of which are visible from the public way. Replacement of the roof deck is not part of this administrative review. (See Design Review Application #12.954 SE on the front side of this agenda.)

6:55

REVIEW OF ARCHITECTURAL VIOLATIONS

- 851 Harrison Avenue:** Painting of exterior masonry walls.
- 552 Tremont Street:** Installation of entryway enclosure at corner door to restaurant.
- 279 and 281 Shawmut Avenue:** Replacement of bricks between the windows on the front elevation, above the front entries to these two properties. The property at 281 Shawmut Avenue was previously cited for other unauthorized work in June 2011.
- 435 Massachusetts Avenue:** Installation of unauthorized signage on return of building, adjoining the entry to 431 Massachusetts Avenue.

PROJECTED ADJOURNMENT: 7:35 P.M.

Date posted: April 20, 2012

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