



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: June 5, 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.

RECEIVED
CITY CLERK'S OFFICE
2012 MAY 24 AM 11:13
BOSTON, MA

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

PROPOSED CHANGE TO GUIDELINES FOR THE PROTECTION AREA

5:30
Applicant: **South End Protection Area**
Alexa Pinard, urban designer, Boston Redevelopment Authority: In connection with the Boston Redevelopment Authority's Harrison-Albany Corridor Planning Study, the BRA is seeking changes to the allowable heights in the Protection Area. This is a continuation of the proposal heard on April 17, 2012.

5:50 REVIEW OF ARCHITECTURAL VIOLATIONS

24 Rutland Square: Installation of new replacement skylights in a mansard roof.
154 West Brookline Street: Installation of a tree pit enclosure.
851 Harrison Avenue: Painting of exterior masonry walls.
552 Tremont Street: Installation of an entryway enclosure at the corner door to the restaurant.
435 Massachusetts Avenue: Installation of unauthorized signage on the return of the building, adjoining 431 Massachusetts Avenue.

DESIGN REVIEW APPLICATIONS

6:15
Application: 12.1069 SE
Applicant: **324 Columbus Avenue (Childe Hassam Park)**
Leslie Fanger, landscape architect: Renovate park.

6:35
Application: 12.918 SE
Applicant: **Blackstone and Franklin Square Fountains**
Ben Gary, architect: Restoration of the fountains in Blackstone and Franklin Squares. This is a continuation of the project heard on April 17, 2012.

(over)

DESIGN REVIEW APPLICATIONS

6:50

Application: 12.1070 SE
Applicant:

658 Massachusetts Avenue

Tom Magloczki, architect/owner: Extensive renovation, including window replacement, masonry repairs, stoop repairs, slate roof replacement, a new roof deck and head house, new rear decks, replacement of windows with doors, enlargement of a skylight facing Massachusetts Avenue, enlargement of the rear dormer and other work.

7:05

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. This is a continuation of the project heard on May 1, 2012.

7:15

Application: 12.1071 SE
Applicant:

163 West Canton Street

Marilyn Wright, condominium trustee: Install front area fence, modeled on nearby historic fences.

7:30

Application: 12.1072 SE
Applicant:

9 Columbus Square

Dartagnan Brown, architect: Replace windows, reopen three basement level window wells, repoint masonry, repair and repaint brownstone, install a roof deck, install a railing at the front entry.

7:40

Application: 12.1073 SE
Applicant:

38 Upton Street

Dartagnan Brown, architect: Replace windows, reopen one basement level window well, repoint masonry, repair and repaint brownstone, install a roof deck, install a railing at the front entry. Replace the door under the stoop.

7:50

Application: 12.1074 SE
Applicant:

61 Dwight Street

Guy Grassi, architect: Replace windows and install half screens at mansard level, repair or replace a retaining wall at garden level, rear. Replace chain link fence at rear with wood vertical board fence.

8:00

Application: [12.1075 SE
Applicant:

15 Greenwich Park

James Cullion, architect: Install a roof deck with a glass panel railing system and wood privacy walls.

8:10

Application: 12.1076 SE
Applicant:

700 Harrison Avenue

Daniel Hubbard, owner: Install a seasonal fenced area on the privately-owned portion of the sidewalk, to provide a secure outdoor dining area for Pine Village Preschool.

8:20

Application: 12.939 SE
Applicant:

565 Tremont Street

Don Lonergan, architect: Alter storefront for conversion of retail space into a bank branch. This is a continuation of the project heard on May 1, 2012.

8:30

Application: 12.1077 SE
Applicant:

1415 Washington Street

Shane Manfred, restaurant owner: Replace storefront windows and one recessed entry door with operable accordion-style windows. Install signs.

8:40

Application: 12.1078 SE
Applicant:

130 Dartmouth Street

James Cochener, restaurant owner:] Replace two storefront windows with operable accordion-style windows.

8:50

Application: 12.713 SE
Applicant:

8-10 Taylor Street

Scott Slarsky, architect: Replace windows and front door at 8 Taylor Street. Remove 1970s window trim at 8 Taylor Street. Construct new addition to the house on the adjacent vacant lot at 10 Taylor Street, which is currently used for parking.

(over)

9:30

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.

12.956 SE: 96 West Concord Street: Install roof deck, with modifications to plan that was approved in November 2006 but not was constructed. Staff conducted site review on 3/29/2012.

12.967 SE: 143 Worcester Street: Repair stone trim. Repoint masonry, including vertical joints at adjoining properties.

12.968 SE: 380 Columbus Avenue: Replace damaged lintels in cast concrete. Repoint rear of building.

12.1021 SE: 7 Hanson Street: Replace asphalt shingle roof in kind.

12.1053 SE: 60 Clarendon Street: Replace deteriorated slates on rear mansard, reusing salvageable slates. Replace copper gutters, casings and trim in kind. Repair cornice trim.

12.1055 SE: 669 Tremont Street/81 Pembroke Street: Replace signage.

12.1056 SE: 138 West Concord Street: Repair and repaint lintels, sills and stone trim. Selective repointing. Paint window trim and fire balconies.

12.1057 SE: 55 Warren Avenue: Replace roof deck, not visible from a public way. Replace aluminum windows with 2/2 aluminum clad wood windows. Install dark mesh half screens.

12.1058 SE: 2 Clarendon Street: Repoint front wall, re-slate gable above entrance, replace copper gutters and flashings, restore brownstone, and apply sealant at windows.

12.1059 SE: 210, 214-218, 223, 227-233 West Canton Street: Repair garden area curbs.

12.1062 SE: 3 Bradford Street: Replace modern 2/1 windows with wood 2/2 windows. Install dark mesh half screens.

12.1063 SE: 124 Pembroke Street: Replace deck boards only at existing roof deck. No work on any other parts of the roof deck.

12.1064 SE: 224 West Canton Street, #2: Replace metal 2/2 windows with aluminum clad 2/2 windows at parlor level. Install dark mesh half screens. Note: the original parlor-level entry was replaced with a window years ago. This window opening is smaller than the other parlor-story windows.

12.1065 SE: 200 West Springfield Street: Replace cracked concrete walkway in front area with a brick walkway.

12.1066 SE: 79 Waltham Street: Replace metal 1/1 windows with aluminum clad 2/2 windows at front. Replace windows at rear.

12.1067 SE: 270 Shawmut Avenue: Replace nine lintels and nine sills, all structurally deteriorated, with cast concrete elements to match. Repoint masonry.

12.1068 SE: 4 Ringgold Street: Replace two modern 2/2 windows with wood 2/2 windows at garden level. Install dark mesh half screens.

PROJECTED ADJOURNMENT: 9:40 P.M.

Date posted: May 24, 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