



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, August 6, 2013
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: 14.090 SE 581A Tremont Street
Applicant: Miggy Mason, Applicant: Install signage: a blade sign and a MDO carved sign on the front facade.

5:45
Application: 14.091 SE 407-409 Shawmut Avenue
Applicant: David Goldman, Owner: Restore storefront and construct a roof deck.

6:00 REVIEW OF ARCHITECTURAL VIOLATIONS

ADVISORY REVIEW

6:15
75 East Dedham Street
Will Avanesian, Owner; Jeff Schranghammer, Architect: Proposed demolition of existing structure and construction of a new, 2-story residential building.

6:45
1759-1769 Washington Street
Todd Dundon, Architect; Graham Parker, Owner: Further review of conceptual design development for the restoration of the Hotel Alexandra and new construction on the site of the former Ivory Bean House.

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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 a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid confusion, the text of your building-permit application should be consistent with the project description given below.) Upon its receipt, Commission staff will accordingly authorize the execution of 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 electronic building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult staff at the telephone number above, or at meghan.hanrahan@cityofboston.gov. Thank you.

- 14.050 SE: 23 Appleton Street: Replace 5 windows with a 2/2 configuration.
- 13.1243 SE: 105 Appleton Street: Replace 7 windows.
- 14.005 SE: 115 Appleton Street: Hand dig front garden; waterproof masonry; replant garden.
- 14.076 SE: 120 Appleton Street: Repoint masonry; repair sills and lintels; replace 4 windows.
- 14.071 SE: 65-67 Berkeley Street: Construct a roof deck and head house (**visibility must be reviewed by staff**).
- 14.070 SE: 69-71 Berkeley Street: Construct a roof deck and head house (**visibility must be reviewed by staff**).
- 14.066 SE: 28 Bradford Street: Construct a roof deck (**visibility must be reviewed by staff**).
- 14.079 SE: 67-69 Chandler Street: Repair/patch front stoop; repaint front stoop, lintels, and sills.
- 14.080 SE: 71-73 Chandler Street: Repair/patch front stoop; repaint front stoop, lintels, and sills.
- 14.035 SE: 134 Chandler Street: Hand dig front garden; waterproof masonry; repair damaged window sill/frame; replant garden.
- 14.044 SE: 10 Dartmouth Place: Replace 8 windows.
- 14.074 SE: 46 Dartmouth Berkeley Street: Replace 10 windows.
- 14.034 SE: 49 East Concord Street: Replace damaged wood trim in kind; install new copper gutter.
- 14.085 SE: 9 Greenwich Park: Replace damaged walkway with pigmented concrete.
- 14.075 SE: 33 Hanson Street: Repoint masonry; repair lintels and sills; repair brownstone front stoop.
- 14.086 SE: 761 Harrison Avenue: Replace windows; repoint/repair masonry; upgrade existing chair lift; repair granite entrance stair; repair existing dormers/replace damaged trim in kind.
- 14.049 SE: 25-27 Holyoke Street: Repoint masonry; repair 2 lintels; paint all lintels and sills.
- 14.081 SE: 37 Lawrence Street: Replace 3 windows.
- 14.073 SE: 492 Massachusetts Avenue: Replace 1 window.
- 13.1174 SE: 131 Pembroke Street: Replace 6 windows.
- 14.046 SE: 8 Rutland Square: Replace 5 windows.
- 13.1175 SE: 60 Rutland Street: Replace 2 windows.
- 14.072 SE: 540-544 Tremont Street: Spot repointing; repair/replace rotted wood trim in kind.
- 13.1061 SE: 652 Tremont Street: Replace 35 windows.
- 14.092 SE: 23 Upton Street: Repoint masonry; repair/repaint door and trim of both main entry and lower level doors; replace rotted door moulding to match existing; scrape and paint all iron railings including fence; repair/replace downspouts; repair all brownstone elements; repair base/drainage surround and base course; repair or replace rotted or missing dentils, trim, and soffit; replace copper flashing; repair windows and install Low-E glass; repair/replacement of roof metal and slate; construct a roof deck (**visibility must be reviewed by staff**).
- 14.089 SE: 40 Upton Street: Remove existing lift in front of 38 Upton Street and relocate to 40 Upton Street.
- 14.053 SE: 89 Union Park Street: Repair/replace slate roof; install copper gutters; repair copper on dormers; replace copper roof and gutter in kind on bay.
- 14.065 SE: 151 Warren Avenue: Replace windows; repoint/repair masonry; restore brownstone trim, iron ornament, wood cornice, dormers, mansard roofing, bay window, and iron fire escapes as required; reopen existing garden level window well and install new window; construct a roof deck (**visibility must be reviewed by staff**).
- 14.082 SE: 1313 Washington Street: Replace existing blade sign.
- 14.045 SE: 170 West Brookline Street: Repoint masonry; restore sills and lintels; repair brownstone garden wall; repaint iron fence and fire escapes; repaint front entry stoop.
- 14.069 SE: 176 West Brookline Street: Replace 11 windows.
- 14.067 SE: 147 West Canton Street: Repaint brownstone door surround to match original brownstone color.
- 14.047 SE: 188 West Canton Street: Replace existing rubber roof and install copper edge flashing.
- 14.051 SE: 220 West Canton Street: Repair front stoop.
- 14.002 SE: 50 West Concord Street: Replace flat rubber roof including aluminum edging.
- 14.083 SE: 142 West Concord Street: Repoint masonry; repair sills and lintels; construct a roof deck (**visibility must be reviewed by staff**).
- 14.078 SE: 42 West Newton Street, Unit 2-14: Replace 6 windows.
- 14.077 SE: 42 West Newton Street: Replace 4 windows.
- 14.052 SE: 76 West Rutland Square: Repair front stoop.
- 14.048 SE: 24 Worcester Square: Replace 2 windows.

PROJECTED ADJOURNMENT: 7:15 P.M.

Date posted: July 26, 2013