



# 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, September 3, 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: 13.1173 SE  
Applicant:

#### 554 Massachusetts Avenue

Jeff Ross, Owner: Rebuild rear ell and add a second story addition; replace rear windows with sliding glass doors; construct stone veneer wall at property line.

5:45

Application: 14.208 SE  
Applicant:

#### 705-723 Tremont Street

John Moran, Owner's Agent: Construct an additional penthouse; install 3 sectors of 4 antennas to façade of existing penthouse

6:00

Application: 14.210 SE  
Applicant:

#### 75 East Dedham Street

Will Avanesian, Owner; Jeff Schranghammer, Architect: Proposed demolition of 3 story existing structure and construction of a new 5 ½ story residential building.

### 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](mailto:meghan.hanrahan@cityofboston.gov). Thank you.

Over

- 14.171 SE: 49-55 Berkeley Street/9 Appleton Street: Replace 5 windows.
- 14.201 SE: 49-55 Berkeley Street/9 Appleton Street: Replace non-historic entry doors to lower level lobby.
- 14.162 SE: 21 Braddock Park: In-kind replacement of rotted wood trim at mansard; replace flashing; repaint.
- 14.198 SE: 19 Bradford Street: Repair existing front entry doors and reinstall.
- 14.186 SE: 308 Columbus Avenue: In-kind replacement of shadow box wood fence.
- 14.188 SE: 592 Columbus Avenue: Replace 4 windows.
- 14.203 SE: 600 Columbus Avenue: Install a blade sign.
- 14.204 SE: 37 East Concord Street: Repair front entry stoop.
- 14.185 SE: 59 East Springfield Street: Misc. repairs to fire escape and repointing of masonry; repaint brownstone water belt.
- 14.194 SE: 19 Gray Street: Replace rubber roof and associated flashing; masonry repair/repointing to 2 chimneys; replacement of existing gutter.
- 14.103 SE: 22 Hanson Street: Repair/caulk window trim.
- 14.159 SE: 11 Holyoke Street: In-kind replacement of copper gutter.
- 14.172 SE: 24 Lawrence Street: Construct a roof deck (**visibility must be reviewed by staff**).
- 14.202 SE: 38 Lawrence Street: Replace existing roof deck (**visibility must be reviewed by staff**).
- 14.195 SE: 415 Massachusetts Avenue: Rebuild brick cheek walls of front stoop; waterproof brownstone steps.
- 14.207 SE: 460 Massachusetts Avenue: Repair/repoint masonry.
- 14.211 SE: 502 Massachusetts Avenue/776-780 Tremont Street: Replace basement and storefront windows; replacement of wood storefront entry doors replicated to match the original (installation of temporary doors for a period of 90 days from the issuance of this agenda); repoint masonry; in-kind replacement of wood trim at storefronts (azek may only be used at the bottom panel/section of each storefront; all other wood panels/trim/sign boards must be wood).
- 14.209 SE: 685 Massachusetts Avenue: Modifications to an existing rear dormer at the ridgeline of the roof; possible slight visibility to be reviewed by staff.
- 14.200 SE: 32 Milford Street: Replace 2 windows.
- 14.199 SE: 33 Milford Street: Replace 6 windows (2 with curved sash).
- 14.206 SE: 1 & 3 Rollins Street: Repair sunken areas of sidewalks including 5 tree pits.
- 14.196 SE: 251 Shawmut Avenue: Install a blade sign.
- 14.190 SE: 537 Shawmut Avenue: Install a blade sign.
- 14.033 SE: 764 Tremont Street: Replace 7 windows.
- 14.197 SE: 89 Waltham Street: Repair/repoint masonry; remove fire escapes on 2<sup>nd</sup> and 3<sup>rd</sup> floors; repair window lintels.
- 14.193 SE: 99 Waltham Street: Replace rubber roof and reconstruct roof deck (**visibility must be reviewed by staff**).
- 14.163 SE: 49 Warren Avenue: Repoint masonry; repaint door surround.
- 14.158 SE: 135 Warren Avenue: Hand dig front garden; repair/repoint foundation below grade; replant garden.
- 14.205 SE: 135 Warren Avenue: In-kind replacement of rotted wood trim; replace 5 windows; repaint brownstone sills and lintels.
- 14.173 SE: 5 Wellington Street: Replace 7 windows.
- 14.192 SE: 20 Wellington Street: Construct a roof deck (**visibility must be reviewed by staff**).
- 14.189 SE: 149 West Concord Street: Masonry repointing; restore/repair brownstone sills and lintels.
- 14.212 SE: 31 Worcester Square: Repoint masonry; restore brownstone base, trim, all iron ornament, and wood cornice; construct a new stoop at entry (to match details at 33 Worcester Square); repair and restore wood windows; replace storm windows; construct a roof deck (**visibility must be reviewed by staff**).
- 14.191 SE: 6 Yarmouth Street: Replace asphalt shingles at mansard; in-kind replacement of wood trim at dormers; spot masonry repointing/repair; reline existing copper gutters.

**PROJECTED ADJOURNMENT: 6:45 P.M.**

Date posted: August 23, 2013

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