



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • 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 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, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

DESIGN REVIEW APPLICATIONS

5:30

Application: 14.583 SE
Applicant:

80 East Berkeley Street (Protection Area)

Ronald Druker, Developer; David Manfredi, Architect: Proposed demolition of 1 story auto repair shop and surface parking lot and construction of a new 11 story mixed-use building.

6:00

REVIEW OF ARCHITECTURAL VIOLATIONS

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.

14.579 SE: 9 Cazenove Street: Replace 3 windows.

14.467 SE: 437 Columbus Avenue: Repoint masonry; repair and repaint sills and lintels with HC-69; repair oriel (in-kind replacement of deteriorated wood elements, no composite materials); repair mansard roof and dentil moulding.

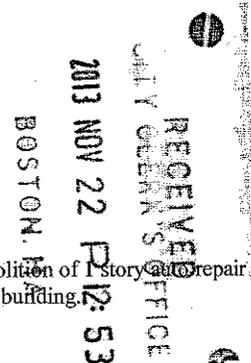
14.586 SE: 528 Columbus Avenue: Construct a roof deck (visibility must be reviewed by staff).

14.584 SE: 39 Concord Square: Repoint masonry; repaint sills and lintels with HC-69.

14.594 SE: 103 East Brookline Street: Replace existing roof deck (visibility must be reviewed by staff).

14.577 SE: 1 Hanson Street: Repoint masonry; clean, repair, and restore all brownstone trim, all iron ornament, gutters, roofing, and brick cornice as required; replace 16 windows in original restored masonry openings; install 2 new windows in existing openings at garden level; restore existing oriel (any deteriorated wood must be replaced in-kind with wood); install a skylight; construct a roof deck (skylight and roof deck visibility must be reviewed by staff).

Over



- 14.068 SE: 16 Holyoke Street: Replace 3 windows.
- 14.567 SE: 558 Massachusetts Avenue: In-kind replacement of deteriorated wood fascia boards, soffit area, ornamental cornice, and dentils; replace flat roof and install copper flashing/drip edge; repair copper gutters; paint replacement wood.
- 14.556 SE: 609 Massachusetts Avenue: Replace 4 windows.
- 14.575 SE: 701-703 Massachusetts Avenue: Repair and repaint front stoop.
- 14.590 SE: 39 Milford Street: Replace two existing doors and sidelights at penthouse; replace ac compressors on roof (**visibility of all work to be reviewed by staff**).
- 14.592 SE: 294 Shawmut Avenue: Replace 6 windows on front façade; replace 3 windows on rear dormer; replace front door (replicate existing); replace sidelight.
- 14.562 SE: 324 Shawmut Avenue: In-kind replacement of rotted wood trim at dormer windows and caulking.
- 14.596 SE: 539 Tremont Street: Replace atm kiosk signage.
- 14.580 SE: 560 Tremont Street: Repoint masonry.
- 14.578 SE: 1690 Washington Street: Replace 3 windows.
- 14.591 SE: 186 West Brookline Street: Replace existing roof deck (**visibility must be reviewed by staff**).
- 14.595 SE: 159 West Canton Street: Re-open original window well and replace window; repair and refinish existing entry doors; repaint existing sash and trim; construct a roof deck (**visibility must be reviewed by staff**).
- 14.593 SE: 223 West Canton Street: Replace 3 windows.
- 14.589 SE: 243 West Canton Street: In-kind replacement of existing concrete entry steps; replace existing deteriorated concrete walkway with brick; repaint curb, stoop, lintels and sills with HC-69 or original brownstone color.
- 14.557 SE: 76 West Rutland Square: Replace 7 windows.
- 14.585 SE: 215 West Springfield Street: Replace rubber roof and install new dark bronze aluminum perimeter edge flashing; replace existing aluminum gutter with a new dark bronze aluminum gutter.
- 14.576 SE: 6 Worcester Square: Replace 10 windows.
- 14.597 SE: Multiple South End Locations: Install bike racks by Boston Bikes.

PROJECTED ADJOURNMENT: 6:30 P.M.

Date posted: November 22, 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