



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, August 4, 2015
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

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. Applicants or their representatives are advised to attend, unless indicated otherwise. 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, UNLESS INDICATED OTHERWISE.

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

5:30

REVIEW OF ARCHITECTURAL VIOLATIONS

DESIGN REVIEW APPLICATIONS

5:45

Application: 16.108 SE
Applicant:

46 Wareham Street (Protection Area)

David Hacin, architect; John Holland, owner: Demolish north wall (not visible from public way); construct a 3-story addition; reconstruct east elevation in anticipation of future development.

6:00

Application: 16.087 SE,
16.088 SE, 16.089 SE, 16.090 SE
Applicants:

4-10 East Concord Street

Paul Curtis, architect: Extend mansard roof an additional 4' to create a parapet wall (**contrary to guidelines**).

6:15

Application: 16.084 SE
Applicant:

18 Claremont Park

Eben Kunz, architect: Reconstruct front entry stoop and wood door hood to match 20 Claremont Park in materials, details, etc.; repoint masonry (admin); repair/repaint sills and lintels (must approximate original brownstone color, admin); replace garden fence (admin); install window grates at garden level windows (admin).

6:30

Application: 16.096 SE
Applicant:

197 West Springfield Street

Lana Kirby, designer: Construct 1-story addition at rear ell; construct a roof deck at rear ell addition; construct a roof deck.

6:45

Application: 16.094 SE
Applicant:

223 & 237 Albany Street (Protection Area)

Sherry Clancy, owner; Kent Knight, architect: Demolish two buildings; construct a new 6-story building.

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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@boston.gov. Thank you.

16.098 SE: 14 Braddock Park: Repoint masonry.

16.097 SE: 31 Braddock Park: Replace 4 windows (aluminum clad).

16.051 SE: 2 Clarendon Square: Repair and repaint iron fence.

16.077 SE: 526 Columbus Avenue: Replace 2 windows (wood, curved sash).

16.086 SE: 25 Concord Square: Selective masonry repointing repair; install copper drip edge at roof; replace 11 windows (wood; 6 curved sash); replace handrails at front entry stoop; replace (non-historic) under stoop entry door; repair/refinish existing entry doors; restore/repaint existing entry pilasters, brackets, & wood trim at roof and dormers; restore/repaint front stoop, curb, and garden fence.

16.102 SE: 4 Dartmouth Place: Replace flat rubber roof; in-kind replacement of deteriorated wood trim; replace copper flashing.

16.107 SE: 21 Dwight Street: Restore front entry stoop (must include bull-nose profile); repaint stoop with HC-69; install handrail (to match 51 Dwight Street).

16.021 SE: 35 Dwight Street: In-kind replacement of asphalt shingles at roof.

16.082 SE: 11 ½ Greenwich Park: Replace 10 windows (wood).

16.109 SE: 22 Greenwich Park: Repair and reinstall wood door hood; in-kind replacement of deteriorated wood at soffit and dormers.

15.1535 SE: 524 Massachusetts Avenue: Replace existing decking and railing (decking to be composite, railing to be simple, black metal).

16.100 SE: 1 Ringgold Street: Replace 26 windows (aluminum clad).

16.042 SE: 32 Rutland Street: Remove siding and trim; install ice and water shield; re-install siding and wood trim.

16.103 SE: 300 Shawmut Avenue: Repoint masonry; repair brownstone sills, lintels, and other trim (must be painted to approximate original brownstone color); in-kind replacement of deteriorated wood at oriel, dormer, and window trim and repaint; replace copper gutters; in-kind replacement of slate roof.

16.101 SE: 535 Shawmut Avenue: Install signage.

16.085 SE: 525 Tremont Street: Reconfigure outdoor patio area.

16.095 SE: 583 Tremont Street: Restore front entry stoop (must include bull-nose profile); repaint stoop with HC-69; repoint masonry at cheek walls as required.

16.105 SE: 791 Tremont Street: Construct two-story fire stair at existing exterior stair well at rear.

16.065 SE: 33 Union Park: In-kind replacement of copper gutter; in-kind replacement of deteriorated wood at fascia and soffit; repaint wood cornice; repair and repaint wood trim at dormer; selective slate replacement at mansard.

16.076 SE: 28 Upton Street: Replace 3 windows (wood, must be painted a dark color).

16.104 SE: 54 Waltham Street: Replace 4 windows (wood).

16.110 SE: 156 Warren Avenue: Reconstruct 4th floor opening on side elevation; construct a roof deck (**visibility must be reviewed by staff**); replace garden rail fence.

16.099 SE: 1636 Washington Street: Install signage.

16.106 SE: 1747 Washington Street: Replace signage.

16.081 SE: 204 West Brookline Street: Replace 1 window (wood); repair 2 windows (wood, curved sash).

16.078 SE: 148 West Newton Street: Repoint masonry; repair sills and lintels as required (color must approximate the original brownstone color); repair and repaint front entry stoop (color must approximate original brownstone color); repair and repaint handrails; repair front entry door; repair and repaint window grilles (black); repair/in-kind replacement of deteriorated wood at soffit; remove shutters; replace non-historic garden fence; repair windows.

PROJECTED ADJOURNMENT: 7:30 P.M.

Date posted: July 24, 2015

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