



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, June 3, 2014
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. 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 Amodio, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

5:30

REVIEW OF ARCHITECTURAL VIOLATIONS

DESIGN REVIEW APPLICATIONS

5:45

Application: 14.1028 SE
Applicant:

1730 Washington Street (9 East Springfield) (continued)

Dan Toomey, Owner; Michael LeBlanc, Architect: Proposed construction of a 9 unit residential building.

6:15

Application: 14.1163 SE
Applicant:

342 Shawmut Avenue & 610 Tremont Street

Courtney Reeves, Property Manager: Install 2 security cameras (one at each location).

6:30

Application: 14.1167 SE
Applicant:

777 Tremont Street

Michael Tilley, Owner: Replace slate roof with asphalt shingles (contrary to guidelines); replace siding at dormers with vinyl siding (contrary to guidelines); in-kind replacement of copper gutters; in-kind replacement of aluminum downspouts; replace rubber roof and associated flashing; repair masonry; repaint window trim black.

6:45

Application: 14.1166 SE
Applicant:

782 Tremont Street

Brian Poe, Manager; Paul Tyrell, Engineer: Installation of 2 outdoor seating areas (one on Massachusetts Avenue; one on Tremont Street).

7:00

Application: 14.1165 SE
Applicant:

799 Albany Street (Albany Street Tower; Protection Area)

Richard Jabba, Consultant; Phil Renzi, Architect: Proposed construction of a new 26 story mixed-use (residential/office) building.

7:15

Application: 14.1140 &
14.1139 SE Applicant:

771 Albany Street & 830 Harrison Avenue (Boston Medical Center)

Brendan Whalen, BMC Director of Construction: Proposed construction of a 4 story addition to the Menino Building; proposed construction of a 3 story addition to the Moakley 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@boston.gov. Thank you.

14.1159 SE: 69 Appleton Street: Replace 21 windows (wood).

14.1158 SE: 109 Appleton Street: Repair and repaint front entry doors; repair front entry stoop and repaint with HC-69; repair/repaint sills and lintels with HC-69; replace gutters, downspouts, and flashing as required; replace 11 windows (wood).

14.1137 SE: 130 Appleton Street: Replace 2 windows (aluminum clad).

14.1150 SE: 2 Clarendon Street: Repoint masonry; repair/replace as required sandstone units to match in color, texture, and shape; in-kind replacement of slate roof; repair copper gutters and install new copper downspouts (all proposed work is on the Montgomery Street elevation).

14.1148 SE: 52 Clarendon Street: Replace 5 windows (wood).

14.1138 SE: 86 Chandler Street: Replace 10 windows (aluminum clad).

14.1147 SE: 148 Chandler Street: Replace 3 windows (wood, 2 curved sash will be replaced in-kind).

14.1105 SE: 526 Columbus Avenue: Replace flat roof and associated copper flashing and gutters.

14.1042 SE: 551 Columbus Avenue: Repair roof at dormer; caulk all open joints between wood and all windows; masonry repointing; repaint using HC-21.

14.1141 SE: 14 Dartmouth Place: Construct a roof deck (**visibility must be reviewed by staff**).

14.1162 SE: 9 Dartmouth Street: Repaint soffit and cornice on front façade (paint to match existing).

14.1155 SE: 26 Dartmouth Street: Repair front entry door.

14.1154 SE: 50 Dwight Street: Repoint masonry; repair entry surround and decorative sills and lintels and repaint original brownstone color; repair/repaint window grates and iron fence; repair existing entry door; install shutters; repair and repaint front entry stoop original brownstone color; repair slate at dormer roof; repaint dormer windows and associated trim black.

14.1152 SE: 105 East Brookline Street: Replace 11 windows (wood); replace asphalt shingles with synthetic slate with a scalloped edge; repair/in-kind replacement of deteriorated wood trim.

14.1151 SE: 106-108 East Brookline Street: Replace roofs over entry with copper flashing and flat-seam copper roofing; install copper snow guards; in-kind replacement of copper gutters; replace aluminum downspouts with copper; repair roofing at mansard with copper flashing and fascia; repair/replace slate roof in-kind; repair/replace deteriorated window trim and paint black; refinish stairs and stoop; repoint masonry.

14.1149 SE: 44 Gray Street: Replace 10 windows (wood)

14.1164 SE: 860 Harrison Avenue (Protection Area): Renovate landscape area at new entrance.

14.1142 SE: 3 Lawrence Street: Repair slate roof as required; rebuild existing roof deck (**visibility must be reviewed by staff**); replace 18 windows (wood); replace rear entry door (wood).

14.1156 SE: 764 Tremont Street: Replace 9 windows (wood); repaint/repair oriel.

14.1144 SE: 35 Union Park: Repairs to concrete walkway next to front stoop (coal chute cover must be retained); repair and restore cornice; install new copper gutter.

14.1122 SE: 89 Waltham Street: Install 3 storm windows.

14.1143 SE: 100 Waltham Street: Replace 14 windows (wood).

14.1157 SE: 27 Warren Avenue: Repair and repaint front entry doors; repair front entry stoop and repaint with HC-69; repair/repaint sills and lintels with HC-69; replace gutters, downspouts, and flashing as required; replace 11 windows (wood).

14.1161 SE: 101 Warren Avenue: Repair rubber roof and associated flashing at bay; replace asphalt roofing at dormer with scalloped slate to match existing; in-kind replacement of deteriorated wood trim at dormer and repaint.

14.1153 SE: 141 West Canton Street: Replace flat rubber roof and associated flashing; restore windows at lower level and first floor; replace windows at 2nd and 3rd floors (wood); repair cornice; repoint masonry; repair brownstone elements including door surround, sills, and lintels (all must be painted original brownstone color); repair/in-kind replacement of deteriorated wood trim as required; repair and repaint iron railings at stoop and garden fence.

14.1145 SE: 237 West Canton Street: Replace 12 windows (wood).

14.1160 SE: 37 West Newton Street: In-kind replacement of asphalt shingle roof; skylights, and associated flashing; replace siding at rear dormer; in-kind replacement of deteriorated wood window trim and fascia boards at rear.

14.1146 SE: 157 West Newton Street: Repair front entry steps matching existing nosing profile, etc.

PROJECTED ADJOURNMENT: 7:45 P.M.

Date posted: May 22, 2014

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