



# 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 1, 2015  
**TIME:** 5:30 P.M.  
**PLACE:** BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> 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

### DESIGN REVIEW APPLICATIONS

- 5:30**  
**Application:** 16.770 SE **88 Wareham Street (Protection Area)**  
**Applicant:** Andrew Castraberti, Project Manager: Construct a 6-story mixed-use (retail/residential) building.
- 5:45**  
**Application:** 16.788 SE **160 West Brookline Street**  
**Applicants:** Guy Grassi, architect: Install decorative metal door grills at front entry door glass. (Other work listed under Administrative Review.)
- 6:00**  
**Application:** 16.774 SE **1661 Washington Street**  
**Applicant:** Kandace Cummings, tenant: Install a blade sign and window graphics at storefront.
- 6:15**  
**Application:** 16.767 SE **117 West Newton Street**  
**Applicant:** Steve Young, architect: Install/enlarge light well in front garden. (Other work listed under Administrative Review.)

### 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. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► 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](mailto:meghan.hanrahan@boston.gov). Thank you.

**16.771 SE: 22 Appleton Street:** Replace existing roof deck (**visibility must be reviewed by staff**).

**16.787 SE: 50 Berkeley Street:** Replace 37 windows (wood).

**16.782 SE: 5 Bradford Street:** Replace 12 windows (aluminum clad); remove concrete and chicken wire at basement window wells and install steel grating; install copper gutters and downspouts.

**16.773 SE: 80 Chandler Street:** Replace 8 windows (wood).

**16.755 SE: 130 Chandler Street:** Repoint masonry at rear.

**16.756 SE: 132 Chandler Street:** Repoint masonry at rear.

**16.706 SE: 51 Clarendon Street:** Replace flat roof at oriel; repaint oriel.

**16.765 SE: 2 Dartmouth Place:** Install copper gutters; repair deteriorated wood at cornice; repaint.

**16.777 SE: 7 Dartmouth Place:** Replace flat rubber roof and associated copper edge flashing; in-kind replacement of copper gutters; repaint oriel.

**16.688 SE: 8 Dartmouth Place:** Repair/repaint sills and lintels (must approximate original brownstone color).

**16.785 SE: 15 Dartmouth Street:** In-kind replacement of deteriorated wood trim at soffit and fascia; repaint.

**16.775 SE: 12 Greenwich Park:** Replace 4 windows (wood).

**16.769 SE: 683 Massachusetts Avenue:** Replace existing roof deck (**visibility must be reviewed by staff**).

**16.776 SE: 1 Pelham Terrace:** Repair and rebuild front and rear chimneys.

**16.789 SE: 256 Shawmut Avenue:** Replace 1 window (wood).

**16.768 SE: 453 Shawmut Avenue:** Replace 6 windows (wood).

**16.784 SE: 565 Tremont Street:** Replace 5 windows (aluminum clad).

**16.783 SE: 645 Tremont Street:** Repoint masonry; in-kind replacement of copper gutters; in-kind replacement of deteriorated wood at dormers.

**16.750 SE: 41 Union Park:** Replace flat rubber roof and associated edge flashing.

**16.645 SE: 14-16 Union Park Street:** Repairs to front entry stoop (must approximate original brownstone color).

**16.786 SE: 29 Upton Street:** Repair front entry stoop; repaint to match original brownstone color.

**16.791 SE: 70-80 Warren Avenue:** Replace non-historic railings at entrance; repair garden fence and repaint.

**16.792 SE: 1387 Washington Street:** Construct a roof deck and head house (previously approved in 2011).

**16.766 SE: 1400 Washington Street:** Replace/install copper downspouts at front and side elevations; replace pvc downspout with aluminum downspout at rear.

**16.788 SE: 160 West Brookline Street:** Replace glass at 2 garden level windows with insulated glass (using existing frame); install wood shutters (exempt); repair/repaint existing metal grilles, railings, and fence; repair/repoint granite stoop and garden curb; replace gate at under stoop entry with door; remove wood signs and repair masonry.

**16.772 SE: 166 West Brookline Street:** Replace 6 windows (wood).

**16.790 SE: 226 West Canton Street:** Repair and repaint front entry stoop (must match original brownstone color).

**16.648 SE: 151 West Concord Street:** Replace flat rubber roof and associated copper edge flashing.

**16.767 SE: 117 West Newton Street:** In-kind replacement of scalloped slate and copper gutter at mansard (admin); repaint cornice and associated trim.

**PROJECTED ADJOURNMENT: 6:30 P.M.**

Date posted: November 23, 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