



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, July 5, 2016
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

DESIGN REVIEW APPLICATIONS

- 5:30** Washington Street and Waltham Street Intersection
Application: 16.1687 SE James E. Gillooly, Deputy Commissioner - Boston Transportation Department: Install traffic signals and handicapped access ramps. Repave adjacent street area and re-lay adjacent brick sidewalks.
- 5:45** Washington Street, West Concord Street and East Concord Street
Application: 16.1688 SE James E. Gillooly, Deputy Commissioner - Boston Transportation Department: Install traffic signals and handicapped access ramps. Repave adjacent street area and re-lay adjacent brick sidewalks.
- 6:00** 532 Tremont Street
Application: 16.1632 SE Anna Barounis, Owner: Construct an outdoor seating area for 12 people with a removable fence.
- 6:15** 9 Union Park
Application: 16.1651 SE Patrick Dooliney and Breen Fitzgerald, Owners: Replace garden fence and iron window security grilles.
- 6:30** 205 West Springfield Street
Application: 16.1678 SE Paul Yu, Architect: Enlarge window openings on rear dormer and install 4 2/2 windows set up in pairs (rest of work to admin).
- 6:45** 133 West Concord Street
Application: 16.1695 SE Dartagnan Brown, Architect: Expand rear dormer and install new roof deck on top of expanded dormer (rest of work to admin).
- 7:00** 25 Worcester Street
Application: 16.1694 SE Dartagnan Brown, Architect: Expand rear dormer. Install new roof deck on top of expanded dormer (rest of work to admin).
- 7:15** 11.5 Greenwich Park
Application: 16.1693 SE Dartagnan Brown, Architect: Modify and repair existing roof deck. Install black metal railings.
- 7:30** 17 Braddock Park
Application: 16.1650 SE Niall Quigley, Contractor: Remove existing roof deck and install new, larger roof deck.
- 7:45** 595 Harrison Avenue
Application: 16.1728 SE Peter Scolaro, Property Manager: Replace all existing wood windows throughout the building in kind.
- 8:00** 60 West Rutland Square
Application: 16.1656 SE Guy Grassi, Architect: Install new intercom, door hardware and kick plate. Install new HVAC on roof and install new roof deck (rest of work to admin).

8:15 **310 Columbus Avenue**
Application: 16.1689 SE Scott Cleveland, Contractor: Replace not reviewed rear first story roof deck in kind with new metal railing.

8:30 **771 Harrison Avenue**
Application: 16.1696 SE Ronald Simons, Owner: Conversion of former church complex into 63 residential dwelling units.

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 blc@boston.gov. Thank you.

- 16.1658 SE: 86 Berkeley Street:** Infill existing street level storefront with matching brick and two double-hung windows. Replace 11 windows. Remove existing front fire escape and repair damaged masonry from this removal.
- 16.1634 SE: 39 Braddock Park:** Replace 4 1/1 aluminum windows with 4 1/1 Aluminum clad windows.
- 16.1679 SE: 16 Bradford Street:** Repoint and repair east brick wall.
- 16.1666 SE: 32 Bradford Street:** Replace 11 non-historic windows with 2/2 wood windows. Repaint sills and lintels. Repair and repaint basement window grates.
- 16.1668 SE: 78 Chandler Street:** Repair and repaint both soffits on the front façade in kind.
- 16.1673 SE: 128-132 Chandler Street:** 6 new wood 2/2 windows. Sills replaced in kind.
- 16.1691 SE: 303 Columbus Avenue:** Install backlit sign above the front door and vinyl lettering on the windows.
- 16.1653 SE: 310 Columbus Avenue:** Remove existing roof deck and replace rubber roof. Install bronzed aluminum flashing to the roof perimeter.
- 16.1675 SE: 557-559 Columbus Avenue:** Third phase of window replacement project.
- 16.1423 SE: 13-14 Dartmouth Place:** Replace rubber roof in kind and repoint chimneys.
- 16.1663 SE: 33 Greenwich Park:** In-kind replacement of deteriorated wood trim at soffit and fascia; repaint.
- 16.1686 SE: 36 Lawrence Street:** Replace 3 windows with 2/2 wood windows.
- 16.1631 SE: 472 Massachusetts Avenue:** Repoint front steps and replace understoop gate with door.
- 16.1659 SE: 548 Massachusetts Avenue:** Reroof mansard and replace rotted sills and missing slater in kind. Install new copper gutter and new soffit in kind. Install 15 corbels under the skirt to match neighboring building.
- 16.1660 SE: 548 Massachusetts Avenue:** Replace 4 windows in top story dormers. Large windows will be double hung 2/2 and more narrow side bay windows will be 1/1.
- 16.1665 SE: 40 Montgomery Street:** Replace asphalt shingles on mansard with synthetic slate shingles.
- 16.1654 SE: 84 Pembroke Street:** Replace 4 curved sash in kind and 19 straight sash in kind.
- 16.1633 SE: 141 Pembroke Street:** Repairs front façade sills and lintels.
- 16.1667 SE: 71 Rutland Street:** Spot repoint from façade, repair and repaint sills, headers and horizontal band. Repaint front railing.
- 16.1692 SE: 287 Shawmut Avenue:** Repair front stoop and basement stairs. Install new stoop door, new railings around front yard and 2 new wall sconces - one at the stoop door and one at the front door.
- 16.1627 SE: 448 Shawmut Avenue:** Replace window grates with curved grates as seen on neighboring buildings.
- 16.1661 SE: 88 Waltham Street:** Replace two vinyl 6/6 windows with 2 wood 2/2 windows. Replace 2 storm windows in kind.
- 16.1676 SE: 15 Warren Avenue:** Replace 5 windows with historically appropriate 1/1 sash.
- 16.1690 SE: 191 Warren Avenue:** Replace 4 wood windows in kind.
- 16.1674 SE: 1315 Washington Street:** Install a new sign over the front door, a new blade sign, and lighting over the front door sign.
- 16.1657 SE: 223 West Canton Street:** Install new brick front walk, repair curbs (rest of work to hearing).
- 16.1566 SE: 236 West Canton Street:** Replace 6 2/2 windows in kind.
- 16.1695 SE: 133 West Concord Street:** Install new brick front walk, repair curbs.
- 16.1486 SE: 135 West Concord Street:** Replace the roof in kind, reinstalling slate and copper flashing. Replace copper drip edge in kind.
- 16.1656 SE: 60 West Rutland Square:** Repaint trim, repair brownstone, remove existing storm windows and replace windows in kind. Restore existing entry pilasters, brackets and roof trim in kind. Repair existing dormers in kind (rest of work to hearing).
- 16.1678 SE: 205 West Springfield Street:** Repair rear dormer in kind. Reside the front of the dormer in wood clapboard and the sides in faux-slate (rest of work to hearing).
- 16.1626 SE: 2 Worcester Square:** Rebuild front stoop in kind.
- 16.1694 SE: 25 Worcester Street:** Install new stoop door and new wall sconce at stoop entry (rest of work to hearing).
- 16.1662 SE: 13-15 Worcester Square:** Repoint entire rear façade, repair sills and headers. Replace existing deckboards and rails on existing rear decks. Repair front brownstone steps in kind.

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

16.1630 SE: 65 Worcester Street: Replace 5 2/2 windows in kind.
16.1677 SE: 67 Worcester Street: Replace 2 wood windows in kind.

PROJECTED ADJOURNMENT: 8:30 P.M.
Date posted: June 24, 2016