



# 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:** Wednesday, November 4, 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

5:30

### REVIEW OF ARCHITECTURAL VIOLATIONS

### DESIGN REVIEW APPLICATIONS

5:45

**Application:** 16.096 SE  
**Applicant:**

#### 197 West Springfield Street (continued review)

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

6:00

**Application:** 16.433 SE  
**Applicants:**

#### 34 Concord Square (continued review)

**Dennis Garofalo, contractor:** Install a window well at front garden.

6:15

**Application:** 16.432 SE  
**Applicant:**

#### 534 Columbus Avenue

**534-536 Columbus Ave. Realty Trust, owners:** Replace door grate and window grilles.

6:30

**Application:** 16.634 SE  
**Applicant:**

#### 156 West Concord Street

**Guy Grassi, architect:** Install a new garden fence and handrail at front entry stoop; remove existing fire balcony at dormers and install new. (Other work listed under Administrative Review).

6:45

**Application:** 16.635 SE  
**Applicant:**

#### 1 Hanson Street

**Dartagnan Brown, architect:** Install a new metal fireplace vent at side elevation.

7:00

**Application:** 16.622 SE  
**Applicant:**

#### 553 Tremont Street

**Rebecca Roth Gullo, applicant:** Install a temporary vestibule enclosure.

7:15

**Application:** 16.626 SE  
**Applicant:**

#### 3 Bradford Street

**Bruce Miller, architect:** Extend rear dormer across the full width of the house.

7:30

**Application:** 16.428 SE  
**Applicant:**

#### 521 Shawmut Avenue

**Elizabeth Whittaker, architect:** Rebuild and expand rear dormer; construct new rear deck at rear dormer.

Over

### **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.

**16.612 SE: 31 Appleton Street:** Replace flat rubber roof and associated edge flashing; repair slate roof as required; replace existing roof deck (**visibility must be reviewed by staff**); remove fire escape.

**16.619 SE: 130 Appleton Street:** Replace 3 windows (wood).

**16.631 SE: 528 Columbus Avenue:** Install handrail at front entry stoop.

**16.591 SE: 550 Columbus Avenue:** Replace brownstone risers and treads at front entry stoop with new brownstone risers and treads (details to match existing).

**16.621 SE: 569 Columbus Avenue:** Install signage at storefront (blade sign and at sign band).

**16.611 SE: 37 Concord Square:** Replace 3 windows (wood).

**16.629 SE: 12 Dartmouth Street:** Replace 10 windows (wood, 6 curved sash); repair and repaint existing ironwork; repair/repaint masonry (all stone elements must be painted a brownstone color); replace intercom; repair existing entry door; repair/replace deteriorated wood trim; repair slate roof at mansard; patch/repair/repaint cornice; replace gate at under stoop entry with door.

**16.636 SE: 14 Dartmouth Place:** Replace 8 windows (wood).

**16.630 SE: 41 East Concord Street:** Replace 3 windows (wood); restore/replace deteriorated wood brick mould and repaint.

**16.623 SE: 23 Lawrence Street:** Replace 3 windows (wood).

**16.632 SE: 662 Massachusetts Avenue:** Replace 2 windows (wood).

**16.566 SE: 34 Montgomery Street:** In-kind replacement of slate and rubber roofs; replace/repair deteriorated wood trim at dormers.

**16.614 SE: 127 Pembroke Street:** Repair masonry at front stoop including cheek walls; repaint (must be brownstone color, HC-69).

**16.620 SE: 130 Pembroke Street:** Replace 2 windows (wood).

**16.627 SE: 137 Pembroke Street:** Replace 5 windows (wood).

**16.552 SE: 16 Rutland Square:** Replace concrete walkway at entrance with integral brownstone color concrete; replace 2 risers and treads at entry stoop (must be integral brownstone color concrete and have bull nose profile).

**16.616 SE: 707-723 Tremont Street:** Replace existing telecommunications antennas; install 3 additional antennas (not visible from public way).

**16.625 SE: 15 Upton Street:** Repair/repaint wood window trim and soffit.

**16.615 SE: 183 West Brookline Street:** Construct a roof deck (**visibility must be reviewed by staff**); rebuild chimney.

**16.606 SE: 192 West Canton Street:** Construct a roof deck (**visibility must be reviewed by staff**).

**16.608 SE: 197 West Canton Street:** Replace 7 windows (wood).

**16.634 SE: 156 West Concord Street:** Repair/repoint masonry; repair/repaint all brownstone elements including sills, lintels, etc. (must approximate original brownstone color); replace 6 windows (wood, all 2/2); repair wood cornice; in-kind replacement of copper gutters and downspouts; repair flat rubber roof and associated copper edge flashing, repair/replace scalloped slate shingles at mansard; construct a roof deck (**visibility must be reviewed by staff**); install new wood brackets and trim at dormers; repair chimney; install ac condensers at roof; replace concrete walkway at entrance with brick pavers (must retain existing coal chute cover, etc.)

**16.609 SE: 39 West Newton Street:** Repoint masonry; repair & repaint sills and lintels (HC-69).

**16.613 SE: 148 West Newton Street:** Construct a roof deck (**visibility must be reviewed by staff**); construct decks at rear (exempt)

**16.607 SE: 197 West Newton Street:** Replace existing roof deck (**visibility must be reviewed by staff**).

**16.610 SE: 70 West Rutland Square:** Replace 3 windows (aluminum clad).

**16.628 SE: 49 Worcester Street:** Install door at under stoop entry.

**16.633 SE: 82 Worcester Street:** Install door at under stoop entry; install window in existing masonry opening under stoop.

**16.617 SE: 92 Worcester Street:** In-kind replacement of deteriorated wood trim at dormer; in-kind replacement of asphalt shingles at roof.

### **PROJECTED ADJOURNMENT: 8:00 P.M.**

Date posted: October 26, 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