



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, October 6, 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: 16.432 SE
Applicant:

534 Columbus Avenue

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

6:00

Application: 16.462 SE
Applicants:

75 Clarendon Street

Ralph Moore, managing agent: Replace deteriorated concrete steps at entry with granite.

6:15

Application: 16.433 SE
Applicant:

34 Concord Square

Dennis Garofalo, contractor: Install a window well at front garden (**contrary to guidelines**); construct a roof deck (admin; **visibility must be reviewed by staff**).

6:30

Application: 16.428 SE
Applicant:

521 Shawmut Avenue

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

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. Thank you.

- 16.414 SE: 82 Appleton Street:** Repoint masonry; repair sills/lintels (must be painted to approximate original brownstone color or HC-69); repair/replace flat roof above gutter/cornice; in-kind replacement of deteriorated wood trim at cornice (retain dentils, etc.); repair/repaint fire escape (exempt); repair all deteriorated woodwork.
- 16.398 SE: 31 Braddock Park:** Replace flat rubber roof including new copper edge flashing.
- 16.440 SE: 44 Chandler Street:** In-kind replacement of deteriorated wood trim at rear oriels; repaint oriels.
- 16.448 SE: 72 Chandler Street:** Replace roof deck to match existing footprint (limited by its hatch system); replace wood railing at roof deck with black metal railing.
- 16.454 SE: 380 Columbus Avenue:** Replace flat rubber roofing and associated copper edge flashing; in-kind replacement of asphalt shingles at mansard; install new copper gutters.
- 16.459 SE: 380 Columbus Avenue:** Replace 12 windows (wood).
- 16.411 SE: 3 Concord Square:** Repair and repaint front entry stoop (must approximate original brownstone color).
- 16.441 SE: 26 Concord Square:** Replace 5 windows (wood); replace wood (non-historic) door.
- 16.434 SE: 34 Concord Square:** Spot masonry repointing; replace 22 windows (wood).
- 16.445 SE: 8 Dartmouth Place:** In-kind replacement of blue stone coal chute slab, including metal coal chute cover.
- 16.408 SE: 12 Dwight Street:** Replace wood fence at rear.
- 16.456 SE: 59 Dwight Street:** Repair and repaint front entry stoop (HC-69).
- 16.460 SE: 59 Dwight Street:** Repair existing iron garden fence; repair/replicate existing handrails at front entry stoop; repaint.
- 16.447 SE: 83 East Brookline Street:** Install chimney cap at rear chimney (**visibility must be reviewed by staff**).
- 16.402 SE: 11 East Newton Street:** Phase II of masonry restoration project.
- 16.449 SE: 31 Hanson Street:** In-kind replacement of deteriorated wood trim and copper flashing at cornice; replace flat rubber roof including all copper flashing; replace roof deck to match existing footprint (**visibility must be reviewed by staff**).
- 16.399 SE: 789 Harrison Avenue (40 Worcester Square):** Repair flat rubber roof and roof decking.
- 16.438 SE: 16 Holyoke Street:** Repoint masonry; repair brownstone sills and lintels and repaint (HC-69); repair front entry stoop (HC-69).
- 16.412 SE: 29 Holyoke Street:** Repoint masonry; repair/repaint sills and lintels (must be painted to approximate original brownstone color).
- 16.436 SE: 543 Massachusetts Avenue:** Replace 6 windows (wood).
- 16.451 SE: 24 Milford Street:** Replace flat rubber roof and associated copper edge flashing; replace existing roof deck (**visibility has been reviewed by staff**).
- 16.443 SE: 127 Pembroke Street:** Replace 3 windows (2 curved sash; all 3 are wood).
- 16.410 SE: 328-334 Shawmut Avenue:** In-kind replacement of asphalt shingles at rear; replace aluminum edge flashing; repaint associated trim.
- 16.407 SE: 539 Shawmut Avenue:** Replace 9 windows (wood).
- 16.452 SE: 530 Tremont Street:** In-kind replacement/repair to deteriorated wood trim at storefront; repaint.
- 16.432 SE: 587 Tremont Street:** In-kind replacement of deteriorated wood at oriel; repaint oriel; repair/replace copper gutters.
- 16.416 SE: 46 Union Park:** Repoint masonry; repair/repaint sills and lintels (must approximate original brownstone color).
- 16.450 SE: 11 Upton Street:** Replace flat rubber roof and associated copper edge flashing; replace existing roof deck (**visibility must be reviewed by staff**).
- 16.439 SE: 156 Warren Avenue:** Replace 20 windows (wood).
- 16.382 SE: 11 Wellington Street:** Repoint masonry.
- 16.383 SE: 1357 Washington Street:** Install awnings/signage and 8 gooseneck light fixtures.
- 16.429 SE: 147 West Canton Street:** Replace 7 windows (wood).
- 16.430 SE: 155 West Canton Street:** Install gate in wood fence.
- 16.276 SE: 212 West Canton Street:** Replace flat rubber roof including new copper edge flashing.
- 16.413 SE: 222 West Canton Street:** Repair and repaint front entry stoop (HC-69).
- 16.442 SE: 245 West Canton Street:** In-kind replacement of deteriorated wood trim at oriels; repaint.
- 16.458 SE: 116 West Concord Street:** Repair masonry; in-kind replacement of deteriorated wood at oriel and repaint; repair brownstone entry stoop (HC-69); repair copper gutters; replace flat roof and associated flashing; in-kind replacement of asphalt shingles; repair/replace deteriorated wood and copper flashing at dormers; repair 2 windows; replace 2 windows (aluminum clad).
- 16.437 SE: 133 West Concord Street:** Repoint masonry; repair brownstone sills and lintels and repaint (HC-69); repair front entry stoop (HC-69).
- 16.461 SE: 132 West Newton:** Repair deteriorated front entry stoop and garden curb (HC-69); re-landscape front garden including irrigation system; replace 10 windows (6 curved sash, all wood); repair cornice, dormer trim & entry hood (HC-69); repair sills and lintels (HC-69); replace asphalt shingles at roof with scalloped slate; install new copper gutters; replace flat rubber roof and associated copper flashing; install clay chimney pots at chimney; construct a roof deck (**visibility must be reviewed by staff**).
- 16.457 SE: 138 West Newton Street:** Repaint front entry stoop (including cheek walls) a brownstone color.
- 16.455 SE: 211 West Newton Street:** Replace bluestone risers and treads with concrete (must have bull-nose profile and integral brownstone color); repoint masonry; restore brownstone sills and lintels; in-kind replacement of deteriorated wood trim and repaint; in-kind replacement of asphalt shingles at mansard; repair gutters.
- 16.409 SE: 20 Worcester Square:** Replace flat rubber roof and associated copper edge flashing.
- 16.415 SE: 13 Worcester Street:** Repair/repoint masonry at 3rd floor/parapet.
- 16.444 SE: 69 Worcester Street:** Replace 8 windows (wood).

PROJECTED ADJOURNMENT: 6:45 P.M.

Date posted: September 25, 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