



# 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**  
**AMENDED**

RECEIVED  
CITY CLERK'S OFFICE  
BOSTON, MA  
NOV 28 P 2:25

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

**DATE:** Tuesday, December 6, 2016  
**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**                                 **569 Columbus Avenue**  
**Application: 17.592 SE**   **Jim Cochener, Contractor:** Install temporary awning vestibule with door.
  
- 5:45**                                 **1511 Washington Street**  
**Application: 17.621 SE**   **Ricardo Sousa, Tenant:** Install 6 new panel antennas on top of building.
  
- 6:00**                                 **612-626 Tremont Street**  
**Application: 17.583 SE**   **Courtney Reeves, Property Manager:** Refurbish and augment railings and replace handrails at steps with new. (other to admin)
  
- 6:15**                                 **54-102 West Newton Street**  
**Application: 17.590 SE**   **Vanessa Calderon-Rosado, Developer:** Replace and relocate front doors and replace stoop railings.
  
- 6:30**                                 **33 Greenwich Park**  
**Application: 17.591 SE**   **Guy Grassi, Architect:** Restore existing interior front door and relocate to front entrance, removing existing gate. Replace missing entry pilasters. Remove existing roof deck and rebuild in kind. Install new HVAC equipment on roof. (other to admin)
  
- 6:45**                                 **29 Claremont Park**  
**Application: 17.557 SE**   **Juliet Ghazarian, Owner:** Replace and expand roof deck. (other to admin)
  
- 7:00**                                 **44 Upton Street**  
**Application: 17.579 SE**   **Dartagnan Brown, Architect:** Install new roof deck. (other to admin)
  
- 7:15**                                 **144 West Canton Street**  
**Application: 17.596 SE**   **Peter Gallo, Owner:** Construct new roof deck. (other to admin)
  
- 7:30**                                 **196 West Springfield**  
**Application: 17.593 SE**   **Eben Kunz, Architect:** Install grates on lower windows. Construct roof deck. (other to admin)
  
- 7:45**                                 **321 Harrison Avenue**  
**Application: 17.587 SE**   **Todd Fremont-Smith, Asset Manager:** Construction of a 150 foot tall office building addition on top of an existing parking garage structure. Project includes existing building at 1000 Washington Street.
  
- 8:00**                                 **46 Wareham Street**  
**Application: 17.594 SE**   **John Holland, Owner/Developer:** Build a 66,700 square foot building on the site of demolished building.

8:15  
Advisory Review

74-76 Union Park Street

Paul Chisolm, Trustee: Renovate and alter convent building. Complete high school window replacement with 60 previously approved wood windows.

#### 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 [hlc@boston.gov](mailto:hlc@boston.gov). Thank you.

- 17.585 SE: 99 Appleton Street: Repair fascia and soffit and replace gutter in kind.
- 17.575 SE: 9 Cazenove Street: Repoint front façade. Repair and paint front stoop in kind. Install new rubber roof. Repair sills and lintels in kind. Replace deteriorated wood trim at cornice in kind.
- 17.557 SE: 29 Claremont Park: Replace rubber roof, replace vinyl siding on headhouse with wood clapboard, replace door and window on headhouse. (other to hearing)
- 17.588 SE: 310 Columbus Avenue: Replace existing porch door with new. Reuse all moldings.
- 17.607 SE: 509 Columbus Avenue: Replace EPDM roofing, copper flashing, and copper gutter in kind.
- 17.490 SE: 592 Columbus Avenue: Replace front door in kind with new lighting and hardware.
- 17.595 SE: 28 Concord Square: Replace existing curved and replacement straight sash with new curved wood sash.
- 17.561 SE: 15 Dartmouth Place: Replace existing rubber roof in kind, eliminating existing roof deck.
- 17.571 SE: 130 Dartmouth Street: Replace flashing on several roof levels in kind. (emergency repair)
- 17.606 SE: 28 East Springfield Street: Replace 13 1/1 wood windows in kind.
- 17.588 SE: 9 Greenwich Park: Replace existing porch door with new. Reuse all moldings.
- 17.591 SE: 33 Greenwich Park: Repair dormer in kind. Replace dormer windows with 2/2 windows. Install new intercom and brass kick. Reset roof slate, replacing missing in kind. (other to hearing)
- 17.578 SE: 22 Hansen Street: Replace four 2/2 wood windows in kind.
- 17.460 SE: 461 Massachusetts Avenue: Remove dead Sycamore Maple tree from front yard. (emergency repair)
- 17.577 SE: 462 Massachusetts Avenue: Repair soffit, roof and flashing at cornice in kind.
- 17.584 SE: 54 Montgomery Street: Replace rubber roof and install new flashing in kind.
- 17.570 SE: 73 Rutland Street: Replace 2/2 wood windows in kind. (emergency repair)
- 17.572 SE: 557 Tremont Street: Replace 20 1/1 aluminum windows with 20 1/1 aluminum clad windows.
- 17.583 SE: 612-626 Tremont Street: Replace poured concrete walkways in kind. (other to hearing)
- 17.574 SE: 673 Tremont Street: Install new signage on existing signband.
- 17.620 SE: 696 Tremont Street: Replace sign band sign with new (previously approved, only the wording is changing) and apply a door graphic.
- 17.586 SE: 6 Union Park: Replace garden railing with new iron railing to match adjacent properties.
- 17.579 SE: 44 Upton Street: Patch existing roof in kind. Install simulated slate shingles on mansard roof. Repair and repoint front elevation in kind as needed. Replace existing windows with 2/2 wood windows. Repair front door in kind. Repair stoop and cheekwalls in kind. Repair existing iron railings and fencing in kind. Install new front stoop door. (other to hearing)
- 17.576 SE: 125 Warren Avenue: Repair sills and lintels in kind. Repoint front façade. Replace cracked bricks in kind.
- 17.560 SE: 184 West Brookline Street: Repair front door canopy, including rubber roofing in kind.
- 17.559 SE: 186 West Brookline Street: Repair front door canopy, including rubber roofing and copper drip edge in kind. Repair mansard roof, including copper gutter in kind.
- 17.596 SE: 144 West Canton Street: Repoint façade. Repair sills and lintels in kind. Reset roof slate, replacing missing in kind. Remove storm windows. Install new curved sash in curved locations and straight sash in straight portions of the façade. Restore garden and stoop rail in kind. (other to hearing)
- 17.593 SE: 196 West Springfield: Repair front oriel in kind. Repair dormer in kind. Repoint front façade. Restore sills and lintels. Restore existing fencing. Replace all windows. Repair flat roof with EPDM. Replace pitched roof shingles with asphalt shingles. Install new copper gutter and downspout. (other to hearing)
- 17.562 SE: 79 Worcester Street: Replace 13 2/2 wood windows in kind.
- 17.573 SE: 26 Yarmouth Street: Repaint stoop in kind.

**PROJECTED ADJOURNMENT: 8:45 P.M.**

Date posted: November 23, 2016