



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, May 2, 2017
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 review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW HEARING 5:30 PM

- 17.1063 SE 166 West Brookline Street
Applicant: Guy Grassi - Architect
Proposed Work: Install new plantings in front garden, new recessed intercom, brass kick, mail slot, door hardware and surface mounted garden level intercom. Patch existing rubber roof. Replace security grilles at garden level and existing understoop door and sconce. (other items to admin)
- 17.1102 SE 31 Milford Street
Applicant: Amit & Gitika Desai - Owners
Replace stoop railing in kind and replace stoop without newel posts. Slightly lower garden level grade and replace basement windows with 6" taller windows. Replace garden curb with simplified profile, and install a garden fence that matches the stoop railing. Increase width of garden level stairs. Increase opening size for under stoop entrance. Repair or replace existing garden planter in kind.
- 17.971 SE 40 Berkeley Street (continuation)
Applicant: Erika DeRoche – Architect
Proposed Work: Additional review of new entry vestibule to building (other work already approved).
- 17.1071 SE 1511 Washington Street
Applicant: Jamie Golden – Lessee

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Proposed Work: Install channel lit signage on the sign band, replace current single pane storefront windows in kind. Install window decals. Install a new wood and glass front door.

17.1073 SE

74-76 Union Park Street

Applicant: Paul Chisholm – Chairman

Proposed Work: Replace stained glass windows with clear glass aluminum sash, repair precast concrete tracery, Replace two PVC rain leader assemblies with copper downspouts, conductor heads and scuppers. Construct new rear canopy with concrete steps, metal railing, entry doors, entry canopy roof with vertical flashing to connections to building and a canopy support mast and cabling.

17.1070 SE

660 Harrison Avenue, 75 & 123 East Dedham Street, 100 East Canton Street, and 575 Albany Street

Applicant: William Gause – Developer

Redevelop an underutilized block into a mixed-use collection of buildings. Some structures will remain and be augmented and others will be demolished and replaced.

- ii. **ADMINISTRATIVE REVIEW/APPROVAL:** 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 commission 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 whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET 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; this will be valid for one year from the date of the hearing. 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 contact staff at 617.635.3850 or southendldc@boston.gov. Thank you.

17.1059 SE

1-5, 7-9, 4-22 Aguidilla Street, 1-13, 4-10, 12-30, 15-19 San Juan Street, 389-391 Shawmut Avenue 91-99, 111 West Brookline Street, 50-58 West Dedham Street:

Replace and repair damaged masonry at front entry stairs in kind. Replace flush metal doors under stairs in kind, replace asphalt shingles in kind. Replace wooden roof trim in kind. Selective masonry repair and repointing in kind, replacement of damaged stucco in kind and selective painting in kind.

17.1053 SE

5 Appleton Street: Replace 3 2/2 aluminum windows with 3 2/2 aluminum clad windows.

17.1069 SE

68 Appleton Street: Replace 2 2/2 wood windows in kind.

- 17.1103 SE 9 Bradford Street: Replace 9 2/2 aluminum windows with 9 2/2 aluminum clad windows.
- 17.1075 SE 80 Chandler Street: Replace 17 2/2 clad windows with 17 2/2 wood windows.
- 17.1019 SE 499 Columbus Avenue: Replace roof deck in kind (emergency repair).
- 17.1099 SE 41 East Concord Street: Replace 3 wood 1/1 windows and replace/repair deteriorated brick mold (reapplication for expired approval #16.630 SE).
- 17.1064 SE 57 East Springfield Street: Replace or repair brownstone window sills in kind. Repoint rear elevation (emergency repair).
- 17.1066 SE 552 Columbus Avenue: Replace 4 vinyl windows with 4 2/2 aluminum clad windows.
- 17.1068 SE 492 Massachusetts Avenue: Replace 2 1/1 bowed wood windows with bowed glass in kind. Replace 1 1/1 wood window in kind.
- 17.1062 SE 552 Massachusetts Avenue: Rebuild front stoop treads and risers in kind.
- 17.1101 SE 617 Massachusetts Avenue: Replace copper gutter in kind. Replace asphalt shingles on dormer with imitation slate, install new rubber roof with in kind copper edging.
- 17.1044 SE 617 Massachusetts Avenue: Demolish existing chimney due to falling bricks. A later application will ask for reconstruction in kind (emergency repair).
- 17.1067 SE 32 Milford Street: Replace 3 2/2 wood windows in kind.
- 15.1060 SE 567 Tremont Street: Replace one of six existing antennas in each of three sectors in kind, install six remote radio heads, two ballast frames and replace 3 surge arrestors. No significant change to the view from any public way.
- 17.1061 SE 83 West Brookline Street: Repoint, replace gutters in kind, replace roof and flashing in kind, repair window trim and repaint, seal front granite steps, seal bottom of building and restore and seal all fire escapes.
- 17.1063 SE 166 West Brookline Street: Remove vent in stoop and current doorbell and patch openings. Repair and repaint front stoop, garden curb and railings, wood cornice, sills and lintels, fire balconies, and front doors and transom frames in kind. Remove portion of front fire balconies on 2nd and 3rd floors and patch remaining masonry holes. Replace some straight and some curved sash with wood curved 2/2 sash. (other items to hearing)
- 17.1100 SE 100 West Dedham: Repair exterior masonry cracks, clean and repoint all facades, replace damaged lintels in kind.
- 17.1000 SE 85 West Newton Street: Remove five small areas of brick for water damage exploration. Replace in kind (emergency repair).
- 17.1057 SE 142 West Newton Street: Replace soffit and fascia, copper gutter downspout and flashing, broken slate shingles, and rubber roof in kind. Repoint and reflash existing chimney.
- 17.1058 SE 81 Worcester Street: Replace two 2/2 wood windows in kind.

III. RATIFICATION OF 4/5/2017 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 20 April 2017

SOUTH END LANDMARK DISTRICT COMMISSION
John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/
Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood
Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of
Persons with Disabilities/ Architectural Access Board/