



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 - REVISED

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

DATE: Wednesday, July 5, 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

- 17.1308 SE 108-116 West Springfield Street
Applicant: Jeremy Dick, The Trustees of Reservations
Proposed Work: Replace existing greenhouse structure at the West Springfield Community Garden.
- 17.1250 SE 1 Appleton Street:
Applicant: Nick Makemson
Proposed Work: Re-configure front entrance to increase conformance to accessibility standards by replacing existing storefront; install wood and steel pergolas above masonry openings on Appleton Street façade; install illuminated wood panels behind glass of fixed street level windows; install new signage; and install steel faced planters around patio seating areas with aluminum posts for suspended string lighting.
- 17.1303 SE 44 Waltham Street
Applicant: John M. Moran, Esq. (Applicant)
Proposed Work: At roof install three fiberglass chimneys that will conceal a total of six ballast mounted antennas.
- 17.1396 SE 107 Pembroke Street
Applicant: John m. Moran, Esq. (Applicant)
Proposed Work: Construct roof deck, access hatch and two air-conditioning condensers on roof and remove rear chimney (*see also Administrative Review/Approval work below*).

- 17.1424 SE 213 West Canton Street
 Applicant: Antonia Misdea (Applicant)
 Proposed Work: Change paint color of front façade from sandstone brown to a cream/yellow paint color matching the adjacent rowhouse at 211 West Canton Street.
- 17.1437 SE 26 Lawrence Street
 Applicant: Dartagnan Brown (Applicant)
 Proposed Work: Construct new roof deck; and install new entry door (*see also Administrative Review/Approval work below*).
- 17.1436 SE 5 Claremont Park
 Applicant: Dartagnan Brown (Applicant)
 Proposed Work: Replace existing head house door; replace existing roof deck guard rail; and construct three new window wells at front garden level windows and install metal security bars (*see also Administrative Review/Approval work below*).
- 17.1387 SE 3 Haven Street
 Applicant: Simon Boyd (Owner)
 Proposed Work: Replace existing building entrance security gate with a new wooden entry door.
- 17.1435 SE 195 West Springfield Street
 Applicant: Carolyn Lowell (Owner)
 Proposed Work: Replace original skylight with curb and new skylight (*see also Administrative Review/Approval work below*).

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.

- 17.1416 SE 14 Bond Street: At front façade replace two, two-over-two wood first story windows in-kind.
- 17.1401 SE 13 Cazenove Street: At front façade near the gutter and at the party walls re-point brick with mortar matching the color, texture and tooling of the existing mortar and clean brick with detergent and water; replace black rubber membrane roof in-kind;

- and at Mansard replace slate and copper flashing in-kind, and install copper gutter and belts.
- 17.1436 SE 5 Claremont Park: Repair, re-point and clean brick masonry facades, cornices and chimneys; repair existing brownstone decoration, lintels and sills; repair and restore existing front stoop; repair/replace clapboard siding at head house; install new wood one-over-one wood windows at front façade; install new copper gutters; repair and restore front entry doors; and remove existing window grilles at front façade first story and garden level windows (*see also Design Review Hearing work above*).
- 17.1428 SE 29 Claremont Park: At front façade replace four non-historic second story one-over-one windows and two non-historic third story one-over-one windows with wood one-over-one windows.
- 17.1382 SE 81 Dartmouth Street: Remove deck and install new black rubber membrane roof.
- 17.1426 SE 131 Dartmouth Street: At front façade replace two existing signs above first story windows with aluminum pan signs illuminated by existing light fixtures; and recover existing awning with new logo graphics.
- 17.1437 SE 26 Lawrence Street: Repair, re-point and clean brick masonry facades, cornices and chimneys; repair existing brownstone lintels and sills; repair and restore existing front steps; replace existing roof shingles with new EcoStar shingles; refinish all fire escapes; replace all first, second and third story front façade windows with wood two-over-two windows; install new copper gutters; replace exterior lighting; remove window grilles and metal gate at entry door; and install metal security bars at garden level windows (*see also Design Review Hearing work above*).
- 17.1443 SE 491 Massachusetts Avenue: Repair and repaint front entry steps.
- 17.1396 SE 107 Pembroke Street: Replace rubber membrane roof in-kind; remove all existing storm windows; replace existing windows at front façade with wood, two-over-two windows; and install new copper gutters and downspouts (*see also Design Review Hearing work above*).
- 17.1378 SE 259 Shawmut Avenue: Install concrete barrier over stone foundation, and repair masonry at side of stairs to prevent rodent entry into building.
- 17.1380 SE 551 Tremont Street: Modify existing rooftop wireless equipment by replacing three antennas with three similarly-sized upgraded antennas and install six DC cable lines in the existing cable tray.
- 17.1390 SE 715 & 725 Tremont Street: Spot cut and point limited areas of buildings with a mortar that matches the color, texture and tooling of the existing mortar, replace areas of deteriorated brick in-kind, cut and replace caulking sealant at control joints.
- 17.1429 SE 760 Tremont Street: At front façade replace two feet of deteriorated wood at soffit in-kind.
- 17.1376 SE 80 Waltham Street: Seal open seams at rubber membrane roof.
- 17.1397 SE 35 Wareham Street: At side elevation de-construct and rebuild in-kind a section of wall and replace disturbed roofing.
- 17.1445 SE 161 Warren Avenue: At front façade replace deteriorated sections of wood trim at dormers in-kind; remove third story storm windows; and replace 1960s six-over-six and four-over-four third story windows with two-over-two and one-over-one wood windows.
- 17.1412 SE 147 West Canton Street: At front façade re-point steps at basement level with mortar that matches the color, texture and tooling of the existing mortar; and replace small section of deteriorated brick in-kind at top of garden wall.
- 17.1383 SE 207 West Canton Street: Remove roof deck and install new black rubber roof.
- 17.1431 SE 143 West Newton Street: At front façade replace deteriorated wood trim and soffit at dormer in-kind.

- 17.1435 SE 195 West Springfield Street: Re-point masonry with mortar matching the color, texture and tooling of the existing mortar; replace all sills and lintels with precast concrete matching the color and dimensions of the existing stone; replace all windows with two-over-two wood windows and replace brick molds in-kind; install new black rubber membrane roof; and repair and repaint rear connecting balconies (*see also Design Review Hearing work above*).
- 17.1319 SE 7 Worcester Square: At front façade replace slate at Mansard in-kind.

III. RATIFICATION OF 6/6/2017 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 29 June 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/