



# 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:** Tuesday, September 5, 2017  
**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 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

- 18.154 SE 1714 Washington Street  
Applicant: Elissa Campbell  
Proposed Work: Replace existing billboard structure.
- 18.197 SE 130-150 Appleton Street  
Applicant: Dana Isaacson  
Proposed Work: Replace iron fence in-kind around perimeter of property.
- 18.212 SE 28 Yarmouth Street  
Applicant: Joyce and Leslie Beckford  
Proposed Work: Install wrought iron fence around garden, and install handrails at entry stoop.
- 18.185 SE 21 Rutland Square  
Applicant: Sam Hassan  
Proposed Work: At front façade restore façade to original design and detail, and restore Mansard roof and dormers. At rear elevation add window between dormers. At roof install roof deck and access hatch (*see also Administrative Review/Approval work below*).
- 18.184 SE 195 West Springfield Street  
Applicant: Christopher Lowell  
Proposed Work: Build roof deck matching rear and front setbacks of roof deck located at 197 West Springfield Street.
- 18.221 SE 75 Rutland Street  
Applicant: Jim Boudreau  
Proposed Work: Rebuild roof deck damaged by fire.

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- 18.063 SE      80 Berkeley Street  
Applicant: Daniel Kasmarek  
Proposed Work: Install a new roof deck in place of one recently removed for roof replacement.
- 18.094 SE      21 Lawrence Street  
Applicant: Adam Grassi  
Proposed Work: Build new roof deck, headhouse and green roof (*see also Administrative Review/Approval work below*).
- 18.183 SE      75 Clarendon Street  
Applicant: Alexandre Oliveira  
Proposed Work: Construct roof deck with privacy fence.
- 18.210 SE      13 aka 15A Cazenove Street  
Applicant: Dan Desrochers  
Proposed Work: Replace existing roof deck (*see also Administrative Review/Approval work below*).
- 18.196 SE      2 St. Charles Street  
Applicant: James Fuller  
Proposed Work: Installation of roof deck.
- 18.209 SE      441 Shawmut Avenue  
Applicant: Bruce Miller  
Proposed Work: At rear elevation erect roof deck on roof of existing ell and convert window into a door at second story.
- 18.164 SE      11 Claremont Park  
Applicant: Dartagnan Brown  
Proposed Work: At front façade install new garden fence; replace entry door below stoop; and remove window grilles from garden level windows and construct new window well with black metal security bars. At roof construct penthouse and two roof decks (*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 [southendlde@boston.gov](mailto:southendlde@boston.gov). Thank you.

- 17.1499 SE 20 Appleton Street: At front façade restore front entry doors and transom.
- 18.074 SE 3 Bradford Street: At front façade re-point masonry, and repair and re-paint window lintels and sills.
- 18.073 SE 9 Bradford Street: At front façade re-point masonry with mortar matching the color, texture and tooling of the existing mortar.
- 18.210 SE 13 aka 15A Cazenove Street: Re-paint entry steps, lintels and sills to match existing sandstone color (*see also Design Review Hearing work above*).
- 18.164 SE 11 Claremont Park: At front façade replace all existing non-historic windows with wood one-over-one windows; install new copper gutters; re-point masonry with mortar matching the color, texture and tooling of the existing mortar; repair and re-paint lintels, sills, stoop and curb; repair and re-paint fire escape tie-ins; and repair entry doors and install new hardware (*see also Design Review Hearing work above*).
- 18.205 SE 46 Clarendon Street: At front façade re-point masonry with mortar matching the color texture and tooling of the existing mortar, and repair window lintels and sills with a cementitious stucco tinted to match the color of the sandstone. At roof re-build existing chimney.
- 18.200 SE 486 Columbus Avenue: At front façade replace soffit and fascia in-kind, replace gutter with copper gutter, replace trim at dormer to match trim at 488 Columbus Avenue and replace asphalt shingles at Mansard roof with “Slateline” slate look shingles; and at rear elevation replace soffit in-kind, replace gutter with black aluminum gutter, and replace wood on dormers in-kind.
- 18.121 SE 544 Columbus Avenue: At front façade replace all aluminum two-over-two windows with aluminum clad two-over-two windows.
- 18.142 SE 555 Columbus Avenue: At front façade repair entry stoop.
- 18.202 SE 43 East Springfield Street: At front façade replace two aluminum two-over-two garden level windows with two-over-two aluminum clad windows.
- 18.165 SE 55 East Springfield Street: At front façade replace all existing non-historic windows with wood two-over-two windows except at the dormer where one-over-one windows will be installed; repair Mansard roof; re-point masonry with mortar matching the color, texture and tooling of the existing mortar; repair and re-paint lintels, sills and stoop; repair and re-paint fire escape tie-ins and garden fence; repair front entry doors; replace entry door below stoop; and remove window grilles from first story windows. At rear elevation replace non-historic one-over-one dormer windows with wood one-over-one windows.
- 18.206 SE 9 Greenwich Park: At front façade replace two two-over-two wood garden level replacement windows in-kind.
- 18.049 SE 12 Lawrence Street: At front façade rebuild brick façade due to structural deterioration, install new precast stone headers and sills tinted to match the color of the existing sandstone, and replace the wood replacement six-over-six windows with wood two-over-two windows.
- 18.094 SE 21 Lawrence Street: Replace existing membrane roof and repair existing slate shingles at Mansard and dormer (*see also Design Review Hearing work above*).
- 18.182 SE 26 Lawrence Street: At front façade remove fire escape.
- 18.185 SE 21 Rutland Square: At all elevations replace non-historic windows with historically appropriate wood windows and install copper gutters, and install new rubber membrane roof at upper roof (*see also Design Review Hearing work above*).
- 18.107 SE 298 Shawmut Avenue: At front façade and side elevation replace six fifth-story and five sixth-story wood two-over-two replacement windows in-kind.
- 18.177 SE 336-346 Shawmut Avenue: At all elevations re-point masonry with mortar matching the color, texture and tooling of the existing mortar, and repair window lintels and sills.

- 18.178 SE 610-626 Tremont Street: At all elevations re-point masonry with mortar matching the color, texture and tooling of the existing mortar, and repair window lintels and sills.
- 18.190 SE 177 West Brookline Street: At front façade replace two aluminum two-over-two third-story windows with aluminum clad two-over-two windows, and replace two aluminum one-over-one third-story windows with aluminum clad one-over-one windows.
- 18.215 SE 197 West Canton Street: At side elevation replace deteriorated wood trim and molding at oriel in-kind.
- 18.181 SE 41-43 West Newton Street: At rear elevation re-point masonry with a mortar that matches the color, texture and tooling of the existing mortar, replace deteriorated lintels with cast stone, replace all windows with two-over-two wood windows, replace clapboards and trim in-kind, and replace asphalt shingles with asphalt shingles matching the neighboring buildings.
- 18.186 SE 118 West Newton Street: At front façade re-point masonry with mortar matching the color, texture and tooling of the existing mortar, repair and re-paint entry stoop and window lintels, repair windows, and replace missing section of trim in-kind below second-story window.

### **III. RATIFICATION OF 8/1/2017 PUBLIC HEARING MINUTES**

### **IV. STAFF UPDATES**

### **V. ADVISORY REVIEW**

Boston Medical Center draft preservation plan.

### **VI. PROJECTED ADJOURNMENT: 9:30 PM**

**DATE POSTED:** 18 August 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/