



# CITY OF BOSTON **REVISED AGENDA**

## 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 1, 2018  
**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. VIOLATIONS 5:30 PM

18.1103 SE      163 West Newton Street  
Applicant: Marek Kyter  
Proposed Work: Ratification of unapproved windows installed at front façade.

#### II. DESIGN REVIEW HEARING

18.733 SE      232 West Canton Street  
Applicant: Philip Hresko, AIA  
Proposed Work: Continuation of application heard on 1/2/2018 regarding re-building the light well at front garden.

18.1028 SE      543 Massachusetts Avenue, Unit #5  
Applicant: Benjamin Mandelbraut  
Proposed Work: At rear façade, connect existing dormers to create one unified dormer above the cornice. *(See also Administrative Review work below).*

18.1025 SE      36 Dwight Street  
Applicant: Lewis Legon  
Proposed Work: At front façade replace non-historic garden fence.

18.1131 SE      40 Berkeley Street  
Applicant: David Snell, PCA  
Proposed Work: Construct new front-lit signage on top of canopy within courtyard

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- 18.1052 SE      51 Gray Street  
 Applicant: Catherine Stehman-Breen  
 Proposed Work: Construct a new roof deck and hatch
- 18.1131 SE      155 Warren Avenue  
 Applicant: Dave Madson, CBT  
 Proposed Work: At front façade garden level, lower window sill to bring egress code compliant.

**III. 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](mailto:southendldc@boston.gov). Thank you.

- 18.1127 SE      150 Appleton Street: At front façade garden level, replace 2 aluminum non-historic 2/2 windows with 2/2 wood clad windows. Brick mould to be replaced in kind.
- 18.1129 SE      138 Chandler Street: At front façade, replace 4 non-historic wood double hung windows with all wood with proper pane configuration (2/2 on full size and 1/1 on side lights)
- 18.1175 SE      287 Columbus Avenue: Replace existing worn fabric banners with new banners. Hardware to remain unchanged.
- 18.1141 SE      380 Columbus Avenue: At front façade remove existing non-historic flashing and gutters and replace with copper flashing and gutters.
- 18.1151 SE      13 Concord Square: At front façade 4<sup>th</sup> Floor, replace 4 non-historic 6/6 wood clad windows with 4 wood clad windows with correct historic pane configuration; (2/2 for the 2 full sized windows and 1/1 for two side windows).
- 18.1143 SE      29 Dwight Street: At front façade, reopen and enlarge existing window well, restore existing historic front door, install a new stoop door underneath the front staircase. Repair sills and lintels and paint using BM HC-69 in kind. Repoint façade and repair

- historic fence in kind. At front façade, replace 12 existing non-historic aluminum clad windows with aluminum clad 2/2.
- 18.1025 SE 36 Dwight Street: Repair and paint front staircase in kind (*See also Design Review Hearing work above*).
- 18.1132 SE 30 East Concord Street: Replace the following items in kind: wood panel cladding on penthouse; wood edge of roof, individual damaged slate shingles on mansard roof. Rebuild existing masonry chimney in kind, paint metal at tops of dormers to match existing.
- 18.1107 SE 465 Massachusetts Avenue #2: At front façade, second floor, replace 2 non-historic aluminum 2/2 windows with aluminum clad wood windows 2/2. Brick moulds will be replaced in kind.
- 18.1106 SE 465 Massachusetts Avenue #3: At front façade, second floor, replace 5 non-historic aluminum 2/2 windows with aluminum clad wood windows 2/2. Brick moulds will be replaced in kind.
- 18.1028 SE 543 Massachusetts Avenue: At rear façade dormer, install 1 new 2/2 double hung true divided light wood windows. Wood and brick moulds all painted to match historic style (*See also Design Review Hearing work above*).
- 18.1189 SE 128 Pembroke Street: At front façade, repoint brick and replace trim surrounding dormers in kind.
- 18.1134 SE 78 Rutland Street: At front façade garden level, replace 2 white 1/1 vinyl windows with 2 new 2/2 wood windows.
- 18.1104 SE 312 Shawmut Avenue:  
Proposed Work: At front façade 5<sup>th</sup> floor, replace 1 wood window with 2/2 JB Proper Bostonian true divided lite wood window.
- 18.1177 SE 147 Warren Avenue: At front façade, second and third floor, replace 6 wood non-historic windows in kind with 2/2 wood windows.
- 18.1128 SE 191 West Canton Street: At front façade 3<sup>rd</sup> floor, replace 1 non-historic 1/1 aluminum clad double hung windows with aluminum clad double hung window. The window will be 2/2. ~~and the side lights will be 1/1 to match historic construction. Remove siding and shingles from head house and replace with wood shingles. Reconstruct roof deck.~~
- 18.935 SE 66 West Rutland Square: At front façade, repair slate mansard roof in kind.
- 18.1130 SE 86 West Springfield Street: Replace existing asphalt roof shingles with architectural shingles. Flashing to be replaced with bronze aluminum flashing. Replace the following items in kind; copper gutters, lower portion of downspout, wood trim on dormers, dormer plastic membrane roof. Spot point chimneys.

#### **IV. RATIFICATION OF 4/3/2018 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED: April 20, 2018**

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/