



# 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, June 5, 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**

18.098 SE      40 East Springfield Street  
Applicant: Pine Street Inn  
Proposed Work: Ratification of an unapproved front door and the painting of front façade window lintels.

#### II. DESIGN REVIEW HEARING

18.1146 SE      Herald Street Between Harrison and Albany  
Applicant: Charles Gregory, HDR Engineering, Inc.  
Proposed Work: Install wheelchair ramps

18.1305 SE      18 Concord Square  
Applicant: Anthony Griseto, Pella Windows and Doors  
Proposed Work: At garden level, replace two wood 1 over 1 windows with 2 fiberglass 2 over 2 windows.

18.1160 SE      64 East Brookline Street  
Applicant: David Stone  
Proposed Work: At front façade, replace front awning with new, metal awning.

18.1253 SE      33 Dwight Street  
Applicant: Ambar and Mary Chowdhury  
Proposed Work: Expand existing roof deck. At front façade, install street number placard.

RECEIVED  
CITY CLERK'S OFFICE  
2018 MAY 24 A 8:58  
BOSTON, MA

- 18.1257 SE Washington Street, Multiple Locations  
 Applicant: Tom Parks, Washington Gateway Main Street.  
 Proposed Work: Install artistic bike racks at the following locations:
- 1721 Washington Street
  - 1714 Washington Street
  - 1595 Washington Street
- 18.1279 SE 85 West Newton Street:  
 Applicant: Vanessa Calderon-Rosado, CEO Villa Victoria Center for the Arts  
 Proposed Work: Install exterior lighting and signage.
- 18.1293 SE Rutland Square Multiple Locations  
 Applicant: John Monacelli; Boston Transportation Department  
 Proposed Work: Install additional bike racks at the following locations.
- Rutland Square @ Columbus Avenue
  - West Rutland Square @ Titus Sparrow Park Courts
  - West Rutland Square @ Titus Sparrow Park Garden
- 18.1298 SE 535 Shawmut Avenue:  
 Applicant: Jennifer Fond; Wannagout Dog Walking  
 Proposed Work: At front façade, install new blade sign.
- 18.1308 SE 433 Columbus Avenue:  
 Applicant: Therese Sellers, 433 Columbus Avenue Condo Trust  
 Proposed Work: At front façade, install wrought iron gate at the front of stoop
- 18.1302 SE 694 Tremont Street:  
 Applicant: Stephen DeRose  
 Proposed Work: At front façade reopen storefront door, add a belt sign and gooseneck lighting.
- 18.1307 SE 320 Shawmut Avenue LLC:  
 Applicant: Dartagnan Brown, 320 Shawmut Ave LLC.  
 Proposed Work: At front façade, floors 2-5, replace all windows with 2 over 2 Marvin Ultimate windows.

### III. Advisory Review

#### 112 Shawmut Avenue

Representative: Epsilon Associates, Inc.

Proposed Work: At the corner of Herald Street and Shawmut Avenue, demolish interior and modify the exterior of an existing historic warehouse. Incorporate the remaining façade into a new 13 story residential tower.

#### 439 Shawmut Avenue

Representative: Romeo Mirzac

Proposed Work: On front roof, install two skylights between existing dormers. At rear roof, install one skylight and dormer.

### IV. Discussion

#### South End Protection Area

Representative: Boston Planning & Development Agency

Proposed Work: Changes to height restrictions in a section of the South End Protection Area bound by Albany Street, Frontage Road and BioSquare Drive

**V. 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.

- 18.1301 SE      76 Appleton Street: At side façade (of a corner building) install HVAC unit inside of an existing vent opening. Replace existing cover with a metal vent cover painted black.
- 18.1293 SE      26 Braddock Park: Remove existing roof deck and install replacement roof deck.
- 18.1194 SE      34 Claremont Street: At front façade, repoint brick and rebuild brick wall above second level bay window. Paint sills and banding in kind.
- 18.1318 SE      14 Clarendon Street: At front façade third floor, replace 4 non-historic 2 over 2 aluminum windows in-kind.
- 18.1297 SE      537 Columbus Avenue: At side façade (of a corner building) rebuild brick barrier wall to original configuration.
- 18.1313 SE      545 Columbus Avenue: At front façade, replace basement windows with same curved edge, single pane windows. Repair and restore original window ironwork and sill stonework in kind. Repair west stoop cheek wall in kind. Replace existing vent with 12" square louvered galvanized steel cover, painted black.
- 18.1309 SE      13 Concord Square: Construct a roof deck.
- 18.1304 SE      42 Concord Square: At front façade garden level, replace three 2 over 2 and two 1 over 1 aluminum windows with aluminum clad windows.
- 18.1281 SE      11 Dwight Street: Repoint front façade in kind.
- 18.1249 SE      39 Dwight Street #2: At rear façade replace trim around dormer in kind.
- 18.1273 SE      74 East Brookline Street: At front façade, repair 3 window sills in kind, spot repointing in kind, Repair front stoop landing, garden level stairs and walkway in kind. Install new rubber roof and soffit in kind.
- 18.1306 SE      37 East Springfield Street: Repair and resurface main stoop steps and steps leading to garden level in kind. Restore and repaint existing iron handrails.

- 18.1163 SE 50 Grey Street: At front façade garden level, repair two brownstone window lintels in kind.
- 18.1275 SE 463 Massachusetts Avenue: At front façade, repair wood trim on oriel in kind.
- 18.1294 SE 554 Massachusetts Avenue: At front façade repair front steps in kind. Repaint steps that are currently painted.
- 18.1191 SE 614 Massachusetts Avenue: Repair asphalt shingle hipped roof in kind.
- 18.1239 SE 48 Rutland Street: Replace asphalt shingle roof in kind.
- 18.1288 SE 320 Shawmut Avenue: Repoint front façade in kind
- 18.1291 SE 332 Shawmut Avenue: At rear façade, replace rubber roof decking, and railings in kind. Install copper gutters.
- 18.1262 SE 656 Tremont St #6: At front façade third level, replace one aluminum 1 over 1 window with wood 2 over 2 windows.
- 18.1263 SE 33 Upton Street #1: At front façade garden level, replace 2 aluminum 1 over 1 windows with wood 2 over 2 windows.
- 18.1290 SE 162 West Brookline Street: At front façade, clean and repair masonry and restore front stoop in kind. Repair and restore 2 historic light wells, restore all front faced historic windows. Repair roof deck and roof hatch in kind.
- 18.1289 SE 167 West Brookline Street: At front façade, paint lintels, sills, door hood, and stoop in kind.
- 18.1187 SE 195 West Brookline Street: Replace existing roof decking in kind. Replace guardrail with black metal guardrail.
- 18.1299 SE 69 Worcester St: At dormer level, replace three vinyl windows with new wood windows. The pane configuration will be 2 over 2 on the front window and 1x1 for the 2 side light windows.
- 18.1303 SE 12 Yarmouth St: At parlor and garden level, replace two 2x2 and four 1x1 aluminum windows with aluminum clad windows.

## **VI. RATIFICATION OF 5/1/2018 PUBLIC HEARING MINUTES**

## **VII. STAFF UPDATES**

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

**DATE POSTED: May 23, 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/