



NOTICE OF PUBLIC HEARING

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

DATE: 10/1/2019
TIME: 5:30 pm
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. VIOLATIONS

- VIO.20.007** **129 West Concord Street**
Representative: Peter Readdy
Repointing of façade, removal of star-shaped tiebacks, and installation of windows at the front façade without SELDC approval

- VIO.18.098** **40 East Springfield Street**
Representative: Kitty Ryan
Painting of stone and installation of a door without SELDC approval

II. DESIGN REVIEW HEARING

- APP # 20.285 SE** **19 Worcester Street**
Applicant: Amy Johnston
Proposed Work: At the deck on the first level of the rear façade which faces a public way, construct a steel spiral staircase that connects to the garden level.

- APP # 20.278 SE** **1280 Washington Street**
Applicant: Mike DeMarch, Greylock Roofing Co.
Proposed Work: At the roof level, reinstall an existing deck with pavers and hot tub, visible from the district.

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- APP # 20.285 SE** **77 Worcester Street**
Applicant: Syed and Brynn Jafry c/o Michael Ross
Proposed Work: At the roof level install a deck and railings, visible from a public way.
- APP # 20.299 SE** **4 Ringgold Street**
Applicant: Marcus Springer, Springer Architects, LLC
Proposed Work: At the rear roof level, modify the roof and construct a roof deck visible from a public way. *See additional items under Administrative Review.*
- APP # 20.210 SE** **77 Warren Avenue**
Applicant: Jason Goldie
Proposed Work: At the front façade, replace a door and remove wood side panels in vestibule. At the roof level, install a roof deck and mechanical equipment. At the front façade mansard level, remove one eight-over-eight and two four-over-four double-hung windows, modify the dormer, and install four two-over-two, double-hung, wood windows. *See additional items under Administrative Review.*
- APP # 20.271 SE** **103 West Springfield Street**
Applicant: Brian Roberts, Roberts Design & Construction
Proposed Work: At the front façade, replace ten original windows.
- APP # 20.182025** **11HF Claremont Park**
Applicant: Dartagnan Brown, Embarc Studio LLC
Proposed Work: At the roof level, construct a roof deck visible from a public way. At all levels of the front façade, replace existing one-over-one metal windows with one-over-one, wood windows; replace historic windows at the basement. *See additional items under Administrative Review.*
- APP # 20.330 SE** **65 East Newton Street**
Applicant: Paul Fowkes, Northeastern Mechanical Inc.
Proposed Work: At the roof level, install a relocated generator.
- APP # 20.340 SE** **63 Harrison Archway (14 East Newton Street)**
Applicant: Mark Nelson
Proposed work: At the side of the building, replace a generator and pad visible from a public way.
- APP # 20.245 SE** **24 Dartmouth Street**
Applicant: Gary Anthony, Anthony's Construction and Roofing Corp
Proposed work: Replace the EPDM coating on a modified without SELDC approval.
- APP # 20.270 SE** **19 Union Park**
Applicant: Bruce Miller
Proposed work: At the front façade garden level, open a window well.
- APP # 20.305 SE** **508 Columbus Avenue #1**
Applicant: Anthony Griseto, Pella Windows and Doors

Proposed work: At the front façade under the stoop, replace entry door. See additional items under Administrative Review.

- APP # 20.212 SE Tremont Street at Clarendon Street (565 Tremont Street)
- APP # 20.213 SE Columbus Avenue at West Canton Street (2 Yarmouth Street)
- APP # 20.214 SE Columbus Avenue at Dartmouth Street (150 Chandler Street)
- APP # 20.215 SE Tremont Street, east of Dartmouth Street (595-597 Tremont Street)
- APP # 20.216 SE Tremont Street at West Brookline Street (647 Tremont Street)
- APP # 20.217 SE Massachusetts Avenue at Tremont Street (504 Massachusetts Avenue)
- APP # 20.218 SE Columbus Avenue at West Newton Street
- APP # 20.219 SE Columbus Avenue at Claremont Park (535 Columbus Avenue)
- APP # 20.220 SE Tremont Street at Rutland Street
- APP # 20.221 SE Carleton Street at Braddock Park
- APP # 20.222 SE Columbus Avenue at Clarendon Street

Applicant (all): Celco Partnership d/b/a Verizon Wireless, Michael S. Giaino, Attorney

Proposed Work: Replace existing light pole with new light pole with base and antennae

III. ADVISORY REVIEW

48 Rutland Street

Applicant: South End Settlement

Proposed Work: Construct an addition

115 Worcester Street

Applicant: LIHC

Proposed Work: Construct a new building

IV. 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.

APP # 20.292 SE **4 Cazenove Street #2:** At the parlor and second levels of the front façade, replace four four-over-four and two six-over-six replacement windows with two two-over-two and four one-over-one double-hung, wood windows.

APP # 20.182 SE **11HF Claremont Park:** At all levels of the front façade, repair and restore existing cornice; repair and repoint brick masonry; repair and restore window sills and headers, ornament, and door surround; relocate historic interior vestibule double doors to exterior; replace non-historic garden railing with black metal rail to match the adjacent no. 15 Claremont Park; repair and restore stoop. *See additional items under Design Review.*

APP # 20.266 SE **310 Columbus Avenue #1:** At the front and rear façade which faces a public way, replace ten two-over-two, double-hung, vinyl windows with two-over-two, double-hung, wood windows.

APP # 20.269 SE **433 Columbus Avenue #4:** At the front façade mansard level, replace four one-over-one, aluminum windows with two two-over-two, double-hung, aluminum clad windows and two one-over-one, double-hung, aluminum clad windows and replace wood brick mold in kind.

APP # 20.247 SE **507 Columbus Avenue #4:** At the level below the mansard, replace four two-over-two, double-hung, wood windows in kind.

APP # 20.305 SE **508 Columbus Avenue #1:** At the front façade garden and parlor levels, replace non-historic two-over-two wood windows in kind. *See additional items under Design Review.*

APP # 20.288 SE **15 Concord Square #3:** At the front and rear façade which faces a public way, repair four historic two-over-two, double-hung, wood windows.

APP # 20.298 SE **28 Concord Square:** At the front façade mansard level, replace aluminum siding with grey slate shingles to match the mansard of the adjacent no. 26.

APP # 20.352 SE **20 Gray Street:** At the front elevation, replace non-original six-over-six wood windows with new wood windows to match the historic configuration.

APP # 20.314 SE **84 East Brookline Street:** At the front façade mansard level, replace deteriorated wood dormers in kind.

APP # 20.300 SE **96 East Brookline Street:** At all levels of the front façade, repair step-cracking of brick, repoint, replace flashing, joint sealant, and expansion joints in kind; replace damaged brick in kind; replace two brownstone-colored curved concrete lintels in kind; replace two brownstone sills with cast concrete sills tinted to match the color of brownstone; repair five lintels and sills; and replace existing downspout with new galvanized metal downspout.

APP # 20.304 SE **25 Milford Street:** At the front entrance, replace existing double doors and transom in kind.

APP # 20.299 SE **4 Ringgold Street:** At the front façade, replace nine two-over-two, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows. *See additional items under Design Review.*

APP # 20.295 SE **301 Shawmut Avenue #24:** At the fourth level of the front façade, replace four four-over-four, double-hung aluminum windows with two two-over-two, and two one-over-one, double-hung aluminum-clad windows.

APP # 20.210 SE **77 Warren Avenue:** At the front façade all levels, replace six-over-six, double-hung windows with two-over-two, double-hung, wood windows; repairing existing painted masonry lintels and sills and repainting to match the color of the underlying stone; repair wood entry hood; replace metal gutter and downspouts in copper; repoint and repair brick in kind. *See additional items under Design Review.*

APP # 20.250 SE **111 Warren Avenue:** At the front façade mansard level, install new copper gutter and trim at top fascia and replace wood trim.

APP # 20.323 SE **19 Wellington Street:** At the front façade all levels, repoint masonry in kind; repair sandstone sills to match original profile and repaint to match existing; repaint stoop to match existing color (HC-69).

APP # 20.183 SE **160 West Canton Street:** At the front façade all levels, repair one-over-one windows wood at the dormer and all existing two-over-two, double-hung, wood windows (including six curved-sash windows); install two-over-two, double-hung, wood sash where missing; repair existing front entry doors; replace copper gutter and downspout. At the stoop and garden, repair front stoop rail, garden rail, and garden level window grills.

APP # 20.297 SE **208 West Canton Street:** At the roof, replace copper edge metal. At the front mansard, replace rotted wood soffit boards in kind.

APP # 20.269 SE **73 Worcester Street:** At the parlor level of the front elevation, replace two one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows.

V. RATIFICATION OF 9/3/2019 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 10:30

DATE POSTED: 9/18/2019

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/*