



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, April 4, 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

- 17.841 SE 536 Tremont Street
Applicant: Chris Mastrangelo – Tenant
Proposed Work: Continuance. Install new door hardware, awnings, blade sign and building signage.
- 17.963 SE 102 Chandler Street
Applicant: David McWhan – Architect
Proposed Work: Restore or replace all front façade windows in kind. Replace all rear façade windows in kind. Install two window wells and enlarge two basement windows. Replace one leaf entrance door with two leaf entrance door. Put in two new window openings at sides of front mansard roof.
- 17.976 SE 370-380 Harrison Avenue
Applicant: Andrew Hayes - Owner
Proposed Work: Construction of a new 14 story mixed use building with below grade parking.
- 17.925 SE 655 Tremont Street
Applicant: Amy McCarthy - Lessee
Proposed Work: Install pin mounted letters and a new blade sign.
- 17.860 SE 22 Concord Square
Applicant: Brad Richards – General Contractor
Proposed Work: Install 2 HVAC units on roof (other to admin).

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- 17.971 SE 40 Berkeley Street
 Applicant: Erika DeRoche – Architect
 Proposed Work: Replace all windows and storefront systems, replace one section of storefront with new entry doors. Install new opening in site wall and new entry vestibule to building.
- 17.953 SE 104 Chandler Street
 Applicant: Anthony Griseto – Contractor
 Proposed Work: Replace aluminum sliding doors in rear mansard with 4-unit clad 2/2 double-hung sash unit.
- 17.958 SE 555 Shawmut Avenue
 Applicant: Anthony Griseto – Contractor
 Proposed Work: Replace 3 pane aluminum sliding window unit with 3-unit clad 2/2 double-hung sash unit.
- 17.923 SE 19 Dwight Street
 Applicant: Jack McPhee – Owner
 Proposed Work: Install HVAC unit on roof.
- 17.969 SE 40 Dwight Street
 Applicant: Chris Prud'homme – Architect
 Proposed Work: Install light well and new window.

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.

- 17.917 SE 40 Berkeley Street: Dismantle and rebuild 26' more of a brick site wall that was previously approved for reconstruction. Current wall is out of plumb (emergency repair).
- 17.720 SE 86 Chandler Street: Replace existing roof deck in-kind and replace fascia boards in kind, using existing gutter.
- 17.952 SE 104 Chandler Street: Replace four aluminum 1/1 windows in front mansard with four clad 2/2 windows.
- 17.955 SE 104 Chandler Street: Replace 2 1/1 and 2 2/2 aluminum windows with 4 2/2 clad windows and one full light metal door at rear with a full light clad door.
- 17.956 SE 104 Chandler Street: Replace 8 2/2 aluminum windows at front and rear with 8 2/2 clad windows.
- 17.954 SE 104 Chandler Street: Replace 9 1/1 aluminum windows at front and rear with 9 2/2 clad windows.
- 17.966 SE 287 Columbus Avenue: Install new EPDM roof and new flashing. Reuse existing coping stones.
- 17.975 SE 325 Columbus Avenue: Replace 3 1/1 aluminum windows with 3 2/2 clad windows.
- 17.928 SE 499 Columbus Avenue: Remove roof deck and replace rubber roof and copper flashing in kind.
- 17.860 SE 22 Concord Square: Replace rubber roof and flashing in kind, replace slate on mansard in kind, replace copper gutters and flashing in kind, replace dormer trim pieces in kind, replace rubber roof on curved-top dormer with copper, replace 4 wood windows in kind (other to hearing).
- 17.970 SE 19 Holyoke Street: Replace copper gutter in kind.
- 17.926 SE 71 Rutland Street: Replace two aluminum 6/6 windows with two wood 2/2 windows.
- 17.972 SE 322 Shawmut Avenue: Replace 2 1/1 windows with 2 2/2 wood windows.
- 17.957 SE 555 Shawmut Avenue: Replace 15 double hung and 2 casement vinyl windows with 17 aluminum clad 2/2 windows.
- 17.968 SE 21 Union Park: Repair oriel in kind.
- 15.1127 SE 89 Union Park Street: Extend application expiration to May 5, 2018 previously approved through Administrative Review on May 5, 2015 to install a new rubber membrane roof; replace roof deck decking with weather resistant composite material; replace roof deck wood railing system with metal railings moved back from the building's perimeter; slightly enlarge and relocate one of the existing roof deck canopies back from the building's perimeter to lessen visibility from street; remove second roof deck canopy and replace with a small protective vestibule at the existing entry door to the roof.
- 17.922 SE 90 Wareham Street: Install roof deck (Protection Area).
- 17.967 SE 126 West Newton Street: Repoint front façade, repair front stoop in kind, repair sills and lintels in kind, replace all straight sash 2/2 wood windows in kind, restore curved sash, replace downspouts in copper, install new shutters (not reviewable), rebuild previously approved roof deck (#96.987 SE)

III. RATIFICATION OF 3/7/2017 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 23 March 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/