



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, October 3, 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

- 18.229 SE Intersections of Massachusetts Avenue and Columbus Avenue and Lawrence Street and Berkeley Street
Applicant: Ricardo M. Sousa, Esq. - Extenet Systems Inc.
Proposed Work: Replace two street lights with DAS nodes consisting of a base cabinet and antenna.
- 18.335 SE 771 Harrison Avenue
Applicant: Ronald Simons – 761 Harrison Church, LLC
Proposed Work: Landscape plan for the grounds of the former Immaculate Conception Church.
- 18.336 SE 38 Wareham Street
Applicant: Katherine Cipriani – GTI Properties
Proposed Work: Demolish one-story brick addition.
- 18.051 SE 552 Columbus Avenue
Applicant: Michele Bingham
Proposed Work: At front façade install wall sign and awning.
- 18.304 SE 595 Tremont Street
Proposed Work: At front façade install wooden blade sign.
- 17.1250 SE 1 Appleton Street:
Applicant: Nick Makemson
Proposed Work: Re-configure front entrance to increase conformance to accessibility standards by replacing existing storefront; install painted metal trellis above masonry openings on Appleton Street façade; install illuminated wood grilles behind glass of fixed street level windows; install new signage; and install steel faced planters around patio seating area.

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- 17.1233 SE 26 Yarmouth Street
 Applicant: Natalie Zurman
 Proposed Work: At front façade resurface stoop, walkway, front garden barrier; and paint stoop, walkway, garden barrier door trim and attic molding to match 34 Yarmouth Street.
- 18.343 SE 21 Rutland Square
 Applicant: Sam Hassan
 Proposed Work: At roof install roof deck and access hatch; and at front facade install window well.
- 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.
- 18.277 SE 207 West Canton Street: Remove existing roof deck and construct roof deck with an expanded footprint.
- 18.281 SE 511 Massachusetts Avenue:
 Applicant: David Goldman – New Boston Ventures dba 511 Massachusetts LLC
 Proposed Work: At front façade install bay window at Mansard roof, cellar window well, and garden fence; install roof deck; and at rear elevation replace Mansard roof with metal-clad addition consisting of five windows and a fire balcony (*see also Administrative Review/Approval work below*).
- 18.038 SE 85 West Newton Street:
 Applicant: Vanessa Calderon-Rosado, CEO – Inquilinos Boricuas en Acción
 Proposed Work: Structural repairs to belfry and installation of new louvers; masonry repairs; replacement of main spire; repair of smaller spire; repairs to front steps; and window and door replacement.

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.

- 18.350 SE 59 Appleton Street: At front façade replace all non-historic aluminum and wood windows with wood two-over-two windows.
- 18.312 SE 112 Appleton Street: At front façade repair Mansard roof and cornice.
- 18.288 SE 17 East Springfield Street: At front façade replace copper flashing, roofing slate and deteriorated section of soffit in-kind.
- 18.310 SE 18-20 East Springfield Street: Repair and re-paint front entry steps.
- 18.341 SE 11 Hanson Street: At front façade re-point masonry above the third story windows with mortar matching the color, texture and tooling of the existing mortar.
- 18.342 SE 15 Hanson Street: At front faced re-point masonry above the third story windows with mortar matching the color, texture and tooling of the existing mortar.
- 18.101 SE 19 Hanson Street: Replace non-historic front entry doors with new wood entry doors.
- 18.347 SE 789 Harrison Avenue: Repair deteriorated sections of wood in-kind at side elevation bay window.
- 18.339 SE 2 Haven Street: At front façade replace seven non-historic six-over-six wood windows in-kind; and at rear dormer replace one non-historic six-over-six wood window in-kind.
- 18.281 SE 511 Massachusetts Avenue: At front façade repair and re-paint stone trim and entry steps, clean and re-point masonry using a mortar that matches the color, texture and tooling of the existing mortar, repair windows at second and third stories, and replace non-historic aluminum first story and lower level windows with wood two-over-two windows (*see also Design Review Hearing work above*).
- 18.321 SE 705 Massachusetts Avenue: Repair and re-paint cornice at front façade.
- 18.201 SE 129 Pembroke Street: At front façade replace three non-historic second-story wood windows in-kind.
- 18.319 SE 332 Shawmut Avenue: At front façade and rear elevation re-point masonry with mortar matching the color, texture and tooling of the existing mortar and repair and re-paint brownstone trim.
- 18.344 SE 610-630 Tremont Street: At front façade and rear elevation replace all aluminum third and fourth story windows in-kind.
- 18.257 SE 77 Waltham Street: At front façade replace three aluminum third-story windows with two-over-two aluminum windows.
- 18.338 SE 88 Waltham Street: At front façade replace three third-story non-historic six-over-six windows with aluminum clad two-over-two windows.
- 18.285 SE 41 Warren Avenue: At front façade replace two non-historic aluminum one-over-one first-story windows in-kind.
- 18.069 SE 145 West Newton Street: At front façade replace all non-historic windows with historically appropriate one-over-one and two-over two wood windows; repair entry doors; repair and re-paint entry steps and stone trim; re-point areas of masonry with mortar matching the color, texture and tooling of the existing mortar; and repair mansard roof.
- 18.324 SE 25 Worcester Square: At front façade replace four non-historic wood windows with wood, bowed two-over-two windows.

III. RATIFICATION OF 9/5/2017 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 19 September 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/