



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, December 5, 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. VIOLATIONS 5:30 PM

18.579 SE 626 Tremont Street
Applicant: A. Van Tran
Proposed Work: Ratify unapproved painting of brick masonry.

II. DESIGN REVIEW HEARING

18.596 SE 480 Albany Street – Public Sidewalk
Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
Proposed Work: Replace existing concrete light post with a similar metal light post painted to look like concrete to include a decorative pole base and an antenna enclosure.

18.592 SE 175 Northampton Street – Public Sidewalk
Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
Proposed Work: Replace existing concrete light post with a similar metal light post painted to look like concrete to include a decorative pole base and an antenna enclosure.

18.594 SE 77 East Berkeley Street – Public Sidewalk
Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
Proposed Work: Replace existing concrete light post with a similar metal light post painted to look like concrete to include a decorative pole base and an antenna enclosure.

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- 18.595 SE 536-550 Harrison Avenue – Public Sidewalk
 Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
 Proposed Work: Replace existing concrete light post with a similar metal light post painted to look like concrete to include a decorative pole base and an antenna enclosure.
- 18.593 SE 599 Columbus Avenue – Public Sidewalk
 Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
 Proposed Work: Replace existing black metal light post with a similar black metal light post to include a decorative pole base and an antenna enclosure.
- 18.591 SE 585 Massachusetts Avenue – Public Sidewalk
 Applicant: Michael S. Giamimo, Cellco Partnership d/b/a Verizon Wireless
 Proposed Work: Replace existing black metal light post with a similar metal light post painted to look like concrete to include a decorative pole base and an antenna enclosure.
- 18.641 SE 1 Ringgold Street
 Applicant: Marcus Springer
 Proposed Work: Demolition of existing rear addition, raised deck and cinder block wall; and construction of two-story addition and deck.
- 18.652 SE 24 Union Park
 Applicant: Dartagnan Brown
 Proposed Work: At front façade install new garden fence and install new wood oriel window; install roof deck and roof access hatch; replace rear dormer with new shed dormer; and modify existing rear fire balcony (*see also Administrative Review/Approval work below*).
- 18.281 SE 511 Massachusetts Avenue
 Applicant: David Goldman
 Proposed Work: At front façade install bay window at Mansard (*continued*).

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. Thank you.

- 18.651 SE 64 Chandler Street: At front façade's dormer replace deteriorated wood trim and sill in-kind.
- 18.646 SE 107 Chandler Street: At front façade replace six aluminum one-over-one windows with aluminum two-over-two windows.
- 18.630 SE 418 Columbus Avenue: At front façade replace two non-historic aluminum one-over-one windows with wood two-over-two windows.
- 18.580 SE 505 Columbus Avenue: At front façade repair and replace front entry steps.
- 18.562 SE 529 Columbus Avenue: Replace stair treads and risers at front stoop in-kind.
- 18.637 SE 537A Columbus Avenue: Replace existing wall sign with name of new business.
- 18.553 SE 18 Dartmouth Street: At front façade re-point masonry, replace brick-mold in-kind, and re-paint black iron railings.
- 18.655 SE 15 Lawrence Street: At front façade mansard roof replace deteriorated slate and wood trim in-kind, and replace aluminum gutter with copper gutter.
- 18.656 SE 27 Lawrence Street: At front façade replace deteriorated copper gutter and wood trim in-kind.
- 18.634 SE 521 Massachusetts Avenue: At front façade restore front steps, supporting sidewalls, portico and railings.
- 18.635 SE 525 Massachusetts Avenue: At front façade restore front steps, supporting sidewalls, portico and railings.
- 18.636 SE 550 Massachusetts Avenue: At front façade restore front steps, supporting sidewalls, connecting facade and railings.
- 18.586 SE 135 Pembroke Street: Strip and replace black non-slate roof in-kind.
- 18.584 SE 249 Shawmut Avenue: Strip and replace black non-slate roof in-kind.
- 18.631 SE 301 Shawmut Avenue: At front façade replace two aluminum two-over-two windows in-kind.
- 18.654 SE 411 Shawmut Avenue: Replace flashing at southwest chimney and repair masonry at sidewall.
- 18.623 SE 672 Tremont Street: At front façade repair and repaint entry steps.
- 18.652 SE 24 Union Park: At front façade repair and restore concrete curb, concrete steps, brick walkway, front stoop, front stoop railing, entry doors, door surround, window lintel and sills, cornice, and dormer; re-point masonry; and repair and restore slate roof *(see also Design Review Hearing work above)*.
- 18.663 SE 1762 Washington Street: Replace existing signage.
- 18.643 SE 145 West Canton Street: At front façade replace ten non-historic two-over-two wood windows in-kind.
- 18.650 SE 146 West Concord Street: At front façade replace existing one-over-one aluminum windows with two-over-two wood windows.
- 18.644 SE 76 West Rutland Square: At front façade replace four non-historic one-over-one windows in-kind.
- 18.625 SE 34 Worcester Square: At front façade replace three one-over-one aluminum windows with two-over-two aluminum windows.

IV. ADVISORY REVIEW

Exchange South/540 Albany Street

Advisory Review: Construction of four buildings and plaza in the protection area.

V. RATIFICATION OF 11/7/2017 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 21 November 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/