



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, July 3, 2018
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

36 Dwight Street
Applicant: Lewis Legon
Proposed Work: Ratification of an unapproved window we

II. DESIGN REVIEW HEARING

- 18.1437 SE 610 Tremont Street
Applicant: Josh Rose-Wood, RoseWood Architects
Proposed Work: Amendment to application heard on 3/6/2018 construct a storefront; relocate door to opposite side.
- 18.724 SE 89 Union Park
Applicant: Barry Anderer, Maloney Properties
Proposed Work: Continuation of application heard on 2/6/2018 to replace existing double doors with single door flanked by sidelights.
- 18.1355 SE 24 Braddock Park
Applicant: John Felton
Proposed Work: At front façade, level one and two replace 5 two over two wood windows with 5 two over two Old Bostonian wood windows.
- 18.1383 SE 24 Braddock Park
Applicant: Judith Felton
Proposed Work: At front façade, replace handrail between 24 and 26 Braddock Park. Add railing to stringer at left side of stoop.

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- 18.1390 SE 3 Concord Square
Applicant: John Hagan
Proposed Work: At front façade, restore iron fence in kind.
- 18.1420 SE 159 West Newton Street
Applicant: David Janero and Jeffrey Thomson
Proposed Work: At front façade on garden level and floors 1, 2; replace 7 historic 2 over 2 wood windows, with 7 Old Bostonian wood 2 over 2 windows.
- 18.1442 SE 2 San Juan Street
Applicant: Jon Shocket, Skinner Demo
Proposed Work: Demolish and dispose of non-historic rear garage addition.
- 18.1458 SE 35 Concord Square
Applicant: Guy Grassi, Grassi Design Group
Proposed Work: At front façade on all levels replace windows. (*See Additional Items in Administrative Review*).
- 18.1459 SE 53 Rutland Square
Applicant: Josh Smith, Zephyr Architects
Proposed Work: At front façade, construct roof deck. (*See Additional Items in Administrative Review*).
- 18.1461 SE 552 Tremont Street
Applicant: Justin Kelly
Proposed Work: At front façade street level, remove existing storefront plate glass windows and replace with operable windows.
- 18.1463 SE 19 Worcester Street
Applicant: Amy Johnson
Proposed Work: At rear façade facing a public way, construct a one story brick wall with an overhead garage door. Install a black iron fence in remaining opening.
- 18.1467 SE 230 Shawmut Avenue
Applicant: Cathy Baker-Eclipse
Proposed Work: At Peter's Park perform the following improvements:
- Improve entryways at Shawmut Avenue, Washington Street, and Bradford Street.
 - Replace pavement.
 - Add plantings.
 - Repair irrigation system in ball field .
 - Add stone dust path connecting Washington Street and Shawmut Street.
 - Add custom metal fencing along Washington Street, Shawmut Avenue, and Bradford Street.
 - Add benches .
 - Repair drainage.
- 18.1425 SE 587 Albany Street
Applicant: Josh Fetterman, City Realty Group
Proposed Work: Demolish existing structure and erect a new 6 unit residential dwelling.

18.1462 SE 540 Albany Street
Applicant: William Keravuori, The Abbey Group
Proposed Work: Demolish existing non-contributing structure and erect 4 new commercial buildings with public space.

III. Advisory Review

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.

- 18.1385 SE 53 Chandler Street: At front façade second floor replace 4 existing aluminum windows with aluminum clad windows. The windows will be 2 over 2 for large windows and one over one on side angled windows.
- 18.1398 SE 408 Columbus Avenue: Replace rubber roof and sky light in kind. At front façade, install copper flashing.
- 18.1458 SE 35 Concord Square: At front façade, repoint stone work to match brownstone, install new copper drip edge at roof, and install new wood and glass door under stoop (*See Additional Items in Design Review*).
- 18.1455 SE 42 Concord Square: At front façade first floor, replace 5 aluminum windows with new wood clad windows. The full-size front facing windows will be 2 over 2; the side light, small windows will be 1 over 1.
- 18.1456 SE 18-20 East Springfield Street: At front façade mansard level, replace 8 aluminum windows with new wood clad windows. The 4 full-size front facing windows will be 2 over 2; the 4 side light, small windows will be 1 over 1.
- 18.1426 SE 419 Massachusetts Avenue: At front façade repair exterior foundation wall.

- 18.1466 SE 474 Massachusetts Avenue: At front façade 3rd floor, replace 3 non-historic wood 2 over 2 windows in kind.
- 18.1459 SE 53 Rutland Street: At front façade repoint exterior masonry, replace all non-historic wood windows in kind, restore existing wood work around windows and doors, restore existing front door, open existing light well, and restore cornice (*See Additional Items in Design Review*).
- 18.1431 SE 80 Rutland Street: At front façade replace asphalt shingles in kind.
- 18.1460 SE 613 Tremont Street: At front façade 2nd floor, replace 3 aluminum, 2 over 2 windows with wood, 2 over 2 windows.
- 18.1446 SE 690 Tremont Street: At front façade spot repair cracks on steps and pathway to lower level units. Repaint steps and railing in kind.
- 18.1424 SE 131 Warren Avenue: At front façade repair dormer in kind.
- 18.1508 SE 1723 Washington Street: At front façade spot repoint brick in kind, Reset existing windows in kind, at top level, replace two non-historic windows in kind. Replace 1 sliding door in kind. Repaint cornice in kind.
- 18.1333 SE 154 West Canton Street: At front façade repair lintels and sills in kind. Repair copper gutters in kind, repair/restore front steps to original tread profile. Repair sandstone pediment in kind. Remove alarm box.
- 18.1430 SE 194 West Canton Street: At front façade install new radius copper gutter and copper ledge metal in kind.
- 18.1422 SE 15 Worcester Street: At front façade install new double sided blade sign using the same hanging hardware as previous sign. Replace existing white vinyl letters with new letters to read “COOLIDGE YOGA.”
- 18.1387 SE 1317 Washington Street: At front façade install new double sided blade sign using the same hardware as previous sign.

V. RATIFICATION OF 6/5/2018 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: JUNE 22, 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/