



# 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

**REVISED AGENDA**

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

**DATE:** 9/4/2018  
**TIME:** 5:30 P.M.  
**PLACE:** BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> 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

- 19.1925 SE 619 Massachusetts Ave. #1  
Applicant: Will Krause & Catherine Auten  
Proposed Work: At rear façade facing a public way, remove existing wood fence and install a brick wall with overhead door and roof deck.
- 19.123 SE 30 Dartmouth St. #4  
Applicant: Isabelle Chase & Nicolas Oreskovic  
Proposed Work: Remove roof deck to replace rubber roof. Reinstall roof deck to original footprint.
- 18.1462 SE 540 Albany St.  
Applicant: William Keravuori, The Abbey Group  
Proposed Work: In the protection area, demolish existing non-contributing building and construct a phased 4 building development with public space.
- 19.195 SE Corner of Washington St. & Massachusetts Ave.  
Applicant: Tom Parks, Washington Gateway Main Street  
Proposed Work: At the intersection of Washington Street and Massachusetts Ave, install artistic bike rack.

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19.154 SE      103 Appleton St #3:  
Applicant: Kerry Nelson  
Proposed Work: At front façade level 1, replace two 2 over 2 wood windows in kind.

## II. DISTRICT GUIDELINES UPDATE

### Protection Area Height Increase

Vote to increase the height of protection area EDA South, Zone 3 from 200' 6.5 F.A.R. to 350'.

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](mailto:southendldc@boston.gov). Thank you.

19.187 SE      107 Chandler St: At front façade level 1, replace two 2 over 2 aluminum-clad windows in kind.

19.172 SE      549 Columbus Ave: At front façade level three, strip and re-roof oriel roof.

19.180 SE      553 Columbus Ave: At front façade level two, three and four, repaint masonry HC-69.

19.184 SE      560 Columbus Ave: At front façade level three, replace two 2 over 2 non-historic wood windows in kind.

19.089 SE      Cumston St (entire block): At front façade dormer level, remove and replace existing trim and paneling in kind.

19.081 SE      21 Gray St: At front façade dormer level, replace two non-historic 1 over 1 wood windows with two 2 over 2 wood windows.

19.193 SE      2 Lawrence St: A front façade roof level replace soffit, fascia and trim in kind. Install copper gutters.

- 19.149 SE 534 Massachusetts Ave: At front façade repoint brick, repair brownstone heads and sills, repair garden curb, repaint iron fence, repaint front steps all in kind.
- 19.196 SE 123/125 Pembroke St: On front façade dormers, replace rotted trim. At front façade, spot repoint as needed.
- 19.188 SE 52 Union Park: At front façade level 3, replace three non-historic wood 2 over 2 windows in kind. At side façade level 3 facing a public way, replace two 2 over 2 non-historic wood windows in kind.
- 19.155 SE 144 West Newton St: At front façade, repair front stairs in kind.
- 19.156 SE 219 West Springfield St: At front façade, repair front door surround in kind.
- 19.142 SE 29 Worcester Sq.: At front façade, repoint around entryway, repair front steps, restore brownstone arch around front door to match original materials, repaint brownstone arch in kind.
- 19.189 SE 12 Yarmouth St Unit C: At front façade level 2, replace wood trim around windows in kind.

**IV. RATIFICATION OF 8/7/2018 PUBLIC HEARING MINUTES & 08/23/2018 08/29/2018 SUBCOMMITTEE MEETINGS**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 7:00 PM**

**DATE POSTED: 08/23/2018**

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/