



NOTICE OF PUBLIC HEARING

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2019 FEB -5 A 10:14
BOSTON, MA

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

DATE: 2/5/2019
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

- VIO.19.027 SE** **177 Warren Avenue**
Representative: Charlie Rockwell
Ratification of unapproved painted slate on front mansard.
- VIO.19.028 SE** **172 West Brookline Street**
Representative: Phillip Burke
Ratification of unapproved brownstone paint color.
- VIO.19.029 SE** **119 Pembroke Street**
Representative: Carla Desantis
Ratification of unapproved work on windows on the front façade.

II. DESIGN REVIEW HEARING

- APP # 19.654 SE** **45 West Newton Street:**
Applicant: John Meunier
Proposed Work (Continuation From 1/2019): At rear elevation dormer level, reduce the size of the existing dormer and construct a roof deck.
- APP # 19.659 SE** **73 Rutland Street:**
Applicant: Alix O'Connell
Proposed Work: Rebuild roof deck.

- APP #19.724 SE** **29 Rutland Square (Previously Heard on 11/2018)**
 Applicant: Alice Stone
 Proposed Work: At front façade levels G,1,2,3 replace 8 original (6 curved, 4 straight sash) wood, two over two windows and 2 non-original (Fl. G & 1) two over two, wood windows with wood, two over two windows (8 curved and 2 straight sash).
- APP #19.624 SE** **615 Massachusetts Avenue**
 Applicant: Beth McDougal; Mcdougal Architects
 Proposed Work: Install roof deck.
- ~~**APP #19.675 SE** **17 Claremont Park #2**
 Applicant: Scott Lush
 Proposed Work: Alter existing roof deck.~~
- APP #19.693 SE** **439-441 Tremont Street**
 Applicant: Mark Conserva; Metro Sign Awning
 Proposed Work: At front façade street level, replace 4 existing signs and 2 awnings.
- APP # 19.694 SE** **484 Tremont Street**
 Applicant: Edward Pare
 Proposed Work: At front façade penthouse, replace 3 existing antennas, additional 3 surge arrestors and concealment shroud.
- APP # 19.701 SE** **715 Tremont Street**
 Applicant: Edward Pare
 Proposed Work: At front façade penthouse, install three additional panel antennas for a total of 12 antennas (including 9 that currently exist). Remove 3 remote radio units and replace with 12 units for a total of 21 (including 12 existing).
- APP # 19.702 SE** **41 Worcester Square**
 Applicant: Ayman Noufal
 Proposed Work: At rear of the structure, install exhaust vent that rises above the mansard.
- APP #19.713 SE** **205 W. Newton Street**
 Applicant: Bjorn Persson
 Proposed Work: Install roof deck.
- ~~**APP # 19.716 SE** **17 Cazenove Street**
 Applicant: David McGrath
 At front façade level one, replace two, wood, 1 over 1 windows with two, wood 2 over 2 windows.~~
- APP # 19.722 SE** **40 Dartmouth Street**
 Applicant: Joseph McCabe Jr.
 Proposed Work: At front façade steps, install railing.

III. ADVISORY REVIEW

- ~~**1767-1769 Washington St (Alexandra Hotel)**
 Applicant: JBV Ventures
 Proposed Work: Restore façade of original structure; construct a new tower at the rear of the structure.~~

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.

- APP # 19.718 SE** **18 Appleton Street:** At front façade garden level, replace 2, aluminum, 2 over 2 windows with wood 2 over 2 windows.
- APP # 19.723 SE** **52 Montgomery Street:** Repoint front and rear facades in kind. Restore sills and lintels in kind.
- APP # 19.721 SE** **437 Shawmut Avenue** At street facing façade level 2, replace 3 non-historic wood 2 over 2 windows with 3 wood two over two windows.

V. RATIFICATION OF 1/2/2019 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:30

DATE POSTED: 1/25/2019
Revised: 02/01/2019

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/