



**NOTICE OF PUBLIC HEARING**

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CITY CLERK'S OFFICE  
2019 JUL - 1 P 3: 29  
BOSTON, MA

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

**DATE: 7/2/2019**  
**TIME: 5:30 PM**  
**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. VIOLATIONS**

**VIO.19.041**                    **275 Shawmut Avenues**  
Representative: Socrates Abreu  
Violation: (Continued from 06/04/2019) Ratification of unapproved commercial exhaust at rear of structure that rises above the gutter line.

**II. DESIGN REVIEW HEARING**

**APP # 19.1099 SE**            **27 Claremont Park:**  
Applicant: Anthony Griseto; Pella Windows and Doors  
Proposed Work: At first floor facing the street, replace one, four paned top-curved window with a two-way sliding window.

**APP # 19.1211 SE**            **571 Tremont Street**  
Applicant: Jefferson Macklin; 571 Tremont LLC  
Proposed Work: (Previously hearing on 06/04/2019) At Union Park façade, install painted wall signage.

**APP # 19.1170 SE**            **4-18 Clarendon Street:**  
Applicant: Jefferson Macklin; 571 Tremont LLC  
Proposed Work: Reconstruct multiple elevations of the façade.

**APP # 19.1306 SE**            **400-402 Columbus Avenue:**  
Applicant: Mohammed Braumah Jr.; Maverick Suites  
Proposed Work: Install hanging sign.

- APP # 19.1352 SE**      **643 Tremont Street:**  
 Applicant: Bryn Robinson Boston Sign Company  
 Proposed Work: Install hanging sign on existing hardware and vinyl graphics on storefront windows.
- APP # 19.1369 SE**      **531 Massachusetts Avenue:**  
 Applicant: Robert DiPierro; DiPierro and Browa Construction  
 Proposed Work: Replace roof deck in kind.
- APP # 19.1356 SE**      **1670 Washington Street:**  
 Applicant: Matthew Phaneof  
 Proposed Work: replace existing skylight with new skylight of the same dimensions.
- APP # 19.1340SE**      **320 Shawmut Avenue:**  
 Applicant: Laura Newport  
 Proposed Work: At front façade level two, replace three, original, two over two wood windows (2 curved sashes) with three, wood, 2 over 2 windows (2 with curved sashes).
- APP # 19.1240 SE**      **720 Harrison Avenue (Protection Area):**  
 Applicant: Philip Down; MEPT Doctor's Building Owner LLC  
 Proposed Work: At front façade, install generator and landscaping.
- APP # 19.1365 SE**      **41 Berkeley Street:**  
 Applicant: Aisha Francis; Ben Franklin Institute  
 Proposed Work: Install two temporary art/solar sculptures in vacant side lot.
- APP # 19.1354 SE**      **435 Columbus Avenue:**  
 Applicant: Tim Anastasia  
 Proposed Work: At front façade commercial storefront, replace non-historic storefront window with an entryway.
- APP # 19.1318 SE**      **32 Concord Square:**  
 Applicant: Mathew Rzepczynski; Sleeping Dog Properties  
 Proposed Work: ~~At front façade level two replace one, 4 over 4, wood window with one, 2 over 2, wood window. At front façade dormer level, replace three, wood, 1 over 1 windows and 1, wood, 2 over 2 window with two, 2 over 2 wood windows, and 2, 1 over 1, wood windows. The 1 over 1 windows will flank the 2 over 2 window on the large bay dormer. Removed due to outstanding requirements~~
- APP # 19.1243 SE**      **76 Chandler Street:**  
 Applicant: Tim Sullivan  
 Proposed Work: At front façade level one and two, replace five, 2 over 2, wood windows with five, 2 over 2 wood windows.

### III. ADVISORY REVIEW

**31 Worcester Street**

Applicant: Marcus Springer; Springer Architects  
 Proposed Work: Alterations to the exterior of the property.

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

- APP # 19.1341 SE** **103 Appleton Street:** At mansard level, replace two 1 over 1, two 2 over 2 non-historic, wood windows with two 1 over 1, two 2 over 2 wood windows.
- APP # 19.1322 SE** **20 Dwight Street:** At front façade level two, replace three, 2 over 2 wood windows (two with curved sashes) with wood, 2 over 2, wood windows (two curved, one straight sash).
- APP # 19.1333 SE** **157 W Concord Street:** At mansard level, replace trim in kind. At street level, repair curb in kind. Repair existing gutter in kind.
- APP # 19.1353 SE** **36 West Concord Square:** At front façade, repoint brick, repair masonry and trim in kind, remove front fire escape.
- APP # 19.1235 SE** **22 Holyoke Street:** Repoint front façade and repair lintels and sills in kind.
- APP # 19.1347 SE** **108 East Brookline:** At mansard level replace five, wood windows, (two 1 over 1 and two 2 over 2 windows with new wood windows with the same pane configuration).
- APP # 19.1277 SE** **162 West Canton Street:** Rebuild brick wall surrounding property in kind.
- APP # 19.1330 SE** **700-708 Tremont (Adjacent):** Install telecommunication conduit partially under the sidewalk. Brick surfaces to be replaced in kind.
- APP # 19.1350 SE** **487 Massachusetts Avenue:** At parlor level replace two, 1 over 1 aluminum windows with two, 2 over 2 aluminum clad windows.
- APP # 19.1323 SE** **554 Massachusetts Avenue:** Replace asphalt roof shingles at rear in kind.
- APP # 19.1291 SE** **16 Milford Street:** Repoint front façade in kind.
- APP # 19.1331 SE** **218 Northampton Street:** Strip and reroof asphalt shingles in kind.
- APP # 19.1357 SE** **59 Rutland Street:** Repair and repoint brick, lintels and sills. Replace asphalt shingles with slate, repair and replace copper gutters and downspout. Repair and re-seal granite steps at front of building.
- APP # 19.1366 SE** **109 Warren Avenue:** At front façade, remove and replace slate shingles in kind, replace copper gutters and downspout in kind.
- APP # 19.1247 SE** **129 Warren Avenue:** At front façade, repoint joints, repair brownstone, repaint lintels, and sills.
- APP # 19.1321 SE** **9 Waltham Street:** At front façade, replace existing, non-historic door with replacement door in the same color shape and frame.
- APP # 19.1220 SE** **45 West Newton Street:** At front façade level two, replace three 1 over 1, aluminum clad windows with three, 2 over 2 aluminum clad windows.
- APP # 19.1319 SE** **33 Worcester Street:** Repair lintels and sills in kind, repoint brick on front façade and sidewall of front stoop.

**V. RATIFICATION OF 6/4/2019 PUBLIC HEARING MINUTES & 06/11/2019  
SUBCOMMITTEE MEETING**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 9:30**

**DATE POSTED: 6/21/2019**

**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/*