



# 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

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

**DATE:** Tuesday, October 3, 2017  
**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 5:30 PM

- 18.229 SE Intersections of Massachusetts Avenue and Columbus Avenue and Lawrence Street and Berkeley Street  
Applicant: Ricardo M. Sousa, Esq. - Extenet Systems Inc.  
Proposed Work: Replace two street lights with DAS nodes consisting of a base cabinet and antenna.
- 18.335 SE 771 Harrison Avenue  
Applicant: Ronald Simons – 761 Harrison Church, LLC  
Proposed Work: Landscape plan for the grounds of the former Immaculate Conception Church.
- 18.336 SE 38 Wareham Street  
Applicant: Katherine Cipriani – GTI Properties  
Proposed Work: Demolish one-story brick addition.
- 18.051 SE 552 Columbus Avenue  
Applicant: Michele Bingham  
Proposed Work: At front façade install wall sign and awning.
- 18.304 SE 595 Tremont Street  
Applicant: David Hassan, Hassan Sign Company  
Proposed Work: At front façade install wooden blade sign.
- 17.1250 SE 1 Appleton Street  
Applicant: Nick Makemson  
Proposed Work: Re-configure front entrance to increase conformance to accessibility standards by replacing existing storefront; install painted metal trellis above masonry openings on Appleton Street façade; install illuminated wood grilles behind glass of

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- fixed street level windows; install new signage; and install steel faced planters around patio seating area.
- 17.1233 SE 26 Yarmouth Street  
 Applicant: Natalie Zurman  
 Proposed Work: At front façade resurface stoop, walkway, front garden barrier; and paint stoop, walkway, garden barrier door trim and attic molding to match 34 Yarmouth Street.
- 18.343 SE 21 Rutland Square  
 Applicant: Sam Hassan  
 Proposed Work: At roof install roof deck and access hatch; and at front facade install window well.
- 18.209 SE 441 Shawmut Avenue  
 Applicant: Bruce Miller  
 Proposed Work: At rear elevation erect roof deck on roof of existing ell and convert window into a door at second story.
- 18.277 SE 207 West Canton Street  
 Applicant: Niall Quigley  
 Proposed Work: Remove existing roof deck and construct roof deck with an expanded footprint.
- 18.281 SE 511 Massachusetts Avenue  
 Applicant: David Goldman – New Boston Ventures dba 511 Massachusetts LLC  
 Proposed Work: At front façade install bay window at Mansard roof, cellar window well, and garden fence; install roof deck; and at rear elevation replace Mansard roof with metal-clad addition consisting of five windows and a fire balcony (*see also Administrative Review/Approval work below*).
- 18.038 SE 85 West Newton Street:  
 Applicant: Vanessa Calderon-Rosado, CEO – Inquilinos Boricuas en Accion  
 Proposed Work: Structural repairs to belfry and installation of new louvers; masonry repairs; replacement of main spire; repair of smaller spire; repairs to front steps; and window and door replacement.

II. **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.

- 18.350 SE      59 Appleton Street: At front façade replace all non-historic aluminum and wood windows with wood two-over-two windows.
- 18.312 SE      112 Appleton Street: At front façade repair Mansard roof and cornice.
- 18.288 SE      17 East Springfield Street: At front façade replace copper flashing, roofing slate and deteriorated section of soffit in-kind.
- 18.310 SE      18-20 East Springfield Street: Repair and re-paint front entry steps.
- 18.341 SE      11 Hanson Street: At front façade re-point masonry above the third story windows with mortar matching the color, texture and tooling of the existing mortar.
- 18.342 SE      15 Hanson Street: At front faced re-point masonry above the third story windows with mortar matching the color, texture and tooling of the existing mortar.
- 18.101 SE      19 Hanson Street: Replace non-historic front entry doors with new wood entry doors.
- 18.347 SE      789 Harrison Avenue: Repair deteriorated sections of wood in-kind at side elevation bay window.
- 18.339 SE      2 Haven Street: At front façade replace seven non-historic six-over-six wood windows in-kind; and at rear dormer replace one non-historic six-over-six wood window in-kind.
- 18.281 SE      511 Massachusetts Avenue: At front façade repair and re-paint stone trim and entry steps, clean and re-point masonry using a mortar that matches the color, texture and tooling of the existing mortar, repair windows at second and third stories, and replace non-historic aluminum first story and lower level windows with wood two-over-two windows (*see also Design Review Hearing work above*).
- 18.321 SE      705 Massachusetts Avenue: Repair and re-paint cornice at front façade.
- 18.201 SE      129 Pembroke Street: At front façade replace three non-historic second-story wood windows in-kind.
- 18.319 SE      332 Shawmut Avenue: At front façade and rear elevation re-point masonry with mortar matching the color, texture and tooling of the existing mortar and repair and re-paint brownstone trim.
- 18.344 SE      610-626 Tremont Street: At front façade and rear elevation replace all aluminum third and fourth story windows in-kind.
- 18.257 SE      77 Waltham Street: At front façade replace three aluminum third-story windows with two-over-two aluminum windows.
- 18.338 SE      88 Waltham Street: At front façade replace three third-story non-historic six-over-six windows with aluminum clad two-over-two windows.
- 18.285 SE      41 Warren Avenue: At front façade replace two non-historic aluminum one-over-one first-story windows in-kind.
- 18.069 SE      145 West Newton Street: At front façade replace all non-historic windows with historically appropriate one-over-one and two-over two wood windows; repair entry doors; repair and re-paint entry steps and stone trim; re-point areas of masonry with mortar matching the color, texture and tooling of the existing mortar; and repair mansard roof.
- 18.324 SE      25 Worcester Square: At front façade replace four non-historic wood windows with wood, bowed two-over-two windows.

### III. RATIFICATION OF 9/5/2017 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

**v. PROJECTED ADJOURNMENT:** 9:00 PM

**DATE POSTED:** 19 September 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/