



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, November 7, 2017
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 5:30 PM

18.515 SE 36 Claremont Park
Applicant: Kunz Associates, Eben Kunz
Proposed Work: Ratify unapproved installation of 6'-0" black wrought iron fencing at front side and rear side yards.

II. DESIGN REVIEW HEARING

17.1255 SE 375 Columbus Avenue
Applicant: Methunion Manor Co-op Corp.
Proposed Work: Install fencing along front and side of building

18.504 SE 405 Columbus Avenue
Applicant: Methunion Manor Co-op Corp.
Proposed Work: Install fencing along front and side of building.

18.503 SE 430 Columbus Avenue
Applicant: Methunion Manor Co-op Corp.
Proposed Work: Install fencing along front and side of building.

18.494 SE 11 Claremont Park
Applicant: Dartagnan Brown – Embarc Studio
Proposed Work: Install new black garden rail.

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- 18.051 SE 552 Columbus Avenue
Applicant: Michele Bingham
Proposed Work: At front façade install wall sign and awning.
- 18.533 SE 1 Appleton Street
Applicant: Nick Makemson – Beacon Architectural Associates
Proposed Work: Reconfigure main entrance; install signage over main entry; install blade sign at Tremont Street corner; install six canopy awnings over first-floor windows; new steel face planters around patio seating.
- 18.526 SE 600 Harrison Avenue
Applicant: Robert Weintraub
Proposed Work: Install Sunbrella banner with bracket; install gold painted dimensional letters on wood panel above entrance door; install 3 vinyl logos to windows; install decorative vinyl band along windows; install etching base of windows to hide seat bases.
- 18.549 SE 85 West Newton Street
Applicant: Inquilinos Boricuas en Accion
Proposed Work: Masonry repairs on the facade; repair front steps; replace windows in church; new doors and other millwork at entrance; new roofing.
- 18.530 SE 46 Clarendon Street
Applicant: 46 Clarendon Street, LLC, Dartagnan Brown
Proposed Work: Construct two new window wells, install metal garden rail painted black, replace front step railing, replace roof. (**see also Administrative Review/Approval work below**).
- 18.418 SE 661 Tremont Street
Applicant: Concept Property Group, LLC.
Proposed Work: Install projecting sign.
- 18.519 SE 631 Tremont Street
Applicant: Kristen Lambet, Third Piece
Proposed Work: Paint exterior; remove interior grates; replace window w/ safety laminated glass; install wall sign with lighting and install exterior blade sign.
- 18.528 SE 38 Wareham Street
Applicant: GTI Properties
Proposed Work: Once the one story shed building is demolished, install new window and door entrance in existing openings; install new sidewalk comprised of brick pavers along the north elevation.
- 18.531 SE 100 East Newton Street
Applicant: Jason Mahler, Trustees of Boston University
Proposed Work: Demolish one-story 1970s cafeteria addition and replace with two-story addition, construct seven-story addition, install landscaping and hardscaping, install service area fencing and gate.

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. Thank you.

- 18.514 SE 17 Appleton Street: Replace 3 windows on front facade.
- 18.480 SE 23 Appleton Street: Replace sliding aluminum window in dormer on front elevation, repair portions of mansard roof.
- 18.496 SE 111 Appleton Street: Repair front steps and paint Benjamin Moore "HC-69".
- 18.492 SE 130 Appleton Street: Replace two windows on north elevation; replace French doors and transom on rear elevation.
- 18.472 SE 10 Cazenove Street: Replace 2 front facing double hung windows with all wood double hung 2/2 windows.
- 18.530 SE 46 Clarendon Street: Repair front stoop, replace seven existing 6/6 windows with wood 6/6 Pella windows, replace two existing 2/2 dormer windows with new 2/2 wood Pella windows, install new copper gutters, repair and restore existing front doors, install two star-bolt tiebacks at top floor. **(see also Design Review work above).**
- 18.410 SE 2 East Concord Street: Replace sections of four rotten wood oriels. **(approved as emergency repair).**
- 18.477 SE 29 East Concord Street: Replace seven 2/2 windows on front elevation.
- 18.523 SE 51 East Springfield Street: Replace 3 non original windows with all new windows to match existing.
- 18.439 SE 463 Massachusetts Avenue: Replace 5 wood windows with new all wood windows to match existing.

- 18.505 SE 473 Massachusetts Avenue: Repair wood cornice trim, soffit, corbels, and dentils in kind; reset slate tiles, remove galvanized flashing, and replace with copper flashing; replace galvanized gutter in downspout with copper gutter and downspout; repair wood trim on dormer in kind.
- 18.521 SE 474 Massachusetts Avenue: Replace 3 windows on front facade.
- 18.598 SE 532 Massachusetts Avenue: At front steps: repoint joints, repair sidewalls, and paint Benjamin Moore “HC-69”, at newel posts: reconstruct to match existing and paint to match steps.
- 18.458 SE 2A & 4A Milford Street: Paint previously painted galvanized steel oriels.
- 18.478 SE 129 Pembroke Street: Repoint brick joints with type “N” mortar.
- 18.448 SE 296 Shawmut Avenue: Replace trim at rear dormer feature.
- 17.1311 SE 486 Shawmut Avenue: Replace 16 1/1 aluminum clad double hung windows in kind.
- 18.522 SE 528 Tremont Street: Replace 2 windows on front facade.
- 18.488 SE 536 Tremont Street: Replace all windows on structure with aluminum simulated divided lite windows.
- 18.434 SE 15 Union Park Street: Replace 3-tab shingles on main structure with GAF 3-tab shingles in “Silver Lining”. **(approved as emergency repair)**.
- 18.512 SE 49 Union Park Street: Repoint mortar joints on front façade, paint headers and sills to match previously approved color.
- 18.517 SE 11 Upton Street: Repoint front wall; replace front facade window trims; repair/replace lintels and sills; caulk all window trims and paint.
- 18.518 SE 28 Upton Street: Replace seven non-original windows to match existing.
- 18.502 SE 100 Waltham Street: Replacement of roof elements including dormer casing, two skylights, chimney and dormer flashing, asphalt shingles, flashing and gutters.
- 18.516 SE 97 Warren Avenue: Replace two parlor-level windows.
- 18.468 SE 215 West Canton Street: Replace mansard roof and flat roof over bay window; repair masonry on front facade, re-stucco structure a brownstone color to match underlying material.
- 18.433 SE 146 West Newton Street: Install door under front stoop; install fixed wood window in existing opening under stoop; repair concrete stairs in kind and paint.
- 18.411 SE 3 Worcester Square: Repair concrete stairs and repaint.
- 18.525 SE 8 Yarmouth Street: Replace three 1/1 aluminum windows with 2/2 aluminum-clad windows with half screens.

IV. ADVISORY REVIEW

18.512 SE 40 Berkeley Street

Advisory Review: Installation of large mounted flag pole and flag, and installation of large painted mural on Berkeley façade of main structure.

V. RATIFICATION OF 10/3/2017 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 24 October 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/