



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, March 6, 2018
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

17.287 SE 605 Tremont Street
Applicant: Nancy Lo
Proposed Work: Ratification of unapproved roof hatch and a/c units visible from the street. Ratification of installation of unapproved windows and door.

II. DESIGN REVIEW HEARING

18.724 SE 89 Union Park Street
Applicant: Barry Anderer, Maloney Properties, Inc.
Proposed Work: Continuation of application heard on 2/6/2018 to replace existing double doors with single door flanked by sidelights.

18.750 SE 595 Harrison Avenue
Applicant: William Kuck and Peter Scolaro
Proposed Work: Continuation of the resolution to the violation heard on 2/6/2018 regarding an unapproved access ramp.

18.730 SE 1357 Washington Street
Applicant: Martin Bloom, Painted Burro South End, LLC
Proposed Work: Continuation of application heard on 2/6/2018 to replace existing goose neck light fixtures with linear awning lights; replace existing awning fabric; install halo lit wall sign; replace existing blade sign; install vinyl graphics add door and windows; and re-paint inset door plane.

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- 18.883 SE 1724 Washington Street
 Applicant: Taylor Ferguson - Roof Hub
 Proposed Work: Remove and replace existing roof decks. Deck design, railings, roof railings are all to remain the same. *(See also Administrative Review/Approval work below).*
- 18.900 SE 610 Tremont Street
 Applicant: Phil C. Bradley - Housing Partnership
 Proposed Work: Renovate the façade of storefront. The work will include: new windows, entry door, new signage, new accessible side entry at existing opening, and new exterior finishes.
- 18.901 SE 61-63 Berkeley Street
 Applicant: Dean Alepede
 Proposed Work: Remove existing storefront, exterior sign and exterior light fixtures. Install new aluminum storefront with wood paneled base.
- 18.902 SE 27 Dwight Street
 Applicant: Ghita Akkar
 Proposed Work: At front façade re-open and enlarge existing window well; replace front door; and install new roof deck with hatch. *(See also Administrative Review/Approval work below).*
- 18.903 SE &
 18.641 SE 1 Ringgold Street
 Applicant: Springer Architects
 Proposed Work: Continuation of application heard on 12/5/2017 for demolition of existing rear addition, raised deck and cinder block wall; and construction of two-story addition and deck. Also, amendment to application 18.641 SE to restore granite curb around the garden to its original height; and replace the black iron garden railing with new iron railing *(See also Administrative Review/Approval work below).*
- 18.904 SE 771 Harrison Avenue
 Applicant: 761 Harrison Church LLC
 Proposed Work: Amendment to application 17.474 SE to remove tracery from side windows.

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.

- 18.899 SE 143 Appleton St. Unit #2: At front façade, replace one third-story non-historic aluminum double casement window with two wood one-over-one windows; and replace two second-story non-historic aluminum windows with wood two-over-two windows.
- 18.826 SE 51-53 Clarendon Street: At Clarendon Street façade, repair and repoint masonry; repair fascia and soffit; repair window lintels; and replace asphalt roof shingles at mansard in-kind.
- 18.886 SE 18 Concord Square Unit 1: At front façade, replace gate underneath entry stoop with wood paneled door.
- 18.902 SE 27 Dwight Street: At front façade, restore curved sash windows at parlor level; replace storm windows in-kind; replace non-historic aluminum street level, second and third floor windows in-kind; repair sills and lintels; repoint masonry; and repair front garden fence (*see also Design Review Hearing work above*).
- 18.905 SE 543 Massachusetts Avenue Unit 5: At front façade, and rear elevation dormers, replace non-historic wood two-over-two windows in-kind.
- 18.903 SE 1 Ringgold Street: Remove security bars from windows on Ringgold Street façade and Waltham Street elevation (*see also Design Review Hearing work above*).
- 18.895 SE 331 Shawmut Avenue: At Mansard roof replace asphalt roof shingles with new GAF Camelot II shingles; and install new copper gutter and downspout.
- 18.874 SE 524 Tremont Street: At front façade, install new brown metal gutter and repair fascia.
- 18.891 SE 23 Warren Avenue: At front façade, replace eleven non-historic wood one-over-one and two-over-two windows in-kind.
- 18.883 SE 1724 Washington Street
Strip and replace rubber membrane roof in-kind (*see also Design Review Hearing work above*).

IV. RATIFICATION OF 2/6/2018 & 2/12/2018 SUB-COMMITTEE PUBLIC MEETING MINUTES & 2/6/2018 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 22 February 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/