



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: 8/7/2018
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

- 19.056 SE 78 West Concord St. Unit 2
Apex Property Management, LLC
Ratification of unapproved vinyl windows
- 18.107 SE 18 Union Pk.
Greg Dracos
Ratification of unapproved roof deck pergola
- 18.098 SE 40 East Springfield St.
Pine Street Inn
Ratification of unapproved front door and lintel panting

II. DESIGN REVIEW HEARING

- 18.724 SE 89 Union Park St.
Applicant: Barry Anderer, Maloney Properties, Inc.
Proposed Work: *(Continuation from application heard on 02/06)*. Replace existing double doors with single door flanked by side lights.

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- 18.146 SE 19 Worcester St.
 Applicant: Amy Johnston
 Proposed Work: *(Continuation from application heard on 07/03)*. At rear façade facing a public way, construct a one story brick wall with an overhead garage door. Install a black iron fence in remaining opening.
- 18.1461 SE 552 Tremont St.
 Applicant: Justin Kelly
 Proposed Work: *(Continuation from application heard on 07/03)*. At front façade street level, remove existing storefront plate glass windows and replace with operable windows.
- 19.065 SE 95 Berkeley St.
 Applicant: Derek Johnson, CIM Group
 Proposed Work: *(Heard on 07/03 under advisory review)* Install new windows on all facades that are more historically accurate.
- 18.1383 SE 24 Braddock Pk.
 Applicant: Judith Felton
 Proposed Work: At front façade replace railing between 24 and 26 Braddock Pk. Add railing attached to stringer at left side of stoop
- 19.026 SE** 54 East Springfield St.
Applicant: Carlos Alcantana; Alcantana Contractor Inc.
Proposed Work: At front façade level one, replace historic door
- 19.028 SE** 28 Upton St.
Applicant: Steven Carreiro; Capital Construction
Proposed Work: Install roof deck (See additional items in administrative review).
- 19.035 SE &
 19.036 SE 126 Dartmouth St. & 700 Tremont St.
 Applicant: Keenan Brinn; EXTENT SYSTEMS, INC
 Proposed Work: Installation of a cellphone antenna and corresponding radio equipment.
- 19.044 SE 501 Shawmut Ave
 Applicant: Francis X. DeLuca
 Proposed Work: At rear façade levels one and three facing a public way, replace fire escapes with 2 steel cantilever balconies. Remove 1 window from each floor and replace with a patio door.
- 19.047 SE** 55 Clarendon St.
Applicant: Peter Stone
Proposed Work: At front façade level one, replace historic door.
- 19.055 SE 2 Casenove St.
 Lewis Legon, Renaissance Investments @ 2 Cazenove St.
 Proposed Work: At front façade at first and second level, replace historic windows. *(See Additional Items in Administrative Review).*
- 19.057 SE** 27 Lawrence St.
Applicant: Adam Grassi; Huck Design
Proposed Work: Install roof deck and install HVAC Unit (See additional items in administrative review).
- 19.058 SE** 411 Shawmut Ave.
Applicant: Adam Grassi; Huck Design

Proposed Work: At roof level, relocate existing HVAC equipment in new enclosure, build new roof deck, and build new spiral stairs from existing deck, install new skylights.

19.061 SE

251 Shawmut Ave

Applicant: Aaron J Weinert Design Studio LLC

Proposed Work: At street level, install blade sign using existing hardware. On Milford St and Shawmut Ave. facades, install pinned letter sign on sign band.

19.063 SE

645-647 Tremont St.

Applicant: Andreina Feijoo-Gomez; Sousa Design Architects

Proposed Work: At street level, paint existing storefront and install new signage on sign band.

19.1523 SE

16 Rutland Sq.

Applicant: Niall Quigley

Proposed Work: Remove old roof deck and install a new roof deck with expanded footprint. (See additional items in administrative review).

III. ADVISORY REVIEW

217 Albany St.

National Development, Elkus Manfredi Architects

Proposed Work: Demolish an existing non-contributing 2 story building; construct a 14 floor residential building.

1631 Washington St. - Alexandra Hotel

JB Ventures, CBT Architects

Proposed Work: Integrate existing Alexandra Hotel façade into new hotel development.

112 Shawmut Ave.

Epsilon & Assoc.

Proposed Work: At the corner of Herald Street and Shawmut Avenue, demolish interior and modify the exterior of an existing historic warehouse. Incorporate the remaining façade into a new 13 story residential tower.

IV. DISTRICT GUIDELINES UPDATE

Protection Area Height Increase

Vote to increase the height of protection area EDA South, Zone 3 from 200' 6.5 F.A.R. to 350'

- V. 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.

- 19.055 SE 2 Cazenove St: At front façade repoint brick in kind. Repair front stoop, construct a rood deck, clean front granite stone, restore front door. *(See additional items in design review).*
- 19.060 SE 17 Cazenove St: At front façade level two, replace 2 non-historic 1 over 1 wood windows and 2 non-historic 2 over 2 wood windows in kind.
- 19.020 SE 52 Chandler St: At front façade parlor level, replace 1 aluminum 2 over 2 window. and 1 aluminum 1 over 1 window with wood windows and same pane configuration.
- 19.021 SE 52 Chandler St: At front façade level two and three, replace 6 non-historic wood windows in kind. 2 will be 2 over 2 and 4 will be 1 over 1.
- 18.1486 SE 68 Chandler St: At rear dormer, replace 2 non-historic 2 over 2 windows in kind.
- 18.1487 SE 68 Chandler St: At rear façade facing a public way, level one. Replace 2 non-historic, wood 2 over 2 windows in kind.
- 18.1532 SE 31 Concord Sq: At front façade, garden level, repoint brick. Repoint front steps in kind.
- 19.059 SE 36 Gray St: At front façade spot point brick in kind.
- 19.046 SE 488 Columbus Ave: At front façade level one; replace 2 non-historic wood 2 over 2 bowed windows with JB Proper Bostonian wood 2 over 2.
- 18.1480 SE 33 Dwight St: At front façade level four and five, replace 7 non-historic wood windows with 3, 2 over 2 wood windows on the fourth floor and 4, 1 over 1 on the fifth floor.
- 19.040 SE 22 Dartmouth St: Replace flashing at roof line in kind.
- 19.057 SE 27 Lawrence St: At front façade dormer level, restore existing windows in kind. *(See additional items in design review).*
- 19.071 SE 461 Massachusetts Ave: At front façade level one, repair historic doors in kind.
- 19.052 SE 25 Milford St: At front façade garden level replace 2, 1 over 1 non-historic wood windows with 2, 2 over 2 wood windows. At front façade level one, replace two 1 over 1 non-historic wood windows with 2, 2 over 2 wood windows.
- 18.1523 SE 16 Rutland St: Remove old roof deck, rubber roof and hatch. Install new roof and hatch in kind. Install new roof deck with expanded footprint. *(See additional items in design review).*
- 19.041 SE 550 Tremont St: At front cornice, repair flashing in kind.

- 19.054 SE 12 Upton St: At front façade mansard roof, replace asphalt shingles with slate. Replace copper gutters, wood trim around dormer, repoint brick, restore lintels and sills, and granite steps in kind.
- 19.028 SE 28 Upton St: Replace cooper flashing at roof line in kind. (*See additional items in design review*).
- 19.016 SE 175 West Brookline St: At front façade, repoint brick and restore and paint lintels and sills in kind.
- 19.1494 SE 208 West Canton St: At front façade dormer level, replace 2 non-historic 1 over 1 wood front facing windows with wood 2 over 2 windows. Replace 1 non-historic wood 1 over 1 window over main entrance with a wood 2 over 2 window.
- 19.064 SE 129 West Newton St: At front façade replace rotted trim at roof line in kind.
- 18.1332 SE 153 West Newton St: At front façade, restore hood above door in kind. At cornice line, replace copper flashing in kind.
- 19.037 SE 160 West Newton St: At front façade level one, replace fogged non-historic glass.
- 19.051 SE 220 West Springfield St: At front façade remove existing stair treads and risers, form new concrete stairs with bullnose tread. Paint to match existing brownstone.
- 19.031 SE 12 Yarmouth St: At front façade, replace 4 aluminum 1 over 1 windows with wood windows. The two large windows will be 2 over 2; the two smaller windows will be 1 over 1.

VI. RATIFICATION OF 7/3/2018 PUBLIC HEARING MINUTES

VII. STAFF UPDATES

VIII. PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED:7/27/2018

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/