



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

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BOSTON, MA

### NOTICE OF PUBLIC HEARING

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

**DATE:** 10/2/2018  
**TIME:** 5:30 P.M.  
**PLACE:** BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> FLOOR

**REVISED AGENDA**

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

- 18.405 SE 655 Tremont Street # C2  
Applicant: Bryn Robinson  
Proposed Work: At front façade storefront, install blade sign, pin-set letters on sign band, and vinyl letters on door glass.
- 18.447 SE 112 Shawmut Avenue  
Applicant: Dante Angelucci; DIV Shawmut  
Proposed Work: Demolish part of the existing structure and construct a 13 floor residential structure with the original façade integrated into the lower levels.
- 18.1383 SE 24 Braddock Park  
Applicant: Judith Felton  
Proposed Work: At front façade, replace railing between 24 & 26 Braddock Park, add railing attached to stringer at left side of the stoop.
- 19.448 SE 200 West Brookline Street #3  
Applicant: Lisa Lavelle  
Proposed Work: At front façade level 3, replace two original 2 over 2 curved sash windows and one original 2 over 2 straight sash with 2 curved sash wood 2 over 2 windows and one wood 2 over 2 straight sash window.
- 19.457 SE 158 West Canton Street  
Applicant: Aaron Weinert; Studio DRAW Architecture & Design  
Proposed Work: At front façade all levels, replace all windows. *(See additional items under administrative review).*

- 19.461 SE      130 West Newton Street  
 Applicant: Peter Pitman; Pitman & Wardley Associates LLC.  
 Proposed Work: Install roof deck, install egress window (*See additional items under design review*).
- 19.463 SE      Blue Bikes (Various Locations)  
 Applicant: Kim Foltz; Boston Transportation  
 Proposed Work: Install four new Bluebike stations at the following locations:
1. Washington Street @ East Berkeley Street
  2. Tremont Street @ Dartmouth Street/West Dedham Street
  3. Tremont Street @ Northampton Street
  4. Columbus Avenue @ West Canton Street
- 19.465 SE      11A Taylor Street  
 Applicant: Neil Abkeu  
 Proposed Work: At front façade, relocate recessed front door to the bottom of the front stairs.
- 19.471 SE      754 Tremont Street #4  
 Applicant: Gerry DiPierro  
 Proposed Work: Install a new roof deck.
- 19.475 SE      61 Berkeley Street  
 Applicant: Samantha Kane  
 Proposed Work: At front façade, install decal signage on front windows and door.
- 19.514 SE      2 Casenove Street  
 Applicant: Lewis Legon; Renaissance Investments  
 Proposed Work: At front façade level two. Replace original 2 over 2 wood windows with new 2 over 2 wood windows.

**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.

- 19.199 SE 11 Appleton Street #3 Proposed Work: At front façade level one, replace two aluminum 1 over 1 windows with two wood 2 over 2 windows.
- 19.460 SE 18 Appleton Street Proposed Work: At front façade levels one, two and dormer level replace six aluminum 2 over 2 windows with six 2 over 2 aluminum clad 2 over 2 windows. At dormer level, replace two 1 over 1 aluminum windows with two 1 over 1 aluminum clad windows. Repoint brick, stairs and masonry in kind. Restore original front door, trim, stair rails and fence in kind, install copper gutters and downspouts in kind.
- 19.472 SE 25 Appleton Street #1 Proposed Work: At front façade garden level and first floor, replace four 1 over 1 aluminum windows with four aluminum clad 2 over 2 windows.
- 19.238 SE 408 Columbus Avenue #5 Proposed Work: Install new roof deck.
- 19.476 SE 31 Hanson Street #5 Proposed Work: At front façade, level three, replace three 2 over 2 aluminum windows with three 2 over 2 aluminum clad windows.
- 19.473 SE 56 Gray Street #4 Proposed Work: At front façade, level three replace four, 4 over 4 aluminum windows with four 4 over 4 aluminum clad windows.
- 19.477 SE 461 Massachusetts Avenue Proposed Work: At front façade, replace existing damaged blue stone slab. Restore historic coal chute cap to its original condition.
- 19.480 SE 155 Northampton Street Proposed Work: At north and south elevations of a non-contributing building, replace deteriorated mortar and broken bricks in kind. At north elevation, weatherproof door head and jambs.
- 19.459 SE 9 Saint Charles Street Proposed Work: At front façade, replace copper roof in kind, install copper gutters, repair wood on front hood in kind.
- 19.431 SE 301 Shawmut Avenue Proposed Work: At front entry stoop and columns repair spalled brownstone in kind. At Front and Waltham side entrance, columns, cheek wall, and stoop remove chipped paint and brownstone and repair/repaint in kind. Repair and repoint chimneys in kind.
- 19.481 SE 755 Tremont Street Proposed Work: At north and south elevations of a non-contributing building, replace deteriorated mortar and broken bricks in kind. Perform minor weatherproofing on door heads and jambs.
- 19.445 SE 59 Wareham Street Proposed Work: Replace rubber roof in kind.
- 19.450 SE 73 Warren Avenue Proposed Work: At front façade dormer level, replace four 1 over 1 aluminum windows in kind. At side oriel, replace six, 2 over 2 aluminum windows in kind. At rear façade dormer level, replace two 1 over 1 aluminum windows in kind.
- 19.479 SE 1701 Washington St Proposed Work: At north and south elevations of a non-contributing building, replace deteriorated mortar and broken bricks in kind. At east elevation remove brick veneer to repair underlying backup wall. Replace veneer in kind.
- 19.435 SE 175 West Brookline Street Proposed Work: At front façade all levels, restore original wood windows.
- 19.457 SE 158 West Canton Street Proposed Work: Replace hardware on front door, replace missing iron fence section in kind (*See additional items under design review*).

- 19.235 SE 207 West Canton Street Proposed Work: Replace slate roof and copper gutters in kind. At front façade, third and dormer level, replace aluminum two over two windows with wood two over two windows. At front dormer level replace two 1 over 1 aluminum windows with two 1 over 1 wood windows.
- 19.237 SE 209 West Canton Street Proposed Work: at front façade dormer level, replace asphalt shingles with real slate scalloped shingles. Install new copper gutters.
- 19.198 SE 145 West Concord Street Proposed Work: At front façade levels two and three, replace four 2 over 2 non-historic wood windows with four 2 over 2 wood windows. At front façade level two bay windows, replace four 1 over 1 non-historic wood windows with four 1 over 1 wood windows.
- 19.407 SE 37 West Newton Street Proposed Work: At front façade remove existing aluminum gutters and downspout and install new cooper gutters and downspouts.
- 19.461 SE 130 West Newton Street Proposed Work: At front façade all levels, replace all 2 over 2 windows that are vinyl with 2 over 2 wood windows. At dormer level, replace two 4 over 4 vinyl windows with 1 over 1 wood windows. Repoint brick in kind. Restore front door, copper gutters, copper downspouts, railings in kind. (*See additional items under design review*).
- 19.197 SE 220 West Springfield Proposed Work: At front façade garden level, replace two 1 over 1 aluminum windows with two 2 over 2 aluminum clad windows.
- 19.197 SE 2 Worcester Square Proposed Work: At front façade garden level, replace two 1 over 1 aluminum windows with two 2 over 2 aluminum clad windows.

### III. 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'.

### IV. RATIFICATION OF 9/4/2018 PUBLIC HEARING MINUTES & 09/12/2018 PUBLIC SUBCOMMITTEE MINUTES

### V. STAFF UPDATES

### VI. PROJECTED ADJOURNMENT: 8:00 PM

**DATE POSTED:** 9/21/2018

#### 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/