



# 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:** 11/6/2018  
**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. VIOLATIONS

- VIO.19.003 415 Massachusetts Avenue  
Applicant: Mark Lu  
Proposed Work: Ratification of unapproved exhaust pipes and labels installed on the side of front stoop
- VIO.19.015 205 West Newton Street #3  
Applicant: Bjorn Persson  
Proposed Work: Ratification of unapproved installation of white vinyl windows at dormer level

#### II. DESIGN REVIEW HEARING

- 19.448 SE 200 West Brookline Street #3  
Applicant: Lisa Lavelle  
Proposed Work: At front façade level two, replace 2 original two over two, wood curved sash windows and 1 original, wood, two over two window with JB Proper Bostonian two over two wood windows (1 straight sash, 2 curved).
- ~~19.465 SE~~ 11A Taylor Street  
Applicant: Neil Abkeu  
Proposed Work: ~~(Continued from 10/02/18 Hearing)~~ At front façade, relocate recessed front door to the bottom of the front stairs.
- 19.044 SE 501 Shawmut Avenue  
Applicant: Frank DeLuca  
Proposed Work: *(Continued from 8/07/18 Hearing)* At rear façade levels one and three remove 1 window from each floor and replace with a patio door

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- 19.247 SE 29 Rutland Square  
 Applicant: Alice Stone  
 Proposed Work: At front façade levels G,1,2,3 replace 8 original (6 curved, 4 straight sash) wood, two over two windows and 2 non-original (Fl. G & 1) two over two, wood windows with wood, two over two windows (8 curved and 2 straight sash).
- 19.266 SE 74 Appleton Street  
 Applicant: Mark Little; Abacus Builders  
 Proposed Work: At side el facing a public way, dismantle existing roof deck and install new roof deck in the same footprint with a black metal rail.
- 19.245 SE 439 Tremont Street  
 Applicant: Mark Eulogiadis  
 Proposed Work: At commercial storefront, replace existing awning fabric and blade sign design using existing hardware.
- 19.274 SE 60 West Rutland Square  
 Applicant: Peter Scheve  
 Proposed Work: At front yard install new iron fence around existing garden fence.
- 19.299 SE 17 Cazenove Street  
 Applicant: Adam Grassi; Huck Design  
 Proposed Work: Demolish existing roof deck and construct new deck.
- 19.307 SE 2 Ringgold Street  
 Applicant: Susan Tweed, Adams & Beasley Associates  
 Proposed Work: Replace front bead board door and door frame with wood panel door and side lights. Install new wrought iron fence. Install new range hood exhaust flue. *(See additional work in admin review section).*
- 19.312 SE 554 Massachusetts Avenue  
 Applicant: Alex Tsalagas; AD Construction Group Inc.  
 Proposed Work: At front façade garden level, restore windows to original size. At rear yard facing a public way, replace wood picket fence, at rear el repair roof deck with wood rail. *(See additional work in admin review section).*
- 19.320 SE Intersection of Columbus and West Springfield Street  
 Applicant: Ricardo Sousa Esq. ExteNet Systems Inc.  
 Proposed Work: At the southeasterly corner of the referenced intersection, replace the existing DAS node with a new DAS node.
- 19.331 SE 1401 Washington Street  
 Applicant: John Flaherty; JJT Inc. LLC  
 Proposed Work: At front façade, install new commercial signage.
- 19.483 SE 603 Tremont Street  
 Applicant: Anthony Costa  
 Proposed Work: At Tremont Street storefront sign band install store signage.
- 19.498 SE 26 Chandler Street  
 Applicant: Charles Steiner; Alise Boston  
 Proposed Work: At Chandler Street storefront, replace main entry (non-original) metal double doors with revolving door. At all levels above the commercial storefront, replace metal 1 over 1, aluminum windows in kind.
- 19.322-334 SE Multiple Locations  
 Applicant: Michael Giaimo; Cellco Partnership d/b/a Verizon Wireless  
 Proposed Work: At various locations; remove existing standard light pole and replace with six sided metal pole with integrated cell antenna.

- 19.329 SE      1400 Washington Street  
 Applicant: Deborah Dillon; Roman Catholic Archbishop of Boston  
 Proposed Work: At front façade, replace existing pavers in entry court. At rear façade install new cooling tower, at all facades replace existing metal hand rails. At all facades, replace supplemental exterior lighting.
- ~~19.154 SE      103 Appleton Street  
 Applicant: Kerry Nelson  
 Proposed Work: At front façade parlor level, replace 2 curved sash two over two wood windows with 2 curved sash two over two wood 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](mailto:southendldc@boston.gov). Thank you.

- 19.317 SE      71 Appleton Street: At front façade dormer level, replace dormer trim, fascia, soffit copper drip edge in kind. At roof line replace fascia, 3 (missing) corbels, missing shingles in kind. At all front façade levels replace window trim, repoint brick, replace rot around wood on main entrance, seal around windows and vents in kind. Re-attach roof over the main entry.
- 19.290 SE      3 Cazenove Street: At front façade level one and two replace 6, curved sash, two over two, wood non-historic windows in kind. At front façade level two replace 1, straight sash, two over two, wood, non-historic window in kind.
- 19.319 SE      298A Columbus Avenue: At front façade level three, replace 3, one over one, wood windows with 3, two over two, wood windows.
- 19.535 SE      474 Columbus Avenue: At West Newton and Columbus elevation level two (including 3 windows in the oriel) replace 14, two over two, aluminum clad windows with 14 two over two, aluminum clad windows.
- 19.286 SE      21 Lawrence Street: At rear façade, remove existing asphalt shingles and replace with slate shingles. Remove existing gutter and aluminum downspout and install copper gutters and downspout.
- 19.519 SE      532 Massachusetts Avenue: At rear yard facing a public way, replace non-historic wood gate door in kind.

- 19.321 SE 541 Massachusetts Avenue: At rear façade el, replace existing structurally unsound wall in kind.
- 19.312 SE 554 Massachusetts Avenue: Replace rotted soffit in kind, replace gutter and downspout in kind (*See additional items in design review*).
- 19.314 SE 562 Massachusetts Avenue: At front façade level two, replace destroyed (wind damage) non-original wood two over two windows in kind.
- 19.313 SE 22 Milford Street: At front façade floors two and three, replace 6 non-historic two over two, wood windows in kind.
- 19.252 SE 1 Ringgold Street: Install iodized metal stays on roof to stabilize the chimney, On Waltham Street elevation install star braces (2 per floor for a total of 8).
- 19.307 SE 2 Ringgold Street: At front façade all levels, replace 9 vinyl, 6 over 6 windows with 9, aluminum clad, two over two windows. At front façade install copper downspout. Repair existing stone stringer in kind. Install grey architectural shingles. (*See additional items in design review*).
- 19.310 SE 8 Rutland Square Proposed Work: Construct Roof deck.
- 19.264 SE 19 Rutland Square: At front façade, remove existing asphalt shingles and replace with natural slate.
- 19.271 SE 79 Rutland Street: At front façade, repoint and repair masonry in kind. At all levels on the front façade (except dormer), replace the aluminum clad two over two windows in kind. Replace asphalt shingles with slate shingles. At front façade dormer level, replace two wood two over two windows with two wood two over two windows. Install mechanical equipment penthouse on roof not visible from a public way.
- 19.541 SE 253 Shawmut Avenue: Replace existing asphalt shingles with architectural shingles. Repoint and re-flash chimneys in kind. Replace gutters with copper gutters.
- 19.542 SE 255 Shawmut Avenue: Replace existing asphalt shingles with architectural shingles. Repoint and re-flash chimneys in kind. Replace gutters with copper gutters.
- 19.292 SE 431 Shawmut Avenue #3 Proposed Work: At front façade level 1, restore original curved sash windows.
- 19.256 SE 5 Taylor Street: At front façade front door lintel repair crumbling brownstone in kind. Repoint front façade brick in kind.
- 19.304 SE 41 Warren Avenue: At roofline, install EPDM rubber roof with copper edge.
- 19.315 SE 161 West Brookline Street: At front façade, all levels replace 13 (all) wood windows (11 six over six, 2 one over one) with 11, two over two, wood windows and 2, one over one, wood windows.
- 19.237 SE 209 West Canton Street: At front façade level two and dormer level, replace existing non-historic wood windows (2 one over one and 5 two over two) with 5 two over two wood windows and 2 one over one wood windows.
- 19.291 SE 232 West Canton Street #3: At front façade level two replace 3 non-original 2 over 2 wood windows in kind.
- 19.493 SE 232 West Canton Street: At front façade, repoint brick in kind. At front façade, remove slate shingles add water shield and re-install (original slate).
- 19.300 SE 2 Worcester Square: Proposed Work: Replace non-historic front double door with new wood door.

#### 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. RATIFICATION OF 10/2/2018 PUBLIC HEARING MINUTES & 10/23/2018 SUBCOMMITTEE MEETING MINUTES**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 11:00 PM**

**DATE POSTED: 10/26/2018**

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/