



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 1/2/2019  
**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.19.029**      **119 Pembroke Street**  
Representative: Carla Desantis  
Ratification of unapproved work on windows on the front facade
- VIO.19.031**      **37 Warren Avenue**  
Representative: Jen West  
Ratification of unapproved fire pipe on the front façade
- VIO.19.027**      **177 Warren Avenue**  
Representative: 177 Warren Ave. Trust Chair  
Ratification of unapproved slate paint color on front mansard roof
- VIO.19.028**      **172 West Brookline Street**  
Representative: Phillip Burke  
Ratification of unapproved brownstone paint color

**II. DESIGN REVIEW**

- APP # 19.624 SE**      **615 Massachusetts Avenue:**  
Representative: Beth McDougal  
Proposed Work: Install Roof Deck

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- APP # 19.597 SE**    **18 Holyoke Street:**  
 Representative: Gina Gomes-Cruz  
 Proposed Work: At front and back façade all levels, replace windows, restore security grates
- APP # 19.623 SE**    **482 Columbus Avenue:**  
 Representative: Ziad Raad  
 Proposed Work: At front façade commercial storefront, install signage on sign band.
- APP # 19.639 SE**    **221 West Canton Street #3:**  
 Representative: Dean Cerullo  
 Proposed Work: At front façade garden and level 1, replace 5, two over two aluminum windows in kind.
- APP # 19.654 SE**    **45 West Newton Street:**  
 Representative: John Meunier  
 Proposed Work: At rear elevation dormer level, reduce the size of the existing dormer and construct a roof deck. (See additional items in administrative review).

**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.*

- APP # 19.587 SE**    **42 Dartmouth Street** At front façade level 2, 3 and 4 replace 2, two over two and 7, one over one, non-original wood windows with 3,

wood, two over two, wood windows and 6, one over one, wood windows. The one over one windows are located at the sides of the bay windows.

- APP # 19.591 SE** **530 Massachusetts Avenue** At front façade, repoint and repaint stairs, repair and repaint brownstone in kind, repair front lintels (all levels in kind).
- APP # 19.634 SE** **660 Massachusetts Avenue** At front façade level 4, replace 3, one over one, wood windows with 3, two over two, wood windows.
- APP # 19.646 SE** **663 Tremont Street** At front façade, repoint, repaint steps
- APP # 19.654 SE** **45 West Newton Street** At front façade levels 4 and dormer level, restore windows, replace roof in kind, remove HVAC and satellite dish, replace trim in kind, install skylight. (See additional items in Design Review).
- APP # 19.658 SE** **205 West Newton Street** At front façade dormer levels, replace existing vinyl windows with 2, two over two, wood windows and 2, one over one, wood windows. The 2, one over one, wood windows will be installed on the sides of the dormer windows.
- APP # 19.625 SE** **12 Yarmouth Street** At front façade replace copper gutters in kind, remove existing slate and install underlayment, reinstall original slate.

#### IV. RATIFICATION OF 12/4/2018 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

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

**DATE POSTED:** 12/21/2018

#### **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/