



NOTICE OF PUBLIC HEARING

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

DATE: 6/4/2019
TIME: 5:30 PM
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

- VIO.19.072** **172 West Brookline Street**
Representative: Melissa Burke
Violation: Ratification of unapproved front PVC air intake vent.
- VIO.19.041** **275 Shawmut Avenue**
Representative: Socrates Abreu
Violation: Ratification of unapproved commercial exhaust at rear of structure that rises above the gutter line.
- VIO.19.065** **6 Columbus Square**
Representative: Greg Franco
Violation: Ratification of unapproved front PVC air intake vent.

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II. DESIGN REVIEW HEARING

- APP # 19.1171 SE** **8 Union Park Street**
Applicant: Christos Karabelas; SOMA Optical
Proposed Work: Install hanging signage.
- APP # 19.1197 SE** **16 Appleton Street**
Applicant: Donald Solomon
Proposed Work: Remove existing garden iron fence (non-contributing) and replace with new iron fence (See Additional Items in Administrative Review).

- APP # 19.1204 SE** **32 Appleton Street**
Applicant: Guy Grassi
Proposed Work: Install new roof deck and hatch, replace all existing windows. replace existing glass door transom and casing. Install new mechanical equipment on roof. (*See Additional Items in Administrative Review*).
- APP # 19.1211 SE** **571 Tremont Street**
Applicant: Jefferson Macklin; 571 Tremont LLC
Proposed Work: At front façade, install new signage on sign band. At Union Park façade, install painted wall signage.
- APP # 19.1222 SE** **3 Bond Street**
Applicant: Garrett Goodridge
Proposed Work: Rebuild front and rear façade, replace front door, and add side lights. Remove and reconstruct rear portion of the roof and dormer due to structural condition, rebuild and construct shed dormer. Replace windows on front façade in kind. (*See Additional Items in Administrative Review*).
- APP # 19.1226 SE** **194 West Springfield Street**
Applicant: Mark Little; Abacus Builders
Proposed Work: Remove and reinstall existing roof deck.
- APP # 19.1227 SE** **74 Appleton Street**
Applicant: Mark Little; Abacus Builders
Proposed Work: Remove and replace existing roof deck floor boards.
- APP # 19.1230 SE** **566 Columbus Avenue**
Applicant: Harry Collings; 566 Columbus Avenue LLC
Proposed Work: Demolish existing (non-contributing) building and construct a six floor residential mixed-use residential structure.
- APP # 19.1207 SE** **217 Albany**
Applicant: Samantha Gajewski; 217 Albany LLC
Proposed Work: Demolish two story (non-contributing) structure and construct a 170 foot residential tower and adjacent digital billboard.
- ~~**APP # 19.1220 SE** **45 West Newton Street**
Applicant: Cornelius Cronin; CC Masonry + Restoration
Proposed Work: At front façade, level two, replace three 1 over 1 aluminum windows with three 2 over 2 aluminum clad windows. Removed due to outstanding Requirements~~
- APP # 19.1264 SE** **715-725 Tremont Street**
Applicant: Marci Booth; Concord House Associates LP
Proposed Work: At front façade, install signage near main entrance and management offices at 719 Tremont Street.
- APP # 19.1272 SE** **599-627 Columbus Avenue**
Applicant: Jeffrey Sargis; The Schochet Companies
Proposed Work: At all facades, replace all aluminum one over one windows with one over one aluminum windows. Encase existing wood brick mold with aluminum cladding.

III. ADVISORY REVIEW

- 85 West Newton Street**
Applicant: Vanessa Calderón-Rosado; IBA
Proposed Work: Update to the work performed

IV. 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.

- APP # 19.1197 SE** **16 Appleton Street:** At front façade, patch, repair and paint front steps and retaining wall, patch and repair cracks in front garden wall. (See Additional Items in Design Review).
- APP # 19.1204 SE** **32 Appleton Street:** At front façade repair, restore, repaint stone work to match original stone work, remove and reset slate roof, replace existing broken slates on roof in kind, install copper drip edge (See Additional Items in Design Review).
- APP # 19.1222 SE** **3 Bond Street:** Replace lintels in kind, install new copper gutters and downspout, replace asphalt singles in kind (See Additional Items in Design Review).
- APP # 19.1176 SE** **142 Chandler Street:** Proposed Work: Build roof deck.
- APP # 19.1170 SE** **4-18 Clarendon Street:** North elevation: Rebuild wythe in kind, rebuilt chimney at right side, repoint mortar at first floor, replace trim and caulking at all windows in kind, install new flashing at lower wood cornice, repair brownstone in kind, scrape and paint stairs in kind. East elevation: Rebuild parapet from top floor windows up. Replace spalled, broken bricks in kind, repoint mortar in kind, and replace window trim in kind. Replace wood with new flashing, replace roofs on bay windows in kind, Install Helifix anchors to entire elevation, repair brownstone in kind, replace three brownstone sills in kind, replace roofs at entry in kind, replace flashing at lower wood cornice, caulk wood to bricks at all entries. At roof level, repair copper cladding at southern chimney, replace parapet cap, replace flashing at vent stack collar, replace roofing and flashings at all scuppers.
- APP # 19.1170 SE** **70-80 Warren Avenue:** North elevation: repoint mortar in kind, repoint parapet wall in kind, replace cracked or damaged bricks in kind, replace four granite headers in kind, replace and seal trim around windows in kind, repair

granite in kind, remove one abandoned steel lintel, replace cracked glass panel at first floor window in kind, infill hole behind downspout, scrape and paint windows and surround at level one, remove and replace brick around railing brackets and install soft joint, scrape and paint cast iron, rebuild chimney at right side from top of parapet to top of chimney, rebuild section of brick wall that is bulging. At roof level, replace cladding at front parapet wall, install new reglet flashing at chimney, and replace flashing at granite.

APP # 19.1200 SE

4 Dartmouth Place: At front façade, repoint brick and repair in kind. Paint lintels and sills to match the original color of the stone.

APP # 19.1203 SE

57 Dwight Street: At front façade, repair masonry in kind, repair roof in kind.

APP # 19.1201 SE

57 Dwight Street: At front façade, repaint masonry in kind.

APP # 19.1218 SE

107 East Brookline Street: Remove and replace rubber roof, metal flashing, new copper drip edge, flashing, install copper gutter at rear of the structure.

APP # 19.1166 SE

659 Massachusetts Avenue: At front façade, repoint brick in kind.

APP # 19.1208SE

705 Massachusetts Avenue: At Harrison façade level two, replace eight aluminum 1 over 1 windows with 8 1 over 1 windows.

APP # 19.1217 SE

124 Pembroke Street: Remove and replace flat roof in kind. Install new copper drip edge and copper flashing on chimney and roof edge.

APP # 19.1202 SE

524 Tremont Street: Repair and replace existing roof deck rail and platform.

APP # 19.1209 SE

571-575 Tremont Street: At front façade and façade facing Union Park all levels (except the commercial level), replace all aluminum 2 over 2 windows with aluminum 2 over 2 wood windows. Replace wood cladding on three rectangular bays in kind. Repair metal bay in kind. Paint all bays and cornice to a new grey/tan color.

APP # 19.1180 SE

771 Tremont Street: At front façade, repair deteriorated lintels, replace missing or damaged brick, spot repoint.

APP # 19.1169 SE

4 Union Park: Replace existing shingles in kind, replace rubber roof in kind.

APP # 19.1212 SE

26 Union Park: At front façade, repoint brick, repair lintels and sills in kind, replace asphalt shingles with slate shingles, repair and replace copper gutters and downspout, repair and repaint decorative metal railing at parlor level. Repair detail on stoop hood in kind, repair and re-seal granite steps in kind.

APP # 19.1215 SE

16 Upton Street: Remove existing roof deck and replace EPDM roof.

APP # 19.1225 SE

53 Warren Avenue: Repair existing front door.

APP # 19.1213 SE

1750 Washington Street: At south slope, remove asphalt shingles and replace with synthetic slate, repoint chimney, remove abandoned RTU.

APP # 19.1224 SE

45 West Newton Street: Repair brownstone façade in kind, repaint brownstone to HC-69, install (missing) outer front door that replicates original existing historic interior door.

V. RATIFICATION OF 5/7/2019 PUBLIC HEARING MINUTES & 5/22/2019 ADVISORY REVIEW HEARING

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:30

DATE POSTED: 5/23/2019

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/*