



**NOTICE OF PUBLIC HEARING**



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

**DATE:** 11/5/2019  
**TIME:** 5:30 PM  
**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. DESIGN REVIEW HEARING**

**APP # 20.440 SE**      **24 Holyoke Street**  
Applicant: Marcus Springer, Springer Architects LLC  
Proposed Work: At the roof level, extend a roof deck and install railings visible from a public way. See additional items under Administrative Review

**APP # 20.406 SE**      **44 Dartmouth Street**  
Applicant: Wellington S. Oliveira  
Proposed Work: At the roof level, rebuild an existing visible deck with HVAC equipment.

**APP # 20.420 SE**      **45 West Newton Street**  
Applicant: Meg Stebbins  
Proposed Work: Install a deck at the roof level (third level) of a rear addition that faces a public way.

**APP # 20.431 SE**      **189 West Brookline Street**  
Applicant: Dartagnan Brown, Embarc Studio LLC  
Proposed Work: At the roof level, construct a new deck. See additional items under Administrative Review.

**APP # 20.414 SE**      **519 Albany Street**  
Applicant: New Cingular Wireless PCS, LLC ("AT&T"); Edward D. Pare, Jr., Brown Rudnick LLP  
Proposed Work: At the roof, modify existing telecommunications equipment.

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**APP # 20.271 SE**      **103 West Springfield Street**  
Applicant: Brian Roberts, Roberts Design & Construction  
Proposed Work: Replace eleven (11) original windows at the front elevation.  
See additional items under Administrative Review.

**APP # 20.491 SE**      **818-840 Harrison Avenue**  
Maintain double acorn configuration

**APP # 20.492 SE**      **312-314 Shawmut Avenue**  
Maintain double acorn configuration

**APP # 20.493 SE**      **East Newton Street**  
Single acorn to new double acorn configuration

**APP # 20.494 SE**      **57 Newland Street**  
Single acorn to new double acorn configuration

Applicant (All): David Hoogasian, Extenet Systems, Inc  
Proposed Work (All): Replace existing acorn globe light pole and add small cell node antennae and associates equipment.

**APP # 20.436 SE**      **85 West Newton Street**  
Applicant: Inquilinos Boricuas en Acción (IBA)  
Proposed Work: Demolish the existing former church and parish house (Villa Victoria Center for the Arts/ IBA Preschool)

**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.

**APP # 20.378 SE**      **26 Chandler Street:** At the Chandler Street façade, repair fire escape as necessary and paint black.

- APP # 20.366 SE**      **522 Columbus Avenue:** At the front façade, repaint apron and stairs to match the color of the underlying brownstone (Benjamin Moore HC-69).
- APP # 20.354 SE**      **558 Columbus Avenue:** At the front façade mansard level, replace non-historic one-over-one, double-hung, wood windows in kind.
- APP # 20.328 SE**      **13 Dwight Street:** At the front façade parlor level, replace two one-over-one, double-hung, aluminum windows with one-over-one, double-hung, aluminum-clad windows.
- APP # 20.428 SE**      **15 Dwight Street:** At the front facade third level, replace two one-over-one, double-hung, metal windows with two-over-two, double-hung, wood windows. At the front façade mansard level, replace two one-over-one, double-hung, metal windows with one-over-one, double-hung, wood windows.
- APP # 20.419 SE**      **17 Dwight Street:** At the front façade mansard level, replace two (2) metal one-over-one windows with new aluminum-clad one-over-one windows.
- APP # 20.447 SE**      **35 East Concord Street:** At the front façade, replace ten (10) one-over-one, double-hung, metal windows with two-over-two, double-hung, aluminum-clad windows; at the front façade mansard level, replace two (2) two-over-two, double-hung, metal windows and two (2) one-over-one, double-hung, metal windows with two (2) two-over-two, double-hung, aluminum-clad windows and two (2) one-over-one, double-hung, aluminum-clad windows; at the mansard level replace rotted wood dormer fascia in kind; replace downspout with new copper downspout; at all levels of the front façade, hand-rake brick joints and repoint with a soft mortar mix; repair masonry lintels and sills and repaint to match the color of the underlying stone; repaint stoop to match the color of the underlying stone; at the areaway, remove concrete and install brick pavers.
- APP # 20.422 SE**      **57 East Concord Street #8:** At the penthouse level, replace two (2) one-over-one, double-hung, wood windows in kind.
- APP # 20.426 SE**      **20 Holyoke Street:** At the front façade entrance surround, replace rotten wood trim at vertical columns and hood in kind; replace non-historic frosted glazing at the double-leaf doors with clear glazing.
- APP # 20.440 SE**      **24 Holyoke Street:** At all levels of the front façade, replace six (6) one-over-one, double-hung, metal windows with two-over-two, double-hung, wood windows and eight (8) one-over-one, double-hung, metal windows with one-over-one, double-hung, wood windows. *See additional items under Design Review.*
- APP # 20.393 SE**      **30 Rutland Square:** At the front façade mansard level dormers, replace rotten wood in kind. Repaint masonry headers and sills to match the color of the underlying brownstone.
- APP # 20.443 SE**      **450 Shawmut Avenue:** At the third and roof levels of the front façade and rear façade which faces a public street, replace ten (10) non-historic two-over-two, double-hung, wood windows in kind.
- APP # 20.453 SE**      **758 Tremont Street:** At the rear mansard, replace light grey asphalt shingles with dark grey shingles.
- APP # 20.345 SE**      **55-57 Warren Avenue:** At the mansard level, repair fire escape and repaint black.
- APP # 20.430 SE**      **1721A Washington Street:** At the Washington Street ground level, replace paired metal entry door (damaged due to vandalism) in kind.

**APP # 20.446 SE**      **1807 Washington Street:** At a storefront at the Washington Street ground level, replace non-structural column, show window, and frame (damaged by a vehicular accident) in kind.

**APP # 20.431 SE**      **189 West Brookline Street:** At the front façade, repair existing two-over-two, double-hung (one-over-one configuration at dormer sides) wood windows; repair wood entry doors; repair and repoint brick masonry as required; repair and restore window sills, headers, and stoop; repair and replace copper gutter and downspout.

**APP # 20.408 SE**      **68 West Concord Street:** At the Washington Street and West Concord Street elevations, replace fifteen (15) non-historic two-over-two and one-over-one, double-hung wood windows in kind.

**APP # 20.343 SE**      **168 West Canton Street:** At the front façade mansard level repair wood trim at soffit and fascia in kind.

**APP # 20.271 SE**      **103 West Springfield Street:** At the front façade third level, replace three non-original, two-over-two, metal windows with new two-over-two, aluminum clad windows. See *additional items under Design Review.*

### **III. RATIFICATION OF 10/1/2019 PUBLIC HEARING MINUTES**

### **IV. STAFF UPDATES**

### **V. PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED:** 10/24/2019

### **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/