



NOTICE OF PUBLIC HEARING

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

DATE: 3/5/2019
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.19.029 SE **119 Pembroke Street**
Representative: Anthony Greenwood
Ratification of unapproved work on windows on the front façade.

II. DESIGN REVIEW HEARING

APP #19.724 SE **29 Rutland Square (Previously Heard on 11/2018 & 1/2019)**
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).

APP # 19.702 SE **41 Worcester Square (Previously Heard on 1/2019)**
Applicant: Ayman Noufal
Proposed Work: At rear of the structure, install exhaust vent that rises above the mansard roof.

APP # 19.597 SE **18 Holyoke Street**
Applicant: Gina Gomes-Cruz; the League of Women for Community Service
Proposed Work: At front façade all levels replace 12 original wood, 2 over 2 windows with 12 wood, 2 over 2 wood windows.

APP # 19.805 SE

157 West Canton Street

Applicant: Charlotte Lewis & Mike Aylward

Proposed Work: At front and side façade, all levels, replace six, 2 over 2, wood, bowed windows; seven, 2 over 2, wood windows, and two, 1 over 1, wood windows in kind.

APP # 19.825 SE

28 Concord Square

Applicant: Sean Kennedy; 28 Concord Sq. Development

Proposed Work: Install Roof Deck (See Additional Items in Admin 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. Thank you.

APP # 19.730 SE

519 Albany Street Proposed Work: At roof level, add three panel antennas to existing configuration.

APP # 19.727 SE

3 Bond Street Proposed Work: Remove and replace chimney in kind. At front façade, all levels, replace 6 over 6 windows with 2 over 2 windows.

APP # 19.775 SE

15A Cazenove Street Proposed Work: At front façade level 2, replace three non- historic, 2 over 2 wood, windows in kind. At garden level, replace 2 non-historic wood 2 over 2 windows in kind.

APP # 19.831&2 SE

546 Columbus Ave #1 &2 Proposed Work: Repair fire escape.

APP # 19.825 SE

28 Concord Square Proposed Work: At garden level reopen 1 existing light well, install double hung, 2 over 2, wood window in new egress window. At front façade, clean existing lintels and sills, paint with HC-69. (See Additional Items in Design Review).

APP # 19.826 SE

88 Pembroke Street Proposed Work: Remove existing roof deck and railing, replace rubber roof, and reinstall roof deck in same location.

APP # 19.726 SE

20 Rutland Square Proposed Work: At front façade, reconstruct front stoop in kind.

- APP # 19.820 SE** **1 Saint Charles Street** Proposed Work: At front façade, reconstruct stairs leading to basement, stairs at front landing in kind.
- APP # 19.745 SE** **590 Tremont Street #2** Proposed Work: At front façade, repair moulding and trim of oriel in kind.
- APP # 19.822 SE** **8 Yarmouth Street** Proposed Work: At dormer level above door, replace one, non-historic, wood, 2 over 2 window with one, 2 over 2, wood window.
- APP # 19.827 SE** **42 West Newton Street** Proposed Work: At front façade level four, replace three non-historic, wood 2 over 2 windows in kind.
- APP # 19.821 SE** **70 West Rutland Square** Proposed Work: At front façade level 2, replace four, 1 over 1, aluminum clad windows, with four 1 over 1, aluminum clad windows.

**IV. RATIFICATION OF 2/5/2019 PUBLIC HEARING MINUTES & 01/22, 02/12, 02/19
SUBCOMMITTEE MINUTES.**

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 7:30

DATE POSTED: 2/22/2019

Revised: 03/1/2019

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/