



## NOTICE OF PUBLIC HEARING

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

**DATE:** 5/7/2019  
**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.19.041**                      **275 Shawmut Avenue**  
Representative: Socrates Abreu  
Work: Ratification of an unapproved exhaust pipe that protrudes above the cornice line.

### II. DESIGN REVIEW HEARING

**APP # 18.1425 SE**              **587 Albany Street**  
Applicant: City Realty Group  
Proposed Work: (Previously heard on 7/3/2018 & 4/12/2019) Demolish existing structure and construct a six unit residential building.

**APP # 19.942 SE**              **29 Upton Street Unit 3**  
Applicant: Ryan Clancy; Pella Windows and Doors  
Proposed Work: At front façade, level 2, replace three wood, 2 over 2 windows with three, aluminum clad, and 2 over 2 windows.

**APP # 19.987 SE**              **1317 Washington Street #120**  
Applicant: Maureen Walsh  
Proposed Work: Using existing frame and hardware, install new blade signage. Install window decals for new retail establishment.

**APP # 19.1016 SE**            **787 Tremont Street (Adjacent)**  
Applicant: Michael Giaimo; Cellco Partnership d/b/a Verizon Wireless  
Proposed Work: Remove existing light pole and replace it with a four sided metal pole with wireless cell antenna.

- APP # 19.1021 SE**      **596 Tremont Street**  
Applicant: Jeff Ciulla  
Proposed Work: Install new hand rail on front stoop.
- APP # 19.1023 SE**      **542 Massachusetts Avenue**  
Applicant: Alfred Lee  
Proposed Work: At mansard level replace four windows. The larger dormer window will have a 2 over 2 window flanked by two 1 over 1 window, all wood. The smaller dormer will have a 2 over 2 windows. All windows are all wood.
- APP # 19.1053 SE**      **808 Tremont Street**  
Applicant: Kate Gilbert; Now and There  
Proposed Work: At party wall, replace recently removed temporary mural with another temporary mural (Previous mural approved by SELDC in 2013).
- APP # 19.1059 SE**      **41 Rutland Street**  
Applicant: Peter Dickie; Best Chimney Services, Inc.  
Proposed Work: Remove existing chimney cap, install single flue chimney cap (See Additional Items in Admin Review).
- APP # 19.1069SE**      **112 Shawmut Avenue**  
Applicant: Brian Fallon; DIV Shawmut LLC  
Proposed Work: Replace existing brick arches with cast concrete arch with brick veneer.
- APP # 19.1092 SE**      **170 West Brookline Street**  
Applicant: Guy Grassi; Grassi Design Group  
Proposed Work: Install wood and glass door under stoop, install roof deck, install compressors on roof (See Additional Items in Admin Review).
- APP # 19.1094 SE**      **700 Harrison Avenue**  
Applicant: M. Bryn Robinson; Boston Sign Company  
Proposed Work: At storefront remove existing sign on sign band and replace with new halo-lit sign. Install two blade signs.
- APP # 19.1095 SE**      **194-200 Shawmut Avenue**  
Applicant: Edward Stanhope; Stanhope Garage, Inc.  
Proposed Work: Install landscaping.
- APP # 19.1098 SE**      **461 Massachusetts Avenue:**  
Applicant: Jamie Maloney; Akelius US LLC.  
Proposed Work: At front façade replace non-historic replacement balusters with replicas of the originals. Replace missing posts with historically appropriate posts. Replace garden fence with historically appropriate fence.
- APP # 19.1099 SE**      **27 Claremont Park**  
Applicant: Anthony Griseto; Pella Windows and Doors  
Proposed Work: Replace two existing non-historic curved windows in kind.
- APP # 19.1103 SE**      **82 Chandler Street:**  
Applicant: Dartagnan Brown; 82 Chandler LLC.  
Proposed Work: At rear façade (facing public way) level two, install deck and deck access door install cedar fence at the edge of the property, install sliding and fixed door at garden level. (See Additional Items in Admin Review).
- APP # 19.1116 SE**      **27-29 Dwight Street**  
Applicant: Ghita Akkar; Highline Development  
Proposed Work: Replace non-historic hand rail with historically correct hand rail (See Additional Items in Admin Review).

**APP # 19.1119 SE**

**48 Union Park**

Applicant: Ghita Akkar; Highline Development

Proposed Work: At front façade all levels, replace or restore eight existing (older) curved sash front façade windows with curved sash, wood, 2 over 2 windows (See Additional Items in Admin Review).

**III. ADVISORY REVIEW**

**31 Worcester Street**

Applicant: Marcus Springer

Proposed Work: Alter rear dormers, other façade improvements.

**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](mailto:southendldc@boston.gov). Thank you.*

**APP # 19.1034 SE**

**5 Appleton Street:** At side façade penthouse level facing a public way, replace three, aluminum, 2 over 2 windows with three, two over two, aluminum-clad windows.

**APP # 19.11001 SE**

**150 Appleton Street:** At front façade all levels replace all aluminum, 2 over 2 (grid between the glass) windows with, 2 over 2, aluminum clad, windows.

**APP # 19.1103 SE**

**82 Chandler Street:** At front façade, repoint brick, refinish front door and transoms. At front façade all levels, replace all 1 over 1 windows with 2 over 2, wood, windows. The two side flank windows will be wood, 1 over 1. At rear façade levels 1, 3 and 4 replace all 1 over 1, windows with 2 over 2, wood windows. Install roof deck. At rear property line install cedar fence. (See Additional Items in Design Review).

**APP # 19.1097 SE**

**431 Columbus Avenue:** At front façade, replace deteriorated wood around the windows in kind. Install new copper gutters.

- APP # 19.1080 SE** **521 Columbus Avenue:** At front façade level 3, replace three, 2 over 2, wood windows with three, 2 over 2 wood windows.
- APP # 19.1116 SE** **27-29 Dwight Street:** Replace copper gutter and downspout in kind, repair and paint front stairs, replace asphalt shingle roof with architectural slate. Repair 27 Dwight slate roof in kind. *(See Additional Items in Design Review)*
- APP # 19.1118 SE** **37 Dwight Street:** At front façade, replace twelve, aluminum clad, 2 over 2 windows in kind. Construct a roof deck, restore front door, repair all sills and lintels, restore iron rails, reopen window well at garden level, install new door stoop to match original, repair steps in kind.
- APP # 19.1027 SE** **99 East Brookline:** At front façade, replace flashing with copper flashing. Replace front gutter with copper gutter and drain pipe.
- APP # 19.1134 SE** **420 Massachusetts Avenue:** Replace copper gutters in kind, repair and replace flashing and slate shingles in kind, install copper downspout.
- APP # 19.1028 SE** **222 Northampton Street:** Replace asphalt shingles on roof with slate-line shingles. Install copper flashing.
- APP # 19.1059SE** **41 Rutland Street:** Repoint brick on chimney *(See Additional Items in Design Review)*.
- APP # 19.1050 SE** **291 Shawmut Avenue:** At front façade, level three and dormer level, replace four, 2 over 2, wood windows with 2 over 2, wood windows.
- APP # 19.1015 SE** **371 Shawmut Avenue:** Repoint brick on front façade.
- APP # 19.1088 SE** **441 Shawmut Avenue:** At rear of the structure, parlor level facing a public way, replace two non-historic windows with two french doors.
- APP # 19.1081 SE** **478 Shawmut Avenue:** At front façade, level one replace four, vinyl, 1 over 1, windows with five, 1 over 1, wood windows.
- APP # 19.1082 SE** **478 Shawmut Avenue:** At front façade, level two, replace five vinyl, 1 over 1, windows with five, 1 over 1, wood windows.
- APP # 19.949 SE** **631 Tremont Street:** At front façade replace scallop slate and copper gutter in kind. Replace wood trim around dormer windows in kind. Remove and replace trim on bay windows in kind. At levels two and dormer level, replace wood windows in kind. The two dormer windows will be 2 over 2, wood windows. At level two, the two windows (left and right of oriel) will be 2 over 2, wood windows, the two windows on the oriel will be 1 over 1, wood windows with an arched upper sash.
- APP # 19.1119 SE** **48 Union Park:** Construct roof deck with penthouse. Replace asphalt shingles with architectural slate. Install new copper gutter and downspout. *(See Additional Items in Design Review)*
- APP # 19.1046 SE** **9 Upton Street:** At rear façade, repoint brick. Restore stairs, repaint masonry.
- APP # 19.1138 SE** **162/164 West Brookline Street:** At front façade, remove fire escape.
- APP # 19.1092 SE** **170 West Brookline Street:** At front façade, repair and repaint front stoop in kind. Repair slate roof in kind. *(See Additional Items in Design Review)*
- APP # 19.1013 SE** **84 West Concord Street:** At front façade level one, replace five, non-historic, 1 over 1 wood windows and install five 1 over 1 wood windows.
- APP # 19.1060 SE** **135 West Concord Street:** Remove existing slate roof, add ice/water shield, and replace slate.

**APP # 19.1090 SE**      **119 West Newton Street:** At front façade all levels, replace all existing windows with wood, 2 over 2 windows. The dormer level bay windows will be one, 2 over 2 flanked by two, 1 over 1, wood windows. The arched window at the dormer level will be arched, 2 over 2, wood. Replace front fence with historically appropriate fence, Restore existing window well at garden level. Construct roof deck.

**APP # 19.1055 SE**      **69 Worcester Street:** At front façade, spot repair brick and mortar in kind.

**V. RATIFICATION OF 4/2/2019 PUBLIC HEARING MINUTES; RATIFICATION OF 4/12/2019 SUBCOMMITTEE MEETING; RATIFICATION OF 04/26/2019 SUBCOMMITTEE MEETING**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 9:30 PM**

**DATE POSTED:** 4/26/2019

**SOUTH END LANDMARK DISTRICT COMMISSION**

*Members: John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Vacancy  
Alternate: Peter Sanborn, Vacancy*

*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/*