



## NOTICE OF PUBLIC HEARING - REVISED

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

**DATE:** August 6, 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. VIOLATIONS

**VIO.19.041**                      **275 Shawmut Avenue**  
Representative: Socrates Abreu  
Violation: (Continued from 06/04/2019 & 07/02/2019)  
Ratification of unapproved commercial exhaust at rear of structure that rises above the gutter line.

### II. DESIGN REVIEW HEARING

**APP # 19.1170 SE**                      **4-18 Clarendon Street & 70-80 Warren Avenue**  
Applicant: Jennifer Campbell; JCH Consulting, Inc.  
Proposed Work: Rebuild large sections of masonry façades.

**APP # 19.1240 SE**                      **720 Harrison Avenue**  
Applicant: Philip Down; MEPT Doctor's Building Owner LLC  
Proposed Work: At the parking structure fronting Harrison Avenue and Sharon Street, install landscaping and a fence.



**APP # 19.1243 SE**

**76 Chandler Street:**

Applicant: Valerie Bordelanne

Proposed Work: At front facade levels 1 & 2, replace 6 original windows with two 2 over 2 wood windows and two one over one wood windows.

**APP # 19.1354 SE**

**435 Columbus Avenue:**

Applicant: Tim Anastasia

Proposed Work: (Continued From 07/02/2019) At front façade commercial storefront, replace non-historic storefront window with an entryway.

**APP # 19.1377 SE**

**715-725 Tremont Street**

Applicant: Concord House Associates; Marci Booth

Proposed Work: At front entrance install canopy.

**APP# 19.1435 SE**

**APP# 19.1436 SE**

**APP# 19.1437 SE**

**APP# 19.1438 SE**

**APP# 19.1441 SE**

**818-840 Harrison Avenue:** Maintain Double Acorn Light

**57 Newland Street:** Single Acorn Light, to Double

**640 Harrison Avenue:** Single Acorn Light to Double

**E. Newton Street:** Single Acorn Light to Double

**312-314 Shawmut Avenue:** Single Acorn Light to Double

Applicant (All applications): David Hoogasian; Extenet Systems

Proposed Work: Install cell phone tower and equipment on existing acorn light pole.

**APP # 20.038 SE**

**1 Taylor Street:**

Applicant: Don Morton

Proposed Work: At rear el facing a public way, remove and replace existing roof deck.

**APP # 20.043 SE**

**24 Union Park:**

Applicant: Dartagnan Brown

Proposed Work: Remove rear chimney (See Additional Items in Administrative Review).

**APP # 20.054 SE**

**30-34 East Concord Street:**

Applicant: Marcus Springer; Springer Architects

Proposed Work: At penthouse, replace existing roof decks in kind.



**APP # 20.055 SE**

**31 Worcester Street:**

Applicant: Marcus Springer; Springer Architects  
Proposed Work: At rear yard facing a public way, rebuild privacy wall and install new door to rear yard (See additional items under administrative review).

**APP # 19.1197 SE**

**16 Appleton Street:** Withdrawn by Staff

Applicant: Donald M. Solomon  
Proposed Work: Replace existing garden fence (See additional items under administrative review).

**APP # 20.056 SE**

**531 Massachusetts Avenue:**

Applicant: Beth McDougal, McDougal Architects.  
Proposed Work: At front and rear facades, add two skylights (per side).

**APP # 20.057 SE**

**95 Berkeley Street:**

Applicant: Patricia Carroll  
Proposed Work: At roof install additional mechanical equipment with screening.

**APP # 19.1340 SE**

**320 Shawmut Avenue #2:**

Applicant: Laura Newport  
Proposed Work: At the front facade level two, replace three, original 2 over 2 wood windows (with curved sashes) with three, wood, 2 over 2 windows (2 with curved sashes).

**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 facade, patch and repair front stoop, stoop sidewall, and garden retaining wall (~~See additional items in Design Review~~) Withdrawn by Staff

**APP # 20.033 SE 95 Berkeley Street:** At all elevations, repoint masonry, spot repair and patch masonry as noted in the application.

**APP # 19.1421 SE 56 Clarendon Street:** At all street facing elevations, replace deteriorated wood brickmold, soffits and brackets in kind.

**APP # 20.032 SE 433 Columbus Avenue:** Remove slate mansard roof and copper gutters and replace in kind. Replace damaged wood window trim in kind. Spot repair stoop and lintels. Replace existing 1 over 1 wood sash at the top floor with two, 2 over 2 sash and two, 1 over 1, wood sash (at the side windows of the dormer only). Replace existing 1 over 1 wood sash at the second floor with 2 over 2 sash. Existing windows are replacements and not historic.

**APP # 20.047 SE 519 Columbus Avenue #3:** At front facade, level two replace two, curved sash, wood, 2 over 2 windows with two, curved sash, 2 over 2, wood windows.

**APP # 19.1318 SE 32 Concord Square:** At front facade, level 2 above front door, replace one, wood, 4 over 4 window with one, wood 2 over 2 window. At dormer level replace three wood, 1 over 1, windows with one 2 over 2 and two 1 over 1 wood windows. Replace scalloped slate roof in kind, replace all gutters and downspouts with copper downspouts and gutters.

**APP # 20.076 SE 4 Dartmouth Place:** At front facade, all levels, replace all windows. Windows are replacements and not historic. New windows will be wood, 2 over 2, except the four side windows on the bays at level 2 and dormer level, these will be 1 over 1.

**APP # 20.027 SE 5 Dwight Street:** At the front and rear mansard roof, replace three existing asphalt shingles in kind.

**APP # 20.062 SE 33 East Concord Street:** At front facade, replace fascia board, repair damaged slate in kind, replace deteriorated wood on dormer in kind, repair copper gutter and downspout, repaint lintels and sills, repoint brick in kind, repaint security grates black.

**APP # 20.046 SE 40 Greenwich Park:** At side elevation facing a public way, level 1, replace five, aluminum, 2 over 2 windows with five, aluminum clad, 2 over 2 windows.



**APP # 20.039 SE 531 Massachusetts Avenue:** At front facade, replace existing laminate entablature detail with wood detail to match historic design.

**APP # 20.050 SE 600 Massachusetts Avenue #7:** At front and side facades garden level, replace six, (non-historic) 2 over 2, wood windows with six, 2 over 2, wood windows.

**APP # 20.021 SE 672-674 Massachusetts Avenue:** At the front stoops, repair treads and spot repair deteriorated concrete and install masonry coating in kind. At the main entrance, remove deteriorated decorative concrete at columns and overhangs, install pins, install new molded concrete to match, and install a concrete coating material to (Cont.) match the existing color. At the front facade, repoint brick and spot repair concrete in kind. Replace all existing windows with new wood 2 over 2 windows and 1 over one sash (at the side windows of the bay dormer only). Replace decorative metal window grates and wood window trim in kind.

**APP # 19.1338 SE 291 Shawmut Avenue #1:** At the front and rear facades, replace seven, 2 over 2, windows in kind.

**APP # 20.014 SE 379 Shawmut Avenue:** At the front facade, repoint brick in kind.

**APP # 19.1446 SE 501 Shawmut Avenue#3:** At front facade level two, replace three, 6 over 6, wood windows with three, 2 over 2, wood windows.

**APP # 19.1448 SE 501 Shawmut Avenue#2:** At front facade level one, replace two, 9 over 9, wood windows with two, 2 over 2, wood windows.

**APP # 19.1452 SE 501 Shawmut Avenue:** At front facade garden level, replace two, wood, 1 over 1 windows with two, aluminum clad 1 over 1 windows.

**APP # 19.1447 SE 501 Shawmut Avenue #4:** At the front facade level three, replace three, wood, 6 over 6 windows with three, 2 over 2, wood windows. At the rear elevation level three, replace three wood 6 over 6 windows with three, 2 over 2, wood windows.

**APP # 19.1444 SE 501 Shawmut Avenue #5:** At the front facade top level, replace two, 4 over 4, wood windows with 1 over 1, wood windows and one, 6 over 6, wood window with 2 over 2, wood windows. At the rear facade, replace two, 4 over 4, windows and one fixed picture window.

**APP # 19.1440 SE 398-498 Tremont Street:** Replace one concrete light pole with a new tapered concrete pole with antenna at the top and mounted mechanical boxes.

**APP # 20.042 SE 673 Tremont Street:** At front facade, replace deteriorated trim materials on front hood with historically appropriate trim, refinish existing door, repair and repaint existing steps in kind.

**APP # 20.043 SE 24 Union Park:** Repair front door (*See Additional Items in Design Review*).

**APP # 20.1432 SE 7 Warren Avenue:** At Berkeley Street facade, remove existing precast masonry lintel and create new, cast-in-place lintel.

**APP # 20.064 SE 81 Warren Avenue:** At front facade, repoint brick, replace square tiebacks with star tie backs. Repair sills and lintels in kind, replace all seven, 6 over 6



windows with wood, 2 over 2 windows, install new fish scale mansard slate, repair dormer, cornice and front hood and brackets in kind. Install new copper gutter and downspout.

**APP # 20.051 SE 151 Warren Avenue:** Remove existing slate and rubber roof, flashing, replace rubber roof and reinstall original slate roof. Trim to be replaced in kind.

**APP # 19.1367 SE 72 Waltham Street:** At the front and side walls of the stoop, remove loose material and patch as needed, and paint the stoop to match the color of the underlying stone.

**APP # 20.036 SE 100 Waltham Street:** At the front facade, replace two, 6 over 6 windows at the basement, two 6 over 6 at the first floor, and four, 6 over 6 windows at the third floor (including one at the alley elevation), with new 6 over 6 wood windows.

**APP # 19.1362 SE 153 West Brookline Street:** At the side of the structure, repair existing iron fence (non-historic).

**APP # 20.052 SE 188 West Canton Street #3:** Replace the existing deck, head house, and underlying rubber roofing in kind.

**APP # 20.049 SE 10 Worcester Square #4:** At front facade level three and dormer level, replace seven, 2 over 2 aluminum clad windows with five 2 over 2 aluminum clad, 2 over 2 windows and two, 1 over 1, aluminum clad windows (side bay windows).

**APP # 20.055 SE 31 Worcester Street:** At the front and side elevations, repoint brick, restore brownstone windows and sills, front steps and garden level coursing. At the front and rear roof elevations, restore the roof cornice line, dormers, slate mansard, gutters, and downspouts or replace in kind. At the front elevation, restore eight 2 over 2 wood windows (with curved sash). At the front and side elevations, replace non-original, wood, 2 over 2 sash and 1 over 1 sash in kind. At the rear facade, top level, replace non-original, wood, 2 over 2 and 1 over 1 sash in kind. At the side elevation, restore the oriole window. At the front facade first level, refinish the front door. At the front facade garden level, lower the entrance under the front stairs. Raise front garden granite curb to its original height or replace in kind.

**APP # 19.1371 SE 81 Worcester Street:** At the front facade, second and third levels, replace four 2 over 2 wood windows in kind.

**APP # 20.037 SE 150 Worcester Street:** At front facade parapet, repoint brick in kind.

## V. RATIFICATION OF 07/03/2019 PUBLIC HEARING MINUTES

## VI. STAFF UPDATES

## VII. PROJECTED ADJOURNMENT: 9:30

**DATE POSTED:** 07/25/2019



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

**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/*