



## NOTICE OF PUBLIC HEARING

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

**DATE:** 9/3/2019  
**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 # 20.181 SE**      **530 Columbus Avenue**  
Applicant: Juan D. Jaramillo, Sofistech Inc.  
Proposed Work: Installation of vinyl signage at the storefront
- APP # 20.084 SE**      **83 Montgomery Street #3**  
Applicant: Bob Scribner  
Proposed Work: At the roof, remove and reinstall existing roof deck.
- APP # 20.053 SE**      **2 Milford Street**  
Applicant: Steven Deering; Catamount Builders  
Proposed Work: Replace seven original, two-over-two, double-hung, wood windows with new two-over-two, double-hung, wood windows.
- APP # 20.153 SE**      **35 Bradford Street**  
Applicant: Campbell Edlund  
Proposed Work: Replace existing rooftop mechanical equipment, visible from a public way.

- APP # 20.178 SE**      **518 Shawmut Avenue #4**  
 Applicant: Anthony Griseto, Pella Windows and Doors  
 Proposed Work: At the mansard level of the front façade, replace a five-part, non-historic bay window system with a three-part bay window with casements.
- APP # 20.172 SE**      **45 West Newton Street**  
 Applicant: Anthony Griseto  
 Proposed Work: At the rear roof level facing a public way, install a door. *See additional items under Administrative Review.*
- APP # 20.180 SE**      **88 Waltham Street #5:**  
 Applicant: Anthony Griseto, Pella Windows and Doors  
 At the second floor of the front façade, replace three non-historic six-over-six, double-hung, wood windows with two-over-two, double-hung, aluminum-clad windows.
- APP # 20.1955 SE**      **165 West Canton Street**  
 Applicant: Karen McMahon  
 Proposed Work: at the roof, install a sunken deck with black iron railing, hatch, skylights, and new HVAC units. At the side elevation which faces a public way, create new window openings. *See additional items under Administrative Review.*
- APP # 20.185 SE**      **1767 Washington Street**  
 Applicant: Jas Bhogal; Alexandra Partners, LLC  
 Proposed Work: Construct an eight-story addition at the roof, construct a new building on the adjacent vacant parcel of land, and restore facades of former Hotel Alexandra.

**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 # 20.165 SE**      **77 Appleton Street # 3:** At the front façade replace nine two-over-two, double-hung, vinyl windows with seven two-over-two, and two one-over-one, double-hung, aluminum-clad windows with a black finish.

**APP # 20.044 SE**      **39 Gray Street:** At the front façade dormer, replace existing soffit and trim and install cornice with brackets to match adjacent dormer.

**APP # 20.084 SE**      **83 Montgomery Street #3:** At the roof, repair wood rot on fascia.

**APP # 20.173 SE**      **10 Saint Charles Street.** At the roof, install a roof deck, not visible from the district

**APP # 20.090 SE**      **255 Shawmut Avenue #2:** At the second floor of the front façade, replace two, two-over-two, double-hung, wood windows in kind.

**APP # 20.196 SE**      **645 Tremont Street #2:** At the second floor oriole window at the Tremont Street elevation, replace four one-over-one wood windows with arched-headed panels in kind.

**APP # 20.171 SE**      **748 Tremont Street:** At the front and side roof, replace slate mansard shingles in kind. At the rear roof replace asphalt shingles.

**APP # 20.190 SE**      **94 Waltham Street #6.** At the roof rebuild an existing, non-visible roof deck.

**APP # 20.045 SE**      **143-145 Warren Avenue:** At all levels of the front façade, reopen two window wells (one at each façade); re-center and re-build historic dormer window configuration at number 143; repair all two-over-two, double-hung, curved sash windows (five at each façade); replace two two-over-two, double-hung, wood windows; replace wood roof dormer windows at number 145 in kind, and install one two-over-two and two one-over-one wood windows in the existing bay at number 143; repoint brick; replace copper gutters and downspouts in kind, repair front steps; replace slate mansard roof shingles in kind; refurbish entrance door; replace a non-historic entry door and one historic entrance door underneath the stoop to match the

historic configuration; repair sills and lintels and paint a brownstone color (BM HC-69), and remove a non-historic fire escape. At the roof, install a non-visible roof deck.

**APP # 20.195 SE**      **165 West Canton Street:** At all levels of the front façade, replace all non-historic aluminum windows with six two-over-two, curved sash, double hung wood windows; four two-over-two, double-hung, wood windows; and two one-over-one, double-hung, wood windows. At the side façade, install four, two-over-two, double-hung, wood windows. Repoint masonry and clean; repair deteriorated brownstone lintels, sills, steps, and water table. Replace the mansard roof in kind and repair dormer cornice, trim, fascia, and brackets. Replace rubber roof.

**APP # 20.166 SE**      **188 West Canton Street #1:** At the front façade parlor level replace two one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows and two, two-light, aluminum slider windows at the front façade basement level with two-light, aluminum-clad awning windows.

**APP # 20.172 SE**      **45 West Newton Street:** At the third floor of the front and rear façade which faces a public way, replace five one-over-one, double-hung, vinyl windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 20.175 SE**      **139 West Newton Street #1:** At the garden level of the front façade, replace two one-over-one, double-hung, aluminum windows with new two-over-two, double-hung, aluminum-clad windows with a black finish.

**APP # 20.176 SE**      **139 West Newton Street #2:** At the parlor level of the front façade, replace two one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows with a black finish.

**APP # 20.177 SE**      **139 West Newton Street #3:** At the second floor of the front façade, replace three one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows with a black finish.

**APP # 20.179 SE**      **17 Worcester Street:** At the second floor of the front and side elevation that faces a public way, replace six two-over-two, double-hung vinyl-clad window with two-over-two, double-hung, aluminum-clad windows with a dark green finish.

**APP # 20.167 SE**      **24 Worcester Square:** At the roof rebuild an existing roof deck, not visible from Worcester Square from any angle.

### III. RATIFICATION OF 8/6/2019 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

### V. PROJECTED ADJOURNMENT: 10:30 pm

**DATE POSTED:** 8/23/2019

#### **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/*