



NOTICE OF PUBLIC HEARING

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

DATE: 3/3/2020
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. DESIGN REVIEW HEARING

APP # 20.662 SE — **23 UPTON STREET**

Withdrawn by applicant Applicant: Next Phase Studios
Proposed Work: Construct a roof deck and head house
See additional items under Administrative Review.

APP # 20.739 SE — **87 WORCESTER STREET**

Withdrawn by staff Applicant: Larry Roneo
Proposed Work: At the front façade parlor level replace two (2) historic two-over-two, double-hung, curved sash windows

APP # 20.785 SE — **156 WORCESTER STREET**

Applicant: Handyman Pro
Proposed Work: Construct a roof deck with spiral staircase

APP # 20.809 SE — **565 TREMONT STREET**

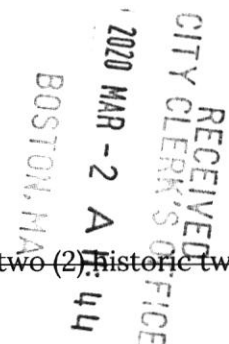
Applicant: American Signcrafters
Proposed Work: At the front façade storefront install a wall sign and new vinyl signage
See additional items under Administrative Review

APP # 20.817 SE — **51 RUTLAND SQUARE**

Applicant: Pitman & Wardley Associates
Proposed Work: Install a railing at the front façade mansard level (which was modified prior to designation)

APP # 20.743 SE — **64 WEST RUTLAND SQUARE**

Applicant: Embarc Studio
Proposed Work: Construct a roof deck, modify the mansard, and construct a rear addition through the cornice line.



See additional items under Administrative Review.

APP # 20.418 SE

34 CLARENDON STREET

Applicant: Christopher Lapan

Proposed Work: At the front façade parlor through mansard levels, replace seven (7) six-over-six, double-hung wood windows in kind.

II. ADVISORY REVIEW

Property: 115 Worcester Street

Proposed Work: Construct a new building

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 # 20.826 SE **70 APPLETON STREET:** At the rear façade mansard level, replace slate shingles in kind and install new copper gutter.

APP # 20.749 SE **26 CHANDLER STREET:** At the Chandler Street façade ground level, replace double entry doors in kind.

APP # 20.810 SE **24 HOLYOKE STREET:** At the front façade all levels, repair cracking around windows and elsewhere as needed and repaint patched areas to match existing painted sandstone.

APP # 20.817 SE **51 RUTLAND SQUARE #2:** At the front façade mansard level (which was modified prior to designation), replace a sliding glass door. See additional items under Design Review.

APP #20.754 SE **540 TREMONT STREET:** At the second level of the Tremont Street and Hansen Street facades, replace sixteen (16) one-over-one, double-hung, aluminum windows in kind.

APP # 20.814 SE **557 TREMONT STREET:** At the signband of the Tremont Street and Clarendon Street ground level storefront and ATM entrance, replace four (4) wall-mounted non-illuminated signs to reflect updated corporate branding.

APP # 20.779 SE **771 TREMONT STREET:** Install a gate at the areaway to match existing fence.

APP # 20.780 SE **59 RUTLAND STREET:** At the front façade roof and dormer level, replace asphalt shingles in kind, repair wood trim, and install copper drip edges; at the front façade, repair and repaint lintels and sills to match the color of the underlying stone; and repair and replace copper gutters and downspout in kind.

APP # 20.662 SE **23 UPTON STREET:** At the parlor and second levels of the front façade, restore six (6) original two-over-two, double-hung, wood windows (including four (4) curved sash windows); at the

basement level replace two (2) two-over-two, double-hung, curved sashed wood windows in kind; at the third level replace three (3) one-over-one, double-hung wood windows with two-over-two, double-hung wood windows; at the mansard level replace two (2) two-over-two, double-hung, wood windows and two (2) one-over-one, double-hung wood windows in kind. *See additional items under Design Review.*

Withdrawn by applicant

APP # 20.750 SE **227, 229, 231, 233 WEST CANTON STREET:** At the mansard level, replace asphalt shingles with slate shingles and replace wood fascia in kind.

APP # 20.743 SE **64 WEST RUTLAND SQUARE:** At the front façade basement, parlor, second, and third levels, restore all existing two-over-two, double-hung, wood windows (including eight (8) curved sash); At the front façade mansard level, install one (1) two-over-two and two (2) one-over-one, double-hung, wood windows; at the front façade, repoint brick joints, and restore brownstone sills and lintels, stoop; and refinish entry doors. *See additional items under Design Review.*

APP # 20.813 SE **76 WEST RUTLAND SQUARE #401:** At the front façade fourth level, replace four (4) one-over-one wood windows in kind.

APP # 20.182 SE **76 WEST RUTLAND SQUARE #502:** At the front façade fifth level, replace eight (8) one-over-one, wood windows in kind.

APP # 20.806 SE **81 WORCESTER STREET:** At the front façade all levels, repoint brick joints; repair and patch lintels and sills and repaint to match the color of the underlying stone.

IV. RATIFICATION OF 1/07/2020 AND 2/4/2020 PUBLIC HEARING MINUTES AND 2/26/2020 SUBCOMMITTEE PUBLIC MEETING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 2/21/2020
Revised: 2/26/2020
Revised: 2/28/2020
Revised: 3/02/2020

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/