



### NOTICE OF PUBLIC HEARING

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

**DATE:** 12/4/2018  
**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. DESIGN REVIEW HEARING

- APP # 19.245 SE**      **439 Tremont Street**  
Applicant: Mark Eulogiadis  
Proposed Work: At commercial storefront, replace existing awning fabric and blade sign design using existing hardware.
- APP # 19.296 SE**      **48A Clarendon Street/69 Appleton**  
Applicant: Brian Tierney; Rondeau-Tierney R.E.  
Proposed Work: At Appleton Street facade, renovate store front including windows. (Previously Approved Dec '15).
- APP # 19.396 SE**      **109 Warren Avenue**  
Applicant: Peter Ferreira; R&F Masonry Restoration, INC.  
Proposed Work: At front façade garden level, replace wrought iron fence. (See additional items under administrative review).
- APP # 19.397 SE**      **107 Warren Avenue**  
Applicant: Peter Ferreira; R&F Masonry Restoration, INC.  
Proposed Work: At front façade garden level, replace wrought iron fence.
- APP # 19.571 SE** **617 Tremont Street**  
Applicant: Michael Sullivan; MS Sullivan Contracting  
Proposed Work: Remove and reinstall roof deck. (See additional items under administrative review).

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**APP # 19.573 SE**

**48 Union Park**

Applicant: Ghita Akkar

Proposed Work: At front façade all levels, replace all front windows with wood two over two windows. (See additional items under administrative review).

**APP # 19.383 SE**

**597-599 Tremont Street:**

Applicant: Mark Waldron; Waldron Contracting Services

Proposed Work: At front façade storefront and garden level, replace existing, non-historic doors.

**APP # 19.565 SE**

**599 Tremont Street:**

Applicant: Kimberly Vermeer

Proposed Work: At front façade entrance, install vent to the left of the door on wooden panel. Replace existing windows with two over two wood windows.

**II. ADVISORY REVIEW**

**211-213 West Springfield Street**

Applicant: Andreas Hwang

Proposed Work: Add a two level oriel to the front of the structure.

Replace the windows at former mansard level.

**85 West Newton Street**

Applicant: Vanessa Calderon-Rosado; Inquilinos Boricuas En Accion

Proposed Work: Updates on the status of the renovation project.

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

- APP # 19.387 SE** **58 Berkeley Street (Ellis Memorial)**: Spot repoint bricks at the wall on the north and west side of the building. Replace 2 deteriorated stone caps in kind.
- APP # 19.154 SE** **103 Appleton Street #3**: At front façade, restore two original two over two wood windows.
- APP # 19.579 SE** **495 Columbus Avenue #3**: At front & side façade level 3, replace 8, one over one, wood windows with 5, two over two, wood windows and 2, one over one, wood windows. (One over one windows will be installed in the smaller side bay windows).
- APP # 19.577 SE** **23 Milford Street**: At front façade level 3 and dormer level, replace 5, non-historic, 2 over 2, wood windows with 5, two over two, wood windows.
- APP # 19.395 SE** **320 Shawmut Avenue**: At front façade, repair and repoint bricks, restore garden fence, patch and paint cast stone ornaments, repair sills and headers in kind. Clean granite stairs and curbs. Repair and restore wood trim around front door.
- APP # 19.351 SE** **552 Tremont Street**: At front façade, scrape and paint all existing trim around storefront, metal bay windows, and metal work at roof line in kind.
- APP # 19.383 SE** **597-599 Tremont Street**: At front façade storefront and garden level, replace existing, non-historic doors.
- APP # 19.571 SE** **617 Tremont Street** Proposed Work: At rear roof, remove asphalt shingles and replace with new asphalt shingles. (*See additional items under design review*).
- APP # 19.573 SE** **48 Union Park** At front façade reopen egress window well, restore existing front door, install new stoop door, repair sills and lintels in kind, repoint façade in kind, repair garden fence. (*See additional items under design review*).
- APP # 19.396 SE** **109 Warren Avenue**: At front façade, repair lintels and sills in kind. Paint existing window grills and hand rails in kind. Repair/replace gutters and downspout in kind. (*See additional items under design review*).
- APP # 19.564 SE** **1411 Washington Street**: At front façade level 3, replace 2 vinyl windows with 2 aluminum clad windows with same (historic) pane configuration.
- APP # 19.568 SE** **188 West Canton Street**: At front façade level 2, replace 3 aluminum, one over one windows with 3, two over two, wood windows.
- APP # 19.300 SE** **2 Worcester Square**: Proposed Work: Replace non-historic front double door with new wood door.
- APP # 19.335 SE** **71 Worcester Street**: At front façade dormer levels, replace deteriorated wood trim in kind. Spot point front façade in kind.
- APP # 19.391 SE** **81 Worcester Street**: At front façade, restore front steps in kind

**IV. RATIFICATION OF 11/6/2018 PUBLIC HEARING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 7:30**

**DATE POSTED:** 11/20/2018

**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/