



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**OCTOBER 25, 2023**

**COMMISSIONERS PRESENT:** John Amodeo, John Freeman, Catherine Hunt.

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner; Sarah Lawton, Preservation Assistant.

A full recording of the hearing is available at [Boston.gov/landmarks](https://Boston.gov/landmarks).

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**5:53 PM:** Commissioner Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction he called the first Design Review Application.

**I. DESIGN REVIEW**

**APP # 24.0361 SE**

**TIME: 5:55 PM**

**ADDRESS: 252 SHAWMUT AVENUE**

Applicant: Evan Stellman

Proposed Work: ~~New granite stoop, new front entry door, repair wood moulding at existing alcove in kind, replace existing windows, repoint brick, repair existing stone lintels & sills and paint to match masonry~~ (Moved to Administrative Review), new window well with basement windows, and work at the rear of the structure includes an addition above the cornice line that extends 5' beyond the existing rear wall for the width of the building. *See additional items under Administrative Review.*

**PROJECT REPRESENTATIVES:** Evan Stellman, with Alpha Design Inc. was the project representative. The project representatives presented the proposed scope of work to the Commission, which included an overview of the renovation of this structure.

**DOCUMENTS PRESENTED:** Documents presented included existing condition images, front elevations, side elevations, historical images of the building, and renderings of rear and front perspective images.



**DISCUSSION TOPICS:** Discussion topics included the proposed granite step, the existing condition of the stone stoop, materials for the proposed steps and stoop, the proposed window well, and the materials and dimensions of the proposed railing. The Commission also discussed the visible windows and doors in the rear addition.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing condition of the facade, proposed changes to the facade, the proposed window well, the proposed railing, and their jurisdiction over the rear addition above the cornice line.

**PUBLIC COMMENT:** There was no public comment for this application.

**COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: HUNT, AMADEO, FREEMAN) (N: NONE) (ABS: NONE).**

- *Final details remanded to staff for approval.*
- *Areaway to have a 6" curb, and the new rail profile should be shorter depending on building code requirements.*
- *New handrail to have a lambs tongue rail, no ornament above the post, and installed into the wood. If it cannot be installed into the wood, then it is to be installed into the mortar joints, and brick as a last resort.*
- *Clapboard to be used at the dormer, and work to maintain the dormer roof profile along the street.*
- *The rear windows to be double hung and spaced equally.*
- *Rear door must appear like a 2-over-2 window.*

**~~APP # 24.0253 SE 480 SHAWMUT AVENUE~~**

**~~Applicant: Simon Reyes~~**

**~~Proposed Work: Remove and replace 10 non-original double-hung windows at the second floor.~~**

- ~~Removed by Staff.~~

**~~APP # 24.0274 SE 38 DWIGHT STREET #2~~**

**~~Applicant: Sean Cryts~~**

**~~Proposed Work: Remove 2 original curved sash windows at the garden level, and replace in-kind with new wood 2-over-2 curved sash.~~**

- ~~Removed by Staff.~~

**~~APP # 24.0286 SE 13 BRADFORD STREET REMOVED BY STAFF~~**

**~~Applicant: Lorelle Carlson~~**

**~~Proposed Work: Reframe roof and construct new dormer. See additional items under Administrative Review.~~**



- **Removed by Staff.**

**APP # 24.0364 SE**

**TIME: 6:56 PM**

**ADDRESS: 700 ALBANY STREET**

Applicant: Regina Olivieri

Proposed Work: Install new exhaust air handler on the roof of the building. The building will increase in height from 172' to approximately 207'-6."

**PROJECT REPRESENTATIVES:** David Flynn, the Vice President of Construction at Boston University, and Michael Kelly from AHP Architects were the project representatives. The project representatives presented the proposed scope of work to the Commission, which included an overview of the proposed project to install a heat recovery system that will increase the energy performance of the building.

**DOCUMENTS PRESENTED:** Documents presented included existing condition images, aerial perspective maps, site plans, roof plans, front and side elevations, and three-dimensional views of the structure.

**DISCUSSION TOPICS:** Discussion topics included the dimensions of the new heating system, the existing roof level, the elevation, and planned views of the structure.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the equipment would be housed in an additional structure on top of the roof, the views of the structure within the district boundaries, and the district guidelines regarding height.

**PUBLIC COMMENT:** There was no public comment for this application.

**COMMISSIONER HUNT MOTIONED TO APPROVE THE APPLICATION. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: HUNT, AMODEO, FREEMAN) (N: NONE) (ABS: NONE).**

- *The Commission notes that this building is an exception as the additional height is required for the equipment to affect energy conservation, and this should not be regarded as a precedent.*

## **II. ADMINISTRATIVE REVIEW/APPROVAL**

**APP # 24.0298 SE 24 APPLETON STREET:** Repair lintels at 2nd floor bay windows in-kind, repoint open mortar joints at front facade.

**APP # 24.0291 SE 36 APPLETON STREET:** Cut and point 100% of front and rear



elevations, prep and paint all front window trim, repair and paint cast stone to match existing, repair and paint front steps to match existing, replace broken bricks as needed, replace rear stone sills in kind.

**APP # 24.0286 SE 13 BRADFORD STREET:** New exterior front door and rear, new exterior front and rear windows, repointing front facade, paint all sills, lintels and base, re-shingle roof.

**APP # 24.0278 SE 14-16 CONCORD SQUARE:** Remove the front mansard shingles, trim and copper gutters/apron and repair in kind with new scalloped slate on mansard.

**APP # 24.0225 SE 565 COLUMBUS AVENUE:** Install new PVC lettering on existing blade sign.

**APP # 24.0335 SE 96 EAST BROOKLINE STREET:** Repair front steps in kind; repair/rebuild the right side wall of the steps in kind.

**APP # 24.0359 SE 56 EAST SPRINGFIELD STREET:** Repair dormer and roof in kind.

**APP # 24.0294 SE 677 MASSACHUSETTS AVENUE:** Remove chimney and rebuild with existing bricks and new mortar to match existing; Re-side existing rear shed dormer.

**APP # 24.0284 SE 255-257 NORTHAMPTON STREET:** Raise parapet wall height 4" around entire perimeter, match existing materiality in-kind.

**APP # 24.0281 SE 251 SHAWMUT AVENUE:** Rebuild and reconfigure original stairs on Milford Street, replicate bullnose details and refinish in-kind.

**APP # 24.0361 SE 252 SHAWMUT AVENUE:** New front entry door, repair wood moulding at existing alcove in kind, replace existing windows, repoint brick, repair existing stone lintels & sills and paint to match masonry. See additional items under Design Review.

**APP # 24.0080 SE 260 SHAWMUT AVENUE:** Replace non-original front doors with new mahogany double doors to match the adjacent doorway at 258 Shawmut Ave, replace existing storefront glass in-kind, install new wood molding at existing lower storefront panels to match original, repair storefront in-kind, repair existing brick landing in-kind.

**APP # 24.0029 SE 441 SHAWMUT AVENUE:** Remove two 3rd floor non-historic windows and replace with 2-over-2 flat front wood exterior windows. Paint all windows black to match existing. Continued from 8/14/2023 SELDC Hearing.



**APP # 24.0256 SE 764 TREMONT STREET:** Remove and replace existing rubber roof, Remove and replace existing mansard roof with architectural shingles, remove and replace existing gutter, remove and replace existing trim boards with identical new trim boards. Remove and replace existing roof deck with a new roof deck in identical footprint.

**APP # 24.0241 SE 13 WELLINGTON STREET:** At front stairs and curb walls, chip hollow cement and repair in-kind, repaint to match existing.

**APP # 24.0271 SE 116 WEST CONCORD STREET:** Repair/repaint brick facade in kind.

**APP # 24.0252 SE 126 WEST CONCORD STREET:** Repoint front facade in kind; Paint sills and lintels in kind.

**COMMISSIONER HUNT MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: HUNT, AMODEO, FREEMAN) (N: NONE) (ABS: NONE).**

#### **IV. RATIFICATION OF 8/14/23 MEETING MINUTES AND 9/15/2023 SUBCOMMITTEE MEETING MINUTES**

**COMMISSIONER FREEMAN MOTIONED TO APPROVE THE MINUTES. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: HUNT, AMODEO, FREEMAN) (N: NONE) (ABS: NONE).**

#### **III. STAFF UPDATES**

- A brief update on Commissioner appointments.

#### **IV. ADJOURN – 7:22 PM**

**COMMISSIONER AMODEO MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: HUNT, AMODEO, FREEMAN) (N: NONE) (ABSTAIN/ABSENT: NONE).**