



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

JUNE 4, 2024

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Catherine Hunt, Chris DeBord.

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://www.boston.gov/landmarks).

5:40 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 # 24.0945 SE

ADDRESS: 144 WORCESTER STREET

Applicant: Pawel Honc

Proposed Work: Rooftop addition, roof deck rails. Continued from the 5/7/2024 public hearing.

PROJECT REPRESENTATIVES: Marc LaCasse, Pedro Lucas, and Jas Bhogal were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to add a rooftop addition and roof deck rails.

DOCUMENTS PRESENTED: Documents presented included existing and proposed elevations, existing condition photographs, rear elevation and addition materials, visibility photographs, rear elevation and addition rendering.



DISCUSSION TOPICS: Discussion topics included an overview of the discussion at the previous hearing, an overview of the discussion at the Subcommittee meeting, an overview of the comments and concerns from abutters, the visibility of the proposed work from a public way, new proposed planters to mitigate visibility, an overview of thirty letters of support.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: a summary of the comments and recommendations from the subcommittee, the material samples provided to the subcommittee, the visibility of the proposed work from a public way, community feedback received during the subcommittee meetings, whether the lack of foliage would increase the visibility of the addition, the possibility of squaring off corners of the headhouse profile and soften them, whether the rail for the roof deck was visible, the dimension of the new parapet, a discussion regarding previous approvals by the Commission about minimal visibility. Commissioners also noted that each decision by the Commission is made on a unique basis.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

Our office received six letters in opposition to the proposed work. Also, our office received thirty letters of support for the proposed work from the May 20 subcommittee meeting. A letter of opposition was also submitted by Boston City Councilor Tania Fernandes Anderson's office.

During the public comment period, Kory Wood offered comments regarding the material of the proposed work and the visibility of the project from a public way.

During the public comment period, Bob Barney, spoke in opposition to the proposed work.

During the public comment period, Renee Smith, spoke in opposition to the proposed work.

During the public comment period, David Antos, offered questions regarding the Commission's previous approvals and historical context.



COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: JF, CD, JA)(N: NONE)(ABS: NONE).

APP # 24.1034 SE

ADDRESS: 321 COLUMBUS AVENUE

Applicant: Gabriel Safar

Proposed Work: Modify previously approved storefront plan, see #22.1118 SE

PROJECT REPRESENTATIVES: Gabriel Safar were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to modify a previously approved storefront plan.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial of map view, approved front plan and floor plan elevations, site location map, progress photographs, existing conditions of the orioles, and revised front plan elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the damage sustained to the property after a fire, an overview of the proposal to reconstruct the facade, an overview of previous plans and elevations that received approval by the Commission in October of 2023, a progress report of work on the orioles, the number of doors approved in the previous approval, the existing condition of the storefront entrance, the request to change the design and dimensions of the entrance door, the dimensions and materials of the proposed door, the visual impact of the proposed work.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: historical context of doors within the South End, the materials for the proposed door and glass panels, the dimensions of the the proposed doors, the different dimensions for the entrance and commercial doors, whether there is hardware on the proposed doors, the dimensions of the door panels, whether the proposed work needed to adhere to accessibility requirements, whether there is mechanical equipment for the doors that is visible from a public way, the possibility of making the panel and transom above the door a single glass panel, whether the fixed panel could look more like a window rather than a door.

PUBLIC COMMENT: There were no public comments.



COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JF, CD, CH, JA)(N: NONE)(ABS: NONE).

- Applicant to generate 2 revised options to submit to staff, one door option, and another where the fixed panel appears as a window.
- Submit revised version of the current proposal with the following changes:
- In the Door scenario, the top rail at fixed and moveable door will be wider to match the top rails of the pairs of double doors to the left.
- Ensure top rails and styles are matching
- Omit the unnecessary mullion in the transom between the pair of fixed and moveable doors, to be one panel of glass
- Explore option of fixed panel looking more like window than door

APP # 24.1027 SE

ADDRESS: 6 COLUMBUS SQUARE

Applicant: Robert Madden

Proposed Work: Removal of existing bluestone slab, replace with new stone without coal cap. See additional items under Administrative Review.

PROJECT REPRESENTATIVES: Kelly Robbins & Robert Madden were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to remove an existing bluestone slab and replace it with a new stone without a coal cap.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and photographs of the neighboring building.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposal to remove an existing bluestone slab located in front of the front staircase, the historical significance of a coal chute in the South End, the current issues with moisture and water intrusion, the recommendations from the masons, plans to eliminate the chipped and cracked masonry work on the front stoop, the plans to resurface the front stoop to match existing, the plans to apply paint to match the neighboring building, color, and sheen, the proposed paint color.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of administrative review portions of the application, whether the bluestone is degraded, whether the water intrusion is coming through the bluestone, the possibility that condensation is coming through the slab rather than



water, whether the existing bluestone would be replaced, the living space and closet near the bluestone slab, the method for reinstalling the coal chute cap over the new bluestone slab, the sidewalk material the bluestone is set in, the thickness of the proposed slab, the historical significance of bluestone in the South End, whether the bluestone slab could be repaired rather than replaced, a recommendation to investigate further waterproofing.

PUBLIC COMMENT: There were no public comments.

**COMMISSIONER HUNT MOTIONED TO CONTINUE THE APPLICATION.
COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y:
CD, CH, JF, JA)(N: NONE)(ABS: NONE).**

The Chair announced that the Commission would next review Advisory Review item(s).

II. ADVISORY REVIEW

APP # 24.1022 SE

ADDRESS: 35 BRADFORD STREET

Applicant: Christopher Barry

Proposed Work: Build addition to the existing structure consisting of a first floor entry, kitchen, and garage with deck. Create a front garden with additional green space around the garage which can support existing and new trees.

PROJECT REPRESENTATIVES: Christopher Barry and Campbell Edlund were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to build a new addition to the existing structure which consists of a first floor entry, kitchen, and garage with deck. Also included is the creation of a front garden with additional green space around the garage.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, North, South, East, and West elevation, historical context photographs of the site, South End carriage houses and large openings, siding and clapboards and aerial map, first and second floor plans and footprints, images for general residence of material configuration, examples of standing seam copper roof detail, examples of brick for a garage, seam zinc coated copper roof, and images of tag siding and flush surface.

DISCUSSION TOPICS: Discussion topics included the proposed materials for the roof, dormers, and garage, an overview of the existing conditions, existing greenery



and new greenery, zoning issues, how the first floor will contain the garage and entryway, the importance of the garage, the historical context for wood frame structures in the South End, an overview of neighborhood context examples, south end historical, previous recommendations from the Commission.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: which areas of the property are visible from a public way, the Commission's purview, whether the dormers were original in the mansard, other wood frame structures in comparison to brick structures in the South End, the proposed material of the garage, which parts of the proposal are new additions to the property, whether this project is buildable with zoning, whether being in a flood zone would impact this project, whether the project would have to change based on the zoning requirements, the location of the floodline, the proposal to install a fence to keep the public out of their property, the proposed materials for the fence, the design and shape of the garage, whether the roof deck is visible from Bradford street, concerns about the different structures within the project, recommendations that the project look unified rather than the structures look separate in character from the original building, the proposed roof deck and deck railing, the protection of landscaping during construction, the possibility of submitting a non-mansard and orioles option, whether the applicant could submit an entire street elevation, potentially having another advisory review and then a subcommittee, In new plans, show graphically where there is greenery and have a better idea how the garden is in the recess and front of the addition, the possibility of investigating other examples of garden fences for residential buildings in the South End, also investigating the heights of the historic rails.

PUBLIC COMMENT: There were no public comments.

APP # 24.0914 SE

ADDRESS: 615 ALBANY STREET

Applicant: Gregory McCarthy

Proposed Work: In protection area - Conversion of existing building to 24 residential units. Renovation of existing building and 1 story addition. As well as roof deck addition for residents.

PROJECT REPRESENTATIVES: Greg McCarthy were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to renovate the existing building and one story addition. Also, included are plans for a roof deck addition.



DOCUMENTS PRESENTED: Documents presented included Albany Street and right exterior elevations, site plans, and existing elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the original proposal, the different massing and material schemes, a summary of the changes made to the project after the Commission's recommendations, the stair shaft's change in pattern, the proposed materials for the stairs and siding, the proposed windows on each side of the stair shaft, the proposed proportion of the windows and location of the windows on the 4th and 5th floor, the readjustment of the setbacks and elevation, the proposed paneling and siding, the proposed separation from the top cornice.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the the Commissions purview in the protection area, the Commission's focus on massing, height, and landscape, the proposed materials, the window configuration and type for the existing windows, the recommendation for the whole facade to be setback, the texture changes from panel to horizontal, the Parks Department's requirements for greenery, whether the existing trees could be protected during construction, the possibility of adding greenery to make it a liveable space.

PUBLIC COMMENT: During the proposed public comment period, Cinda Stoner offered public comment.

The Chair announced that the Commission would next review Administrative Review/ Approval applications.

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0986 SE 73 APPLETON STREET: Replacing two non-original double hung 2-over-2 windows in-kind with black, wood exterior 2-over-2 double hung windows. The existing trim will be removed and replaced with painted wood trim in historically accurate profiles.

APP # 24.1011 SE 113 CHANDLER STREET: Remove and replace all concrete window sills and window headers on front of building as well as door header. Custom carpentry on wooden cornice, remove, replace repair as needed. Paint front window and door trim, sills, lintels, cornice. Paint rear window trim and sills. Sand and lacquer front doors.



APP # 24.0958 SE 66 CLARENDON STREET: In-kind rubber roof replacement.

APP # 24.1032 SE 285 COLUMBUS AVENUE: Replace existing signage with new similar signage equal or smaller in size than the existing.

APP # 24.1005 SE 499 COLUMBUS AVENUE: Replace 4 wood windows on the front facade in-kind with new wood windows to match existing.

APP # 24.1027 SE 6 COLUMBUS SQUARE: Eliminate chipped/cracked masonry work on the front stoop; Resurface the front stoop to match existing; Apply paint to match the neighboring building, color, and sheen.

APP # 24.1012 SE 4 CONCORD SQUARE: Repoint front facade with Type O mortar, restore brownstone lintels and sills, front steps and risers, in-kind with Mimic mix to match original profile, and paint with Benjamin Moorw HC69 to match original color.

APP # 24.1010 SE 14 DARTMOUTH STREET: Replacing 4, non-original windows with two-over-two aluminum clad windows. The existing aluminum trim on the third floor windows will be removed and replaced with painted wood trim in historically accurate profiles.

APP # 24.0990 SE 345 HARRISON AVENUE: In the South End Protection Area - install a wireless facility consisting of sixteen (16) panel antennas which will be concealed within twelve concealment enclosures (30" in diameter) mounted on the roof of the building. The canisters will not exceed the height of the existing penthouse on the roof. AT&T will also install ancillary equipment on the roof of the building which will not be visible from public ways. AT&T's equipment cabinets will be installed within the existing penthouse/screen wall and likewise will not be visible from public ways.

APP # 24.0978 SE 36 LAWRENCE STREET: Replace 3 non-original 6-over-6 windows with new wood 2-over-2 windows to match original historic configuration.

APP # 24.1030 SE 39 LAWRENCE STREET: At the third floor replace existing non-original windows with three, wood, two-over-two windows.

APP # 24.0967 SE 124 PEMBROKE STREET: A window, repair wood molding in-kind.

APP # 24.0983 SE 48 RUTLAND SQUARE: Repoint building and repair lintels and sills in-kind, to match historic profile.



APP # 24.0984 SE 647 TREMONT STREET: At front remove existing caulking at windows and replace in-kind.

APP # 24.1029 SE 775 TREMONT STREET: Remove existing roof deck and repair flat roof with EPDM roofing. No roof deck to be reinstalled.

APP # 24.1024 SE 53 WARREN AVENUE: Replacing 3 non-original windows at the mansard level with black, aluminum clad windows. The middle double hung window will have a 2-over-2 grille pattern and the two narrow flanking windows will be one-over-one to be consistent with the original look of the home and the neighboring buildings.

APP # 24.1028 SE 86 WALTHAM STREET: Remove the non-original "twin" windows at the mansard level. Modify the remaining openings to support a single, "two-over-two", double-hung unit, that follows the width of the existing (conforming) window(s) below. Infill with faux slate to match existing up to window casing. Add a section of the freeze board up to the new window casing.

APP # 24.0981 SE 89 WALTHAM STREET: Replacing two non-original double hung 6-over-6 windows with black wood exterior 2-over-2 double hung windows. The existing trim will be removed and replaced with painted wood trim in historically accurate profiles.

APP # 24.0955 SE 1134 WASHINGTON STREET: Emergency repointing to match existing; refinish sills and lintels to match existing.

APP # 24.1018 SE 162 WEST CANTON STREET: Restore one brownstone sill on front facade at 2nd level and repair front steps and garden wall in kind. Prime and paint front steps and garden wall. At Rear Facade - Prime and paint wooden window trim and wooden sills on all rear windows. Prime and paint wooden trim on 3 exterior rear doors.

APP # 24.0961 SE 84 WEST CONCORD STREET: Install new fire escape bracket supports.

APP # 24.0954 SE 124 WEST NEWTON STREET: Emergency repair - protection for roof to be set in place; chimney to be taken down to lead flashing; through wall flashing to be set in place; chimney to be rebuilt using original brick; damaged/broken bricks to be replaced with closely matching to original; stainless steel chimney cap to be secured with 4 straps; coat of water sealer to be applied; protection for floors and interiors to be set in place.



APP # 24.1023 SE 144 WEST NEWTON STREET: Replace 3 non-original dormer windows with 2 new 1-over-1 wood windows flanking a center 2-over-2 wood window, and replace 1 non-original window at the second level over the front door with a new 2-over-2 wood window.

COMMISSIONER HUNT MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, CH, JF, JA)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 5/7/24 meeting minutes.

COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, CH, JF, JA)(N: NONE)(ABS: NONE).

IV. STAFF UPDATES

Gabriela Amore, Preservation Planner, potentially a new South End Commissioner Felicia Jacques a BLC appointee.

V. ADJOURN – 8:10 PM

COMMISSIONER DEBORD MOTIONED TO ADJOURN THE HEARING. COMMISSIONER HUNT SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.