



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING STAFF NOTES**

Held virtually via Zoom

January 3, 2023

Commissioners Present: John Amodeo, Catherine Hunt, Fabian D'Souza, and John Freeman

Commissioners Absent: None

Staff Present: Rachel Ericksen, Preservation Planner; Gabriela Amore, Preservation Planner

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

5:30 PM: Chair J. 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.

Following this brief introduction he called the first design review application.

I. DESIGN REVIEW

APP # 23.0352 SE

TIME: 5:39PM

ADDRESS: 705 MASSACHUSETTS AVENUE

Applicant: Ricky Zeng

Proposed work: Remove old sign and install new.

Project Representative: Ricky Zeng was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the details regarding the signage illumination, and existing lighting fixtures on site. They also expressed concern regarding the proposed signage fitting within the existing sign band. The applicant clarified the existing gooseneck lights will not be used, and that the signage will fit within the band.

Public Comment: There was no public comment.



J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **A drawing detailing the proposed panel within the sign band to be submitted to staff.**

APP # 23.0479 SE

TIME: 5:49 PM

ADDRESS: 53 WALTHAM STREET

Applicant: Randi G. Lathrop

Proposed work: Install new blade sign.

Project Representative: Randi G. Lathrop and Michele Zuccala were the project representatives.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners clarified the sign will be installed at the soffit. They also questioned whether a master plan existed for this building in SELDC records.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

APP # 23.0473 SE

TIME: 5:58 PM

ADDRESS: 48 MONTGOMERY STREET

Applicant: Lewis Legon

Proposed work: Install new roof deck, install fire safety penetrations. (See additional items under Administrative Review)

Project Representative: Lewis Legon was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed and clarified the materials and details of the building. They also discussed the visibility of the proposed roof deck.

Public Comment: There was no public comment.



F. D’Souza motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Staff must confirm minimal visibility of the proposed roof deck.**

APP # 23.0475 SE

TIME: 6:13 PM

ADDRESS: 1651-1667 WASHINGTON STREET

Applicant: Mark Van Brocklin

Proposed work: Replace all metal 1-over-1 non-original windows between 2nd -5 th floors in-kind. At 5th floor mansard; replace windows and lower sills 12”, and remove sliding doors and railings and install new triple awning-over-fixed metal windows, and install new galvanized lintel. (See additional items under Administrative Review)

Project Representative: Mark Van Brocklin was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the proposed lowering of the sills at the mansard and removal of the railing. They suggested that lowering the sills can be allowable in this instance as the building is not made of historic materials.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Details remanded to staff.**
- **The sills at the mansard can be dropped no more than 6 inches.**

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 23.0449 SE

9 Appleton Street: Repaint windows and dormers in-kind.

APP # 23.0432 SE

473 Massachusetts Avenue: Remove roof deck, and remove and replace roof, repair chimney in-kind, repair mansard, soffit, and dormer in-kind.

APP # 23.0453 SE

469 Massachusetts Avenue: Cut and repoint all mortar joints in kind; recaulk windows.



APP # 23.0464 SE

670 Massachusetts Avenue: Repair roof, remove and reinstall existing asphalt shingles in-kind, install copper flashing at chimney.

APP # 23.0473 SE

48 Montgomery Street: Repoint front facade, repair and replace sills and lintels as needed in-kind, repair and paint cornice in-kind. Replace asphalt shingles with new composite shingles. Repair all existing windows in-kind, repair granite curb in-kind, repair front stairs and iron railing in-kind, repair front door Page 3 of 3 and stoop side entry door, trim details at dormer to be repaired and replaced in kind. (See additional items under Design Review)

APP # 23.0475 SE

1651-1667 Washington Street: Repair roof in-kind. (See additional items under Design Review)

F. D'Souza motioned to approve the Administrative Review/Approval applications as submitted. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

**III. Discussion Item
Outdoor Dining**

The Commission discussed outdoor dining accommodations in the SELD, and ways to streamline design review applications for such. The Chair took public comment: Carol Streiff expressed concern about ADA regulations.

IV. RATIFICATION OF 11/1/22, 12/6/22 PUBLIC HEARING MINUTES; 11/4/22, 11/21/22, 11/22/22, 12/2/22 SUBCOMMITTEE MEETING MINUTES

J. Freeman motioned to ratify the 11/1/22, 12/6/22 public hearing minutes; 11/4/22, 11/21/22, 11/22/22, 12/2/22 subcommittee meeting minutes. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

V. STAFF UPDATES

VI. ADJOURNMENT: 7:30 PM