



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

*Held virtually via Zoom*

**December 6, 2022**

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

**Commissioners Absent:** None

**Staff Present:** Rachel Ericksen, Preservation Planner; Joseph Cornish, Director of Design Review

A full recording of the hearing is available at:

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

**5:33 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 Violation application.

**VIOLATIONS**

**VIO # VIO.22.657**

**TIME: 5:35PM**

**ADDRESS: 141 WEST NEWTON STREET**

Applicant: Chris Rapczynski

Proposed Work: Unapproved masonry openings.

**Project Representative:** Chris Rapczynski was the project representative.

**Documents Presented:** Photos of existing conditions.

**Discussion Topics:** The Commissioners discussed the design and visibility of the proposed light fixture.

**Public Comment:** There was no public comment.



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

## DESIGN REVIEW

APP # 23.0155 SE

TIME: 5:43PM

### ADDRESS: 1767-1796 WASHINGTON STREET

Applicant: Dartagnan Brown

Proposed Work: Retain and restore facade of the existing historic building and recreate and/or refurbish original historic design elements. Behind the facade and on the adjacent parcel build a 13 story multifamily residential building.

**Project Representative:** Dartagnan Brown, Lia Howe, Thomas Calus, Pawel Honc, and Marc LaCasse were the project representatives.

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

**Discussion Topics:** The Commissioners discussed the design and appropriateness of the proposed construction. They also discussed the precedent for the proposed height of the building.

**Public Comment:** Staff received 17 letters in support of the project and 228 letters in opposition. State Representative and South End resident Jon Santiago expressed full support for the project. Jared Kasiani, neighbor, opposed the project because of the height of the proposed development and asked about the possibility of using Community Preservation Act funds. Bud Lariely, abutter and president of Washington Gateway Main Streets, spoke in support of the project. Bob Minocci, abutter, spoke in support of the project. Lauren Kanzer, resident, expressed concern about the modern addition to the historic façade. Alison Frazee, executive director of the Boston Preservation Alliance, supported the project but also stated that the height should not be precedent-setting. Jonathan Albes, resident, spoke in support of the project. Steve Jerome, resident, expressed concern about the finances of the project. Brian Gokey, resident, spoke in support of the project. Alison Pultinas, reporter with the Fenway



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News, expressed concern about potential security measures to prevent further graffiti.

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

- **Subcommittee consisting of F. D'Souza and J. Amodeo prior to next hearing.**

**APP # 23.0241 SE**

**TIME: 7:41PM**

**ADDRESS: 223 WEST NEWTON STREET**

Applicant: Hugh Roome

Proposed Work: Reside front and back walls of existing head house.

**Project Representative:** Hugh Roome was the project representative.

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

**Discussion Topics:** The Commissioners discussed the design, materials, and dimensions of the project.

**Public Comment:** Lauren Kanzer, neighbor, supported the project. Nuno Alvez, resident of 223 West Newton Street, supported the project.

**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).**

- **Color of slate remanded to staff.**

**APP # 23.0333 SE**

**TIME: 7:56PM**

**ADDRESS: 505 TREMONT STREET**

Applicant: Alexandra Chan

Proposed Work: Build permanent structure.

**Project Representative:** Keith Bettencourt was the project representative.

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



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**Discussion Topics:** The Commissioners discussed the materials and design of the proposed structure. They also discussed their preference for seasonal temporary seating and their concerns about setting a precedent for permanent structures in the district.

**Public Comment:** Lauren Kanzer, resident of 505 Tremont Street, opposed the project due to the impact on the streetscape. Robert Berstein, resident of 505 Tremont Street, opposed the project. Barbara Goldberg, resident of 505 Tremont Street, opposed the project and preferred temporary seasonal patio seating instead. Margaret Paternick, resident of 505 Tremont Street, opposed the project. Richard O'Connor, resident of 505 Tremont Street, opposed the project. Linda Began, resident of 505 Tremont Street, opposed the project. Barbara Boylan, Druker company employee, supported remanding the application to a subcommittee. Brian Timko, LifeAlive, supported remanding the application to a subcommittee. Gordon Kanzer, opposed the project.

**F. D'Souza motioned to remand the application to a subcommittee of J. Amodeo and J. Freeman. C. Hunt seconded the motion. F. D'Souza withdrew the motion.**

**F. D'Souza motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

**APP # 23.0338 SE**

**TIME: 8:53PM**

**ADDRESS: 65 WAREHAM STREET**

Applicant: David Wilkinson

Proposed Work: Construct a life science building over five stories with one screened mechanical level and two levels of subgrade parking while incorporating the existing facade into the new building design.

**Project Representative:** David Wilkinson, TJ Stokes, Marc LeCasse, and William Young were the project representatives.

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

**Discussion Topics:** The Commissioners discussed the height of the overall building and the visibility of the rooftop equipment. They also discussed appropriateness of the design of the building within the context of the South End.



**Public Comment:** There was no public comment.

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

- **Details remanded to staff.**
- **Details of signage, penthouse screening, and the screening on the Plympton Street side to be approved by the Commission**

#### **ADMINISTRATIVE REVIEW/ APPROVAL**

APP # 23.0315 SE 30 Appleton Street: Repoint façade in kind.

APP # 23.0258 SE 130 Appleton Street Unit 3C: Replacing one non-original, all-wood doubleinswing patio door and attached transom window, in-kind with a Pella Reserve Series all wood double inswing patio door and all wood transom window; remove existing trim and replace with painted wood trim in historically accurate profiles.

APP # 23.0326 SE 108 Chandler Street: Replace asphalt roof with slate and copper flashing; replace curved copper gutter to match existing profile; paint cornice, headers and sills in kind. Repair/replace damaged siding, concrete, and paint to match existing.

APP # 23.0311 SE 108 Chandler Street: Repair/replace wood trim around windows.

APP # 23.0334 SE 508 Columbus Avenue: Install rubber roof system.

APP # 23.0305 SE 2 East Concord Street: At first floor only repair/replace in kind damaged/rotted siding, soffit, molding, window box molding; repair damage to concrete; paint to match existing.

APP # 23.0306 SE 512 Massachusetts Avenue: Repoint front façade mortar to match existing.

APP # 23.0281 SE 668 Massachusetts Avenue: Install new front basement level entry door (moved from design review).



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APP # 23.0312 SE 47 Rutland Square: Repair front stairs in kind. APP # 23.0336 SE 602 Tremont Street: Replace one, non-original two-over-two window with a two-over-two wood window.

APP # 23.0329 SE 673 Tremont Street: Replace roof, install copper drip edge around dormers; replace missing slate; replace trim board around windows and replace fascia board.

APP # 23.0328 SE 35 Union Park Street: Repair front stairs in kind.

APP # 23.0295 SE 243 West Canton Street: Cut and re-point all mortar joints; repair and patch lintels and paint to match existing; scrape, prime and paint: cornice, window grates, window surround and apply sealant to window.

APP # 23.0296 SE 104 West Concord Street: Repair brownstone door surround to match existing profile, color and design.

APP # 23.0303 SE 35 Worcester Street: Remove EPDM membrane adding onto the existing insulation with ½” HD Board; apply new roof system with same materials and drip edge metal; add flashing to roof deck posts with existing roof deck to remain.

APP # 23.0332 SE 73 Worcester Street Unit #1: Replace two, non-original, one-over-one windows with two-over-two aluminum clad windows.

**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).**

#### **RATIFICATION OF OCTOBER MEETING MINUTES**

**F. D’Souza motioned to ratify the 10/04/2022 Public Hearing Minutes and the 10/20/2022 Subcommittee Meeting Minutes. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

**Adjourn – 9:41PM**