



## SOUTH END LANDMARK DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

March 01, 2023

**Commissioners Present:** John Amodeo, John Freeman, Catherine Hunt,

**Commissioners Absent:** None

**Staff Present:** Rachel Ericksen, Preservation Planner; Gabriela Amore, Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at:

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

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**5:43 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. VIOLATIONS

**VIO # 23.0439 SE**

**TIME 5:45 PM**

**ADDRESS: 427 SHAWMUT AVENUE**

Applicant: William Duffy

Proposed work: Paint existing railings, window sills, door to match existing; remove paint from existing granite.

**The applicant failed to appear.**

**VIO # 23.0518 SE**

**TIME 5:55 PM**

**ADDRESS: 137 W NEWTON STREET**

Applicant: Joe Holland

Proposed work: Install fire department strobe and bell in front of building.



**Project Representative:** Paul Holland was the project representative.

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

**Discussion Topics:** The Commissioners discussed the current state of work at the site as well as alternative locations for the fire department equipment. They also emphasized the importance of following the proper application procedures going forward.

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

**Commission J Freeman motioned to approve the application with provisos. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- That the fire department strobe and bell are relocated to the flat section of the wall next to the stoop; if this is not possible, work with staff to find another appropriate location.
- That all penetrations to the facade be repaired.
- That the violation be resolved within 30 days.

## II. DESIGN REVIEW

**ADDRESS: 82 WALTHAM STREET**

**TIME 5:59 PM**

Applicant: Remi Albouy

Proposed work: Replace existing non-original door with new.

**Project Representative:** Remi Albouy was the project representative.

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

**Discussion Topics:** The Commissioners discussed the appropriateness of the proposed door design.

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

**Commissioner J Freeman motioned to approve the application as submitted. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**



**ADDRESS: 46 MONTGOMERY**

**TIME 6:05 PM**

Applicant: Zachary Millay

Proposed work: Replace existing shingles with new; install fire safety equipment (fire alarm bell); remove and replace street entrance door; replace front railing. See additional items under administrative review.

**Project Representative:** Zachary Millay was the project representative.

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

**Discussion Topics:** The Commissioners suggested raising the front curb to align the railing. They also discussed the placement of the fire safety equipment and the appropriateness of the

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

**Commissioner J Freeman motioned to approve the application with the following provisos. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- That the stoop door be approved as submitted.
- That replacement of the front railing be approved as submitted.
- That approval of the final location of fire safety equipment be remanded to staff.
- That the applicant use a more historically appropriate front door.

**ADDRESS: 55-57 TRAVELER STREET**

**TIME 6:25 PM**

Applicant: John Moran

Proposed work: Install on roof 2 antenna arrays-Beta & Gamma sectors mounted on ballasts, RRHs, OVP & cables and 2 antenna array- Alpha & Delta sectors on façade; equipment & battery cabinets & transformer in electrical room on 11th floor.

**Project Representative:** John Moran was the project representative.

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

**Discussion Topics:** The Commissioners discussed the impact of the proposed antenna on the skyline view from the SELD.

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



**Commissioner C Hunt motioned to approve the application as submitted. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**ADDRESS: 1750 WASHINGTON STREET**

**TIME 6:31 PM**

Applicant: Derek Rubinoff

Proposed work: Reconfigure existing ground floor entry to conform to 521 CMR and ADA standards.

**Project Representative:** Derek Rubinoff

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

**Discussion Topics:** The Commissioners suggested matching the proposed sill elevations to the existing sill elevations.

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

**J. Freeman motioned to approve the application with the following provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **That the new sill elevations matched the existing sill elevations.**

**ADDRESS: 321-323 COLUMBUS AVENUE**

**TIME 6:35 PM**

Applicant: Hezekiah Pratt

Proposed work: Remove existing windows and install new aluminum windows with arched headers at both bays; remove existing windows at brick facade and install new aluminum windows with arched headers; remove deteriorated metal cladding at both bays and install new prefinished metal cladding; restore two existing wood entrance doors; remove deteriorated storefronts and install new aluminum prefinished storefronts; remove deteriorated first floor cladding and install new granite panels.

**Project Representative:** Hezekiah Pratt

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

**Discussion Topics:** The Commissioners discussed the history of work that has been done to present and emphasized the importance of following proper application procedures going forward. They also discussed the appropriateness of the proposed



windows, the relocation of the front door, and the painting of the medallions of the front facade. Furthermore, they explained the importance of retaining the historic layout of the building and requested that the applicant

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

**Commissioner J Freeman motioned to approve the application with provisos. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **To Deny Without Prejudice the following items:**
  - **installation of new aluminum windows with arched headers at both bays.**
  - **the removal of existing windows at the brick facade and installation of new aluminum windows with arched headers.**
  - **the installation of new aluminum prefinished storefronts.**
  - **the removal of deteriorated first floor cladding and installation of new granite panels.**
  - **the painting of any stone on the facade**
- **To Approve as Submitted the repair of the two existing street entrance doors in kind.**
- **To Approve with the Provisos that the project is Remanded to Subcommittee consisting of John Freeman and John Amodeo. Before the subcommittee can convene the applicant will:**
  - **Develop documents that represent the building's historic configuration. (Use the 2018 Google street view as a reference point.)**
  - **Consult with staff at all points.**
  - **Once staff believes the documents have moved along a subcommittee with John Freeman and John Amodeo will convene where design changes will be discussed to allow the building to be usable and habitable but with the goal to bring back to the historic configuration.**

### III. ADMINISTRATIVE REVIEW

**APP # 23.0445 SE 78 EAST BROOKLINE STREET:** Replace one non-original wood/vinyl window with wood, two-over-two window.

**APP # 23.0521 SE 89 EAST BROOKLINE STREET:** Replace one non-original aluminum window with wood/aluminum clad window.

**APP # 23.0520 SE 91 EAST BROOKLINE STREET:** Replace four, non original aluminum windows with wood/aluminum clad windows.



**APP # 23.0541 SE 33 EAST CONCORD STREET:** Clean front facade with restoration cleaner; repair and paint lintels and sills in kind; repair/replace rotted wood lintels in kind; repoint brick in kind; repaint grills in kind.

**APP # 23.0540 SE 27 GREENWICH PARK:** Scrape, cut, and repoint masonry in kind.

**APP # 23.0517 SE 32 MONTGOMERY STREET:** Replace two, non-original wood windows with two, two-over-two all wood windows; trim replaced with wood trim and all painted to match existing.

**APP # 23.0549 SE 46 MONTGOMERY STREET:** Repoint brick at front exterior in kind; repair and/or replace sills and lintels as required in kind; repair and/or replace existing cornice and details in kind; paint “brownstone” color to match surrounding properties; remove non-original windows and replace with historically correct wood windows painted black; repair existing granite curb in kind; repair front metal stairs in kind; trim details at dormer level to remain and be painted black.

**APP # 23.0487 SE 229 NORTHAMPTON STREET:** Replace six squares of slate roofing in kind.

**APP # 23.0497 SE 60 RUTLAND STREET:** Replace one, non original garden level window.

**APP # 23.0538 SE 51 WARREN AVENUE:** Replace four, non-original windows at top floor and trim with two-over-two

**J. Freeman motioned to approve the administrative review applications as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**IV. RATIFICATION OF 1/3/2023 PUBLIC HEARING MINUTES AND 1/25/2023 SUBCOMMITTEE MINUTES**

**J. Freeman motioned to approve the 1/3/2023 and 1/25/2023 meeting minutes as submitted. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**V. ADJOURNMENT: 8:04 PM**