



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Held virtually via Zoom

SEPTEMBER 18, 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.

5:33PM: Commissioner John 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 New Business.

I. NEW BUSINESS

APP # 23.0155 SE

TIME: 5:37 PM

ADDRESS: 1767-1769 Washington Street (Hotel Alexandra)

Applicant: Marc LaCasse

Update on project status. Reviewed as application #23.0155 SE. *Approved on December 6, 2022.*

PROJECT REPRESENTATIVES: Marc LaCasse, Tom Calus, and Jas Bhogal, were the project representatives. The project representatives presented the approved scope of work to the Commission, which included an update on the Hotel Alexandra project which received approval on December 6, 2022.

DOCUMENTS PRESENTED: None.

DISCUSSION TOPICS: Discussions included an overview of how the current condominium property market has impacted the financing and construction costs for this project. Discussion also included how property owners put the property on the market but are simultaneously looking to partner with another developer or owner to assist in financing the project. Lastly, discussion centered around how elected and



appointed state officials could support in brainstorming development ideas and opportunities for financing the project.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, they suggested exploring weatherproofing and securing the building for the winter.

PUBLIC COMMENT: There was no public comment for the New Business

5:46 PM: The Chair announced that the Commission would next review Design Review Applications.

II. DESIGN REVIEW

APP # 22.1118 SE

ADDRESS: 321-323 COLUMBUS AVENUE

Applicant: Hezekiah Pratt

Proposed Work: ~~Develop documents that represent the building's historic configuration; design changes proposed to bring back to the historic configuration.~~

~~Remanded to subcommittee at March 1, 2023 public hearing.~~

- **Removed by Staff**

APP # 24.0008 SE

ADDRESS: 750-R HARRISON AVENUE

TIME: 5:48 PM

Applicant: Brendan Whalen

Proposed Work: *Continued from 8/14/23 hearing.* Demolition of BMC Vose Hall. Provide perimeter fencing.

PROJECT REPRESENTATIVES: Brendan Whalen and Kristi Dowd were the project representatives. The project representatives presented the proposed scope of work to the Commission, which included an overview of the Boston Medical Center preservation and demolition plan.

DOCUMENTS PRESENTED: The interim condition and existing site plan, existing condition images, images depicting the site before and after demolition, images of architectural elements for salvage were presented as well.

DISCUSSION TOPICS: Discussion topics included a recap from previous hearing, the history and condition of Voss Hall, existing conditions, the proposed perimeter fencing, the dimensions of the proposed fence, the proposal; for the ground plane, an overview of the preservation plan, current and proposed site plans, how to salvage and preserve



architectural elements of the site, the commitments of the BMC, the applicants timeline and request to proceed with demolition of Vose Hall to mitigate safety concerns.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the project's timeline for demolition, the project's design process, the safety issues associated with having an abandoned building on site, whether the project also included parking.

PUBLIC COMMENT: Helaine Simmons suggested use of a green screen fence.

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

- *That the connection and the repair patch closing of the connections to both the new Evans and Robinson building be submitted for approval to staff.*
- *That there be a plan for some temporary green use of the empty site.*
- *Vote to impose the restriction that there be alternative options for fencing and any changes to the site whether it be the green space use and new construction be reviewed by the Commission to district standards.*

APP # 24.0150 SE
ADDRESS: 535-539 SHAWMUT AVENUE

TIME: 6:24 PM

Applicant: Janice Ernst

Proposed Work: Install new signage at sign band, windows, and doors.

PROJECT REPRESENTATIVES: Richard Biggins was the project representative. HE presented the proposed scope of work to the Commission, which included an overview of the proposed new signage for the front of the building on the corner of Shawmut & Massachusetts Avenue.

DOCUMENTS PRESENTED: Existing and proposed conditions, images depicting the proposed illuminations.

DISCUSSION TOPICS: The dimensions of the sign and individual letters, illumination of the proposed signage, the spec sheet of the proposed illumination products, channel letters.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: how individual letters are affixed to the building, the proximity of the illuminated sign to a residential area, illumination and lighting guidelines signage, alternative options for



illumination products

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 (Y: HUNT, AMODEO, FREEMAN) (N: NONE) (ABS: NONE).

- *That the lighting to be halo lit at 3,000 Kelvin or below.*
- *The face of the letters be opaque lighting.*

APP # 24.0196 SE

TIME: 6:57 PM

ADDRESS: 40 CONCORD SQUARE

Applicant: Zachary Millay

Proposed Work: Install new dormer windows; install new garden rail. *See additional items under administrative review.*

PROJECT REPRESENTATIVES: Zach Millay was the project representative. He presented the proposed scope of work to the Commission, which included the proposal to remove the existing picture windows that consist of two double hung windows and replace it with two double hung windows molded together.

DOCUMENTS PRESENTED: Existing and proposed front elevation drawings, proposed street level entry, existing condition images.

DISCUSSION TOPICS: Discussion included the existing window arrangements, the window type, the dormer geometry, the proposed garden rail.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: dormer windows, the adjustments of the window opening, shingles, the proposed garden rail,

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

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

- *That there be one dormer window be centered on the window below it.*
- *That the garden rail is accepted with the understanding that the method of restoration of the curb will be submitted to staff.*
- *That there be updated sketches submitted to staff.*



APP # 24.0116 SE

TIME: 7:15 PM

ADDRESS: 252 SHAWMUT AVENUE

Applicant: Mary Kate Campbell

Proposed Work: Infilled brick at front entryway will be removed, vestibule and existing dormers will be re-clad, and new windows will be installed. A fourth story addition will be clad with standing seam metal siding and will host windows and a door to the balcony.

PROJECT REPRESENTATIVES: The client Eric Tam and Evan Stellman were the project representatives.

DOCUMENTS PRESENTED: Existing condition images, shop drawings, front and rear elevations, materials, window sheet, 3D perspective views of the front and rear elevations.

DISCUSSION TOPICS: Discussion included an overview of the project plan, the rear addition above the cornice line, proposed window materials.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the removal of the brick infill and the cladding of the open vestibule recessed with a wood finish, elevations of the vestibule and the rear, the ceiling and walls of the vestibule, the existing door.

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

COMMISSIONER FREEMAN MOTIONED TO REMAND THE WINDOWS TO STAFF AND CONTINUE THE APPLICATION PROCESS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: HUNT, AMODEO, FREEMAN) (N: NONE) (ABS: NONE).

APP # 24.0066 SE

TIME: 7:39 PM

ADDRESS: 587 ALBANY STREET

Applicant: Jacob Simmons

Proposed Work: Construct new 6-story residential building. Existing front facade to be preserved and incorporated into new residential building. Remainder of existing building to be razed.

PROJECT REPRESENTATIVES: Jacob Simons and Dan Artiges were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of the new proposal which aims to preserve the existing front facade and incorporate it into a new residential building.

DOCUMENTS PRESENTED: Existing condition images, existing and proposed elevations, proposed floor plans, street perspective images.



DISCUSSION TOPICS: The existing facade, damage to the existing facade, the plan to rehabilitate and preserve the front facade, masonry degradation and settlement damage to the structure.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: keeping the building to district standards and criteria, the previous denial without prejudice decision, demolition, the proposed design that will replace the existing

PUBLIC COMMENT: Cinda Stoner raised concerns about how the proposed work would structurally impact the buildings near 587 Albany Street.

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

- The proposed new construction will be reviewed with the SELDC Standards & Criteria for new construction.

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

III. ADMINISTRATIVE REVIEW/APPROVAL

APP # 24.0100 SE 5 BRADDOCK PARK: Front entrance and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0189 SE 98 CHANDLER STREET: Replace existing steps in kind replicating the original shape, size and color.

APP # 24.0170 SE 287 COLUMBUS AVENUE: Repair masonry at front facade in-kind.

APP # 24.0198 SE 360-376 COLUMBUS AVENUE: At addresses 360-368:

Remove all paint from trim, windows, doors, and railings at stairs and at railings around the gardens. Prime all railings at stairs and around the gardens with a rust inhibiting paint. Remove all paint from cornices and dormer edges then prime and paint with colors to match historic finishes. All trim, door, window, and railing paints to match historic colors. Parge and repaint panels at 360 & 366 to match historic colors. At addresses 370-376: Remove all paint from masonry body, trim, windows, doors and railings at stairs and railings around the gardens. Remove all paint from cornices and dormer edges then prime and paint with colors to match historic finishes. Bays to have paint removed at windows, trim, and body of the bay and repainted to match historic colors. Repairs to bracket and lower door frame in kind.



APP # 24.0197 SE 437 COLUMBUS AVENUE: Install signage with same logo, colors and design but change signage material to metal and vinyl.

APP # 24.0168 SE 458 COLUMBUS AVENUE: Install a Small Cell facility on an existing street light.

APP # 24.0151 SE 481-485 COLUMBUS AVENUE: Emergency repair due to leaks: remove roof shingles and replace with new roof shingles maintaining existing pattern.

APP # 24.0092 SE 506 COLUMBUS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0180 SE 529 COLUMBUS AVENUE: Replace existing non-original aluminum windows with aluminum windows.

APP # 24.0196 SE 40 CONCORD SQUARE: Complete repointing of the brick located at the front and rear façade of the building in kind; Repair and replace all sills and lintels in kind; Repair and paint cornice details in kind; Replace existing shingles at the mansard roof in kind; All existing non historical windows are to be replaced with new historically accurate double hung windows, painted black; historic basement level windows to be repaired in kind; Granite curb will be repaired in kind; Front stairs repaired in kind; Repair front entry door in kind; Install fire safety penetrations at the Street Level entry stoop; All trim details at the dormer will be repaired and replaced in kind; Existing Street level entry door will be removed and replaced with new door; New egress well at the front of the building to be installed.

APP # 24.0164 SE 22-23 DARTMOUTH PLACE: Repair masonry (mortar and brick) in-kind.

APP # 24.0044 SE 15 DWIGHT STREET: Cut and repoint mortar joints in kind; refinish lintels and sills in kind; at the main door surround chip the hollow cement off and refinish, recreating the details. Repoint first floor level in kind.

APP # 24.0179 SE 17 DWIGHT STREET: Emergency repair approval due to leaks: dig garden area, waterproof membrane at the interior and exterior, repoint the front façade in kind. Refinish lintels and sills in kind.

APP # 24.0166 SE 45 EAST NEWTON STREET: Install a Small Cell facility on an existing street light.

APP # 24.0103 SE 24 EAST SPRINGFIELD STREET: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0154 SE 55 EAST SPRINGFIELD STREET: Add downspout 1 foot off the radius to the east side of the gutter and install a 3 inch copper smooth round downspout and elbows, directing water into the garden area.

APP # 24.0096 SE 30 GREENWICH PARK: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0097 SE 32 GREENWICH PARK: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.



APP # 24.0055 SE 30 HANSON STREET: Strip & replace existing rubber roof and asphalt shingle roof in kind.

APP # 24.0054 SE 725 HARRISON AVENUE: Emergency repair approval due to active leaks. Remove and replace a rubber roof on the 2nd floor bumpout.

APP # 24.0174 SE 35 HOLYOKE STREET: Repoint front facade and refinish lintels and sills in-kind.

APP # 24.0192 SE 28 LAWRENCE STREET: Replace 10 non-original windows with two-over-two windows.

APP # 24.0181 SE 40 LAWRENCE STREET: Replace 3 non-original aluminum windows with two-over-two windows.

APP # 24.0074 SE 403 MASSACHUSETTS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0070 SE 405 MASSACHUSETTS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0071 SE 407 MASSACHUSETTS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0072 SE 419 MASSACHUSETTS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0073 SE 421 MASSACHUSETTS AVENUE: Dormers, rear bay window, front canopy: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0078 SE 423 MASSACHUSETTS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0076 SE 425 MASSACHUSETTS AVENUE: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0079 SE 545 MASSACHUSETTS AVENUE: Dormers and towers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0080 SE 547 MASSACHUSETTS AVENUE: Dormers and towers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0143 SE 553 MASSACHUSETTS AVENUE: Dormers and back bay window: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0185 SE 558 MASSACHUSETTS AVENUE: Rebuild the entry porch and steps, repair existing wood cornice, replace deteriorated wood window sills, brick mouldings, and existing window frames. Reinstall restored windows original to the building, restore and paint cast iron balustrade at site fence, replace deteriorated and unrepairable brownstone with new cast stone painted to match, repair the existing brownstone at the first floor ashlar base, remove existing fire escape and existing temporary shorings and enclosures. Repoint in-kind, replace roof slate and copper flashing with new slate and copper to match existing.



APP # 24.0144 SE 560 MASSACHUSETTS AVENUE: Front entrance, window boxes and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0145 SE 569 MASSACHUSETTS AVENUE: Rear bay window boxes and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0146 SE 571 MASSACHUSETTS AVENUE: Rear bay window boxes and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0147 SE 573 MASSACHUSETTS AVENUE: Rear bay window boxes and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0148 SE 612 MASSACHUSETTS AVENUE: Dormers and small tower: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0149 SE 623 MASSACHUSETTS AVENUE: Front bay window boxes and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0141 SE 627 MASSACHUSETTS AVENUE: Front bay window boxes and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0140 SE 663 MASSACHUSETTS AVENUE: Bay window and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0139 SE 692 MASSACHUSETTS AVENUE: Rear window and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0142 SE 696 MASSACHUSETTS AVENUE: Front entrance and dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0167 SE 15 MONSIGNOR REYNOLDS WAY: Install a Small Cell facility on an existing street light.

APP # 24.0199 SE 106 PEMBROKE STREET: Strip, sand, and repaint Street Level door and parlor level door to match existing; repair and repaint masonry wall, front stairs, railing, garden railing, and curb in kind; repaint exterior window grates in kind; repaint parlor level and street level entry trim in kind.

APP # 24.0023 SE 116 PEMBROKE STREET: Replace (10) wood windows in kind.

APP # 24.0090 SE 139 PEMBROKE STREET: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0102 SE 29 RUTLAND STREET: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0109 SE 66 RUTLAND STREET: Replace 2 non-original 3/3 windows with new aluminum-clad wood 3/3 windows.

APP # 24.0188 SE 27 RUTLAND SQUARE: Erect staging, repair damaged (4) lintels and (2) sills, repaint to match original masonry, recaulk windows.

APP # 24.0191 SE 528 TREMONT STREET: Replace (4) non-original two-over-two wood windows in kind.



APP # 24.0131 SE 628 TREMONT STREET: Install new mechanical equipment for first floor commercial space.

APP # 24.0178 SE 41 UNION PARK: Emergency repair: due to leaks. Replace damaged slate shingles, replace copper gutter and downspout system, install new copper panels on shelf in front of dormers, repair around window area - all done in kind.

APP # 24.0200 SE 41 UNION PARK: Facade restoration cut and repoint mortar joints in kind; repair and paint lintel and sills in kind; repaint trim around windows; scrape prime and paint fascia, soffit and corbel in kind.

APP # 24.0273 SE 87 WALTHAM STREET: Emergency repair due to leaks: install a new rubber roof, replace shingles in kind; repair and repaint sills and lintels in kind; repair all cracks in mortar.

APP # 24.0045 SE 175 WARREN AVENUE: Repoint front facade and repair sills and lintels in-kind, Chip the hollow cement off the arch around the main door and refinish, recreating the ornamental medallion. Chip the hollow cement off the front stairs and curbs, paint to match the existing.

APP # 24.0091 SE 127 WEST CONCORD STREET: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0183 SE 147 WEST CONCORD STREET: Emergency repair approval: repair and repaint front entry steps in kind.

APP # 24.0098 SE 213 WEST NEWTON STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0099 SE 215 WEST NEWTON STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

APP # 24.0104 SE 96 WEST SPRINGFIELD STREET: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0162 SE 194 WEST SPRINGFIELD STREET: Replace 5 non original windows; 2 at the brick facade and 3 at the bay on the second floor. Replace with new custom wood 2/2 windows at 2 on brick facade and front window on bay, and 2 wood 1/1 windows flanking the center at the bay.

APP # 24.0093 SE 32 WORCESTER STREET: Dormers and front bay window boxes: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0094 SE 57 WORCESTER STREET: Dormers: Scrape existing paint and repaint in kind, repair and replace trim as needed.

APP # 24.0095 SE 84 WORCESTER STREET: Dormers: Scrape existing paint and re-paint in kind, repair and replace trim as needed.

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

IV. RATIFICATION OF 8/14/23 MEETING MINUTES



- 8/14/2023 SELDC Public Hearing minutes vote postponed to the October hearing.

V. STAFF UPDATES

- Gabriela Amore, Preservation Planner, introduced Sarah Lawton, the new Preservation Assistant.

VI. ADJOURN – 8:51 PM

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

DRAFT