



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Held virtually via Zoom

NOVEMBER 7, 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.

5:34 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 #24.0274 SE

ADDRESS: 38 DWIGHT STREET #2

Applicant: Sean Cryts

Proposed Work: Remove 2 original curved sash windows at the garden level, and replace in-kind with new wood 2-over-2 curved sash.

PROJECT REPRESENTATIVES: Sean Cryts, the President of Historic Window & Door, was the project representative. They presented the proposed scope of work to the Commission, which included removing and replacing windows.

DOCUMENTS PRESENTED: Documents presented included a letter certifying the existing condition of the two-garden level front elevation windows, existing condition images of the interior and exterior, and shop drawings of the windows.

DISCUSSION TOPICS: Discussion topics included a review of the determination made by Historical Windows & Door after they conducted numerous site visits to analyze the condition of the sash at 38 Dwight St. Discussion also included the existing conditions of the window glass, the sash, and the mortise and tenon joints and the materials for the wood and window. Lastly, an overview of the applicant's proposal to replace windows and sash in-kind



with a new wood 2-over-2 curved sash.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the Commissioners asked whether the applicant had received another recommendation from a third party to determine whether the windows should be repaired or replaced. The applicant responded that they received a determination letter from Jim Anderson, a representative from Stained Glass, who stated that the two basement windows needed to be removed as they were beyond reasonable repair.

PUBLIC COMMENT: There was no public comment.

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

APP # 24.0358 SE

ADDRESS: 577 MASSACHUSETTS AVENUE

Applicant: Luis Santana

Proposed Work: Remove 1 existing skylight, and install 3 new skylights at roof. Install new front garden rail. ~~Repair front granite stairs.~~ (Moved to Administrative Review).

PROJECT REPRESENTATIVES: Luis Santana, a Consultant Engineer, was the project representative. They presented the proposed scope of work to the Commission, which included removing an existing skylight, installing a new front garden rail, and three new skylights on the roof.

DOCUMENTS PRESENTED: Documents presented included existing exterior and interior condition images, existing and proposed front elevation, skylight specifications, visibility line images, roof visibility sketch, and proposed garden railing detail.

DISCUSSION TOPICS: Discussion topics included the skylight's dimensions and an overview of the Velux skylight specifications. Discussion also included the existing condition of the shingles and roofing and how the color has deteriorated compared to the adjacent roof with dark shingles. The applicant is aiming to replace the shingles in-kind. The applicant stated they intended to replace the broken front railing around the front garden with a simple black iron railing. Additionally, the front garden rail poses a safety issue because it is on the public sidewalk, and the owners and architects determined that the railing must be replaced. The applicant mentioned an adjacent property with a railing they would like to replicate.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the roof's slope and whether the applicant considered contacting the South End Historical



Society regarding the original rail on the property. The Commissioners recommended that the applicant contact the South End Historical Society to see if they have any resources or inventory regarding cast iron rails in the South End. Commissioners also suggested continuing the railing discussion until the proposal has a railing that meets district standards.

PUBLIC COMMENT: There was no public comment.

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

- That the discussion regarding the garden railing be continued so the applicant and owners are allowed time to investigate replacing the missing balusters with original materials.

APP # 24.0368 SE

ADDRESS: 5 HAVEN STREET

Applicant: Megan Morgan

Proposed Work: Install new dormers at both sides of the residence: trim, roofing & paint to match existing conditions, wood windows to match existing building window style and to align with windows at 2nd floor.

PROJECT REPRESENTATIVES: Michelle Carey, with Payne Boucher, was the project representative. They presented the proposed scope of work to the Commission, which includes installing new dormers, trimming roofing and paint to match the existing, and adding wood windows to match the existing building window style.

DOCUMENTS PRESENTED: Documents presented include existing exterior condition images, floor and site plans, front, rear, and side elevation renderings, precedent images, proposed plans and elevations, window specifications documents, shop drawings, and historical images of the building and other South End structures with dormers.

DISCUSSION TOPICS: Discussion topics include a historical overview of 5 Haven Street, the proposed plans and elevations, the dimensions of the proposed work, the material of wood used to replicate the existing conditions, and specifications on the proposed window dimensions. An overview of structures in the South End that are wood-clad buildings with gabled dormers that demonstrate gables were historically a part of the area.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: how the Commission could only allow dormers on this home with evidence of an original dormer. The home has been an existing structure without a dormer, and when the Commission allows dormers, it is a particular situation. Commissioners mentioned that the roof profile



would be altered by adding the dormer and reiterated to the applicant that the South End regulations would allow them to approve this proposal because they are not original dormers. There is no evidence that individual dormers existed in this building.

PUBLIC COMMENT: During the public comment period, Megan Alves supported the proposed work and opposed the motion. Megan stated they favored finding the right solution for the house and questioned how the Commission defined historical precedent.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: HUNT, FREEMAN, AMODEO)(N: NONE).

APP #23.0724 SE

ADDRESS: 1000 WASHINGTON STREET

Applicant: Salvatore Zinno

Proposed Work: Revisions to previously approved projects are proposed to accommodate a new laboratory/research and development use. The scope of work includes a mechanical penthouse and additional mechanical systems at the rooftop level.

PROJECT REPRESENTATIVES: Erin Doherty with Epsilon, Ashley Swansky from BioMedRealty, and Steve Vincent from SMMA Architect were the project representatives. They presented the proposed scope of work to the Commission, which includes converting the building from an office building to a lab building.

DOCUMENTS PRESENTED: Documents presented include project site location and neighborhood context, images of the existing site condition, mechanical penthouse East side elevations, existing and proposed abstract exterior elevations, existing and proposed street level view, and renderings.

DISCUSSION TOPICS: Discussion topics included an overview of the boundaries of the South End Protection Area, the building's current height and approved zoning height, why the rooftop mechanicals must be expanded to convert the office building into a life science building, the visibility of the proposed changes, other recently approved projects that similar to the proposed project.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, Commissioners stated that this project was reviewed during an Advisory Review session, so there was no further discussion.

PUBLIC COMMENT: There was no public comment.

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



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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0334 SE 40 APPLETON STREET: At the front facade cut 3/4" into the joints of the bricks and repoint the front of the building. Chip the hollow cement off the lintels and sills and refinish. Paint with Tammscoat waterproof paint. Chip the hollow cement off the apron and refinish as needed. Paint with Tammscoat waterproof paint. Replace rotted wood at the dormer as needed. All work to be done in kind.

APP # 24.0422 SE 481 COLUMBUS AVENUE: Repair/replace and paint window trim, copper gutters in conjunction with #24.0151 SE already approved for roof replacement.

APP # 24.0396 SE 42 CONCORD SQUARE: Replace 5 garden level, non-original, front facing windows. Two narrower flanking windows will remain one-over-one. Three wider windows will be two-over-two.

APP # 24.0402 SE 59 DWIGHT STREET: Repair gap in rubber roof where it meets gutter on third floor; repair flashing and wood near slate along corner of mansard roof on third floor; repair wood rot along base of window on second floor; small amount of masonry (repointing or brownstone repair) near rotting window on second floor depending upon what is found when rot is removed; paint any wood or brownstone to match current historical colors.

APP # 24.0397 SE 532 MASSACHUSETTS AVENUE: Replace deteriorated brownstone balcony with cast stone to match undamaged details.

APP # 24.0398 SE 534 MASSACHUSETTS AVENUE: At front facade second story oriel window, replace three non-original one over one single hung windows in-kind with wood windows.

APP # 24.0358 SE 577 MASSACHUSETTS AVENUE: Repair front granite stairs. *See additional items under Design Review.*

APP # 24.0376 SE 322 SHAWMUT AVENUE: Install new copper gutter, replace asphalt shingles.

APP # 24.0253 SE 480 SHAWMUT AVENUE: Remove and replace 10 non-original double-hung windows at the second floor.

APP # 24.0365 SE 762 TREMONT STREET: Remove and replace existing rubber roof, remove and replace existing mansard roof with architectural shingles, remove and replace existing gutter, remove and replace all existing window trim, corner posts, fascia, soffit, dentil trim, and crown moldings.



APP # 24.0300 SE 92 WALTHAM STREET: Repair copper gutters, replace wood panels at mansard dormer in-kind. Install snow guard at roof.

APP # 24.0356 SE 208 WEST CANTON STREET: At front stairs chip the hollow cement off and refinish in kind. Paint with Tammscoat waterproof paint to match the existing.

APP # 24.0350 SE 213 WEST CANTON STREET: Install rear deck guard system.

APP # 24.0317 SE 205 WEST NEWTON STREET: Emergency repair of water damage near the steps at the sidewalk, at the left side of stairs. Repair and repaint brownstone steps to match with type N masonry.

APP # 24.0388 SE 52 UNION PARK STREET: Install new copper downspout and gutter.

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

IV. RATIFICATION OF 10/25/23 HEARING MINUTES

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

III. STAFF UPDATES

- Gabriela Amore - Commissioner appointment update.

IV. ADJOURN – 7:10 PM.

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