



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

DECEMBER 3, 2024

COMMISSIONERS PRESENT: *Chris DeBord, John Freeman, Catherine Hunt, Felicia Jacques, Kevin Ready.*

COMMISSIONERS ABSENT: *John Amodeo.*

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](https://boston.gov/landmarks).

5:36 PM: Commissioner Hunt called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction she called the first Violation application.

I. VIOLATION

APP # 25.0418 SE

ADDRESS: 643A TREMONT STREET

Applicant: Jitendrakumer Patel

Proposed Work: Install new signage; install exterior gates all without prior Commission approval.

PROJECT REPRESENTATIVES: Jitendrakumer Patel was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs of the existing conditions.

DISCUSSION TOPICS: Discussion topics included an overview of the current



conditions, the removal of illuminated signage, the addition of new signage that was unapproved, details regarding the unapproved gate, safety concerns and reasons for installing gate at the front entrance, and method for installing the gate.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: district guidelines regarding signage and trademarks on windows, the existing unapproved signage, the method for installing the existing signage, the proposed signage design, city regulations regarding gates on storefronts, whether the applicant received approval from other city agencies, and the violation notice sent by staff.

PUBLIC COMMENT: Written public comment was submitted by the The Pilot Block Neighborhood Association spoke in opposition to the installed gate.

COMMISSIONER DEBORD MOTIONED TO APPROVED THE APPLICATION WITH PROVISOS. COMMISSIONER READY SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, KR)(N: NONE)(ABS: NONE).

- *Remove the exterior grates within 30 days and have an option to file a new application for an exterior grate with the Commission noting that it would likely not be approved.*

II. DESIGN REVIEW

APP # 25.0326 SE

ADDRESS: 10 CONCORD SQUARE

Applicant: James Brooks

Proposed Work: Installation of a cast iron garden fence.

PROJECT REPRESENTATIVES: James Brooks was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the fence assessment from two architectural iron fabricators, the cost of fabrication and installation of the proposed fence, the design and dimensions of the proposed fence, design examples of other iron fences within the South End, and details and plans for two of the proposed fence options.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: historical background on fencing within the South End, whether the existing fence was original, whether the options presented included a top rail, details regarding the design of the existing and proposed fence, and whether the Commission can take affordability into consideration when assessing the applications.

PUBLIC COMMENT: Alan Markesich, offered comments and questions regarding affordability for projects.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, KR)(N: NONE)(ABS: NONE).

- *Remand final decision to staff - applicant to seek more information to find or conform the fence to one with a continuous top rail.*

APP # 25.0432 SE

ADDRESS: 615 ALBANY STREET

Applicant: Greg McCarthy

Proposed Work: In protection area add one additional story; restore exterior on ground level through 4th floor; replace 5th floor mansard & add roof deck.

PROJECT REPRESENTATIVES: Greg McCarthy and Bryan Mulligan were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations, and proposed renderings.

DISCUSSION TOPICS: Discussion topics included an overview of the project timeline and approval from other city agencies, an overview of changes made to the proposed elevations, the materials for the proposed work, proposed window details for the addition, the existing and proposed doors, and existing accessibility entrances.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: guidelines and purview for the Protection Area, a summary of the concerns that were addressed during previous meetings, and Commissioner support for the proposed work.



PUBLIC COMMENT: Cinda Stoner, offered comments regarding the proposed parking area.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, KR)(N: NONE)(ABS: NONE).

APP # 25.0430 SE

ADDRESS: 27 GREENWICH PARK

Applicant: Madelyn Albright

Proposed Work: Install two, wood bow front windows at the garden level.

PROJECT REPRESENTATIVES: Marilyn Garrett was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and window specifications.

DISCUSSION TOPICS: Discussion topics included existing conditions, plans to replace existing windows, the proposed material and dimensions of the new windows, whether the existing windows could be repaired, and a discussion regarding the site visit conducted by staff.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: district guidelines regarding windows and whether the windows could be repaired.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, KR)(N: NONE)(ABS: NONE).

APP # 25.0396 SE

ADDRESS: 32 RUTLAND SQUARE #2

Applicant: : Janice Fahey Dolan

Proposed Work: Remove 2 original wood two-over-two curved sash windows and replace with 2 new wood two-over-two curved windows in-kind.

PROJECT REPRESENTATIVES: Marilyn Garrett was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition



photographs and proposed window details.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, efforts made to receive an assessment of the existing windows, and the proposed material & configuration of the proposed windows.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions of the windows, possibility of receiving window assessments by window professionals, and district guidelines regarding windows.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, KR)(N: NONE)(ABS: NONE).

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0363 SE 18 BRADDOCK PARK: Repoint facade in-kind, restore lintels and sills using Mimic with brownstone coloring to match original profile painted in-kind.

APP # 25.0400 SE 14 CONCORD SQUARE: Replace (5) dormer windows at front in-kind with new wood windows.

APP # 25.0401 SE 16 CONCORD SQUARE: Replace (5) dormer windows at front in-kind with new wood windows.

APP # 25.0385 SE 18 CONCORD SQUARE: EPDM rubber membrane replacement at flat roof, install new copper gutters, replace skylight in similar profile, remove existing roof deck and rebuild with same front rail placement.

APP # 25.0408 SE 26 CONCORD SQUARE: Replace (3) non-original aluminum-clad nine-over-nine SDL windows with new aluminum-clad two-over-two windows factory painted brown to match existing windows at building.



APP # 25.0429 SE 53 GRAY STREET: Replace 3 non-original two-over-two windows with new wood two-over-two windows in-kind to match existing.

APP # 25.0388 SE 37 GREENWICH PARK: At rear replace non historic windows in existing openings in kind.

APP # 25.0367 SE 463 MASSACHUSETTS AVENUE: Emergency repair - Replace three windows at dormer level in kind with wood windows including the arched central window.

APP # 25.0426 SE 512 MASSACHUSETTS AVENUE: Install (6) new windows to replace non-original windows.

APP # 25.0423 SE 660 MASSACHUSETTS AVENUE: At front of building full repoint, replace/repair deteriorated lintels, sills, and corbels. Repair wood entablature as needed. Materials to closely match existing. All work to be done in kind.

APP # 25.0425 SE 25 UPTON STREET: Repair front stairs in-kind and repaint to match brownstone.

APP # 25.0362 SE 129 WARREN AVENUE: Remove existing failing brickwork from the facade, clean and reinstall the existing bricks and where needed replace spalling or cracked/damaged bricks with matching in kind units. Mortar to match in kind. Repoint.

APP # 25.0427 SE 21 WORCESTER SQUARE #4: Remove 3 non-original vinyl windows and replace with two-over-two aluminum-clad windows to match the appropriate historic profile.

APP # 25.0374 SE 37 WORCESTER STREET: Pull window sashes at 3rd and 4th floor, reglaze, paint and reinstall; repair rotting soffit and corbels in kind; replace three windows at the dormer level - one central two-over-two window and two flanking one-over-one windows.

COMMISSIONER READY MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, JF, CH, FJ, KR)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES



Ratification of 11/6/24 meeting minutes.

**COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER READY SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD,
JF, CH, FJ, KR)(N: NONE)(ABS: NONE).**

IV. STAFF UPDATES

Rachel Ericksen, offered comments regarding potential changes to the standards and criteria for the district.

V. ADJOURN – 7:05 PM

**COMMISSIONER JACQUES MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER DEBORD SECONDED THE MOTION. A VOICE VOTE WAS CALLED
AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**