



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

September 7, 2021

Commissioners Present: John Amodeo, David Shepperd, Catherine Hunt, Fabian D’Souza

Commissioners Absent: Diana Parcon, John Freeman

Staff Present: Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Planner

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 Design Review application.

VIOLATIONS

APP # 22.0133 SE

TIME: 5:34 PM

ADDRESS: 3 BOND STREET

CONTINUED FROM 8/3/2021

Applicant: Garrett Goodridge

Proposed Work: Rectify coring of granite for groundwater recharge system.

Project Representatives: Garrett and Brigid Williams

Documents Presented: The Commissioners reviewed topics discussed at the 8-3-2021 hearing, photos of the existing conditions and plans for the proposed work.

Discussion Topics: Commission members discussed infilling the openings in the granite with the granite cores that were removed. They also discussed the repair of the window wells.

Public Comment: Gail Solumoto of 8 Bond Street commented that she is happy that the holes will be filled with the granite cores. Eileen Zannino asked if a drain will be installed at the window well, and asked if there is a plan to add railings at the entrance doorway.



C. Hunt motioned to continue the application. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, DS, CH) (N: None) (Abs: None).

DESIGN REVIEW

APP # 21.1165 SE

TIME: 5:52 PM

ADDRESS: 69 MONTGOMERY STREET

CONTINUED FROM 8/3/2021

Applicant: Guy Grassi

Proposed Work: Remove existing chain link fence and section of stone wall at front yard and install new metal railing system.

Project Representatives: Austin Samson and Guy Grassi

Documents Presented: The Commissioners reviewed topics discussed at the 8-3-2021 hearing, photos of the existing conditions and plans for the proposed work.

Discussion Topics: Commission members discussed the history and ownership of the stone wall, the appropriate replacement of the wall, and the appropriate design and location of the proposed fence.

Public Comment: Jim Kelleher, owner of 69 Montgomery Street, expressed his preference for a gate to replace the stone wall stating that steps once existed at this location. He stated that he would discuss this issue with the abutters.

Commissioner F. D'Souza joined the hearing at 6:00pm

C. Hunt motioned to approve a portion of the application with the proviso that the removed stone wall is replaced with either a gate or brick wall, or is left open with final details remanded to staff. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, DS, CH, FD) (N: None) (Abs: None).

F. D'Souza motioned to approve a portion of the application with the proviso that the second option for the fence design presented at the hearing be approved. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, DS, CH, FD) (N: None) (Abs: None).

APP # 21.1176 SE

TIME: 6:32 PM

ADDRESS: 133 WEST CONCORD STREET

CONTINUED FROM 8/3/2021

Applicant: Kimberly Holt

Proposed Work: Install iron ornamental fence at front yard.

Project Representatives: Kim Holt



Documents Presented: The Commissioners reviewed topics discussed at the 8-3-2021 hearing, photos of existing conditions, and plans for the proposed work.

Discussion Topics: Commission members discussed the evidence that fences existed in the curbing at nearby properties, and the appropriate design and height of a fence.

Public Comment: There was no public comment.

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

- **The fence must be between two feet, six inches (2' 6") and three feet (3') in height; it must have a tulip motif on the upper edge of the balusters, it must have a molded handrail, and it must have a center cast post.**
- **It was further stated that the fence and railing are reflective of the age of the building.**

APP # 22.0217 SE

TIME: 7:00 PM

ADDRESS: 23 LAWRENCE STREET

Applicant: Jacob Hilley

Proposed Work: Replace non-original front door leaf and jambs to match existing, add new front door threshold, and make repairs to previously infilled basement windows.

Project Representative: Jacob Hilley

Documents Presented: The Commissioners reviewed photos of existing conditions, photos of existing historic doors on Lawrence Street, and plans for the proposed work.

Discussion Topics: The Commissioners discussed the appropriate treatment of the basement windows, and the appropriate design for the proposed replacement entry door.

Public Comment: There was no public comment

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

- **The basement window infill is recessed, unpainted and has granite sills.**
- **The replacement entry door match the design of other existing historic doors on Lawrence Street with final details remanded to staff.**



APP # 22.0266 SE

TIME: 7:18 PM

ADDRESS: 106 APPLETON STREET

Applicant: Shane Gibbons

Proposed Work: Remove and rebuild existing roof deck with reduced footprint, repair existing roof membrane.

Project Representative: Shane Gibbons

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

Discussion Topics: Commissioners discussed the visibility and appropriateness of the proposed railings and bench.

Public Comment: There was no public comment.

C. Hunt motioned to remand the application to a subcommittee composed of Commissioners Hunt and Amodeo. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, DS, CH, FD) (N: None) (Abs: None).

APP # 22.0045 SE

TIME: 7:50 PM

ADDRESS: 423 SHAWMUT STREET

Applicant: Tony Coughlan, Alpha Management

Proposed Work: Reside bay window.

Project Representative: Doug Steffanoff

Documents Presented: The Commissioners reviewed photos of existing conditions, a photograph of the building taken on 1972, and plans for the proposed work.

Discussion Topics: The Commission asked if it is known what exists underneath the siding, and the use of wood or metal cladding.

Public Comment: There was no public comment.

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

- **A "picture frame" rail is installed at the bottom of the windows; wood is used for all details, and all other design details match those at the north bay and as seen in the 1972 photo of the building.**



APP # 21.1177 SE

TIME: 8:04 PM

ADDRESS: 522-524 HARRISON AVENUE

Applicant: David Hoogasian

Proposed Work: Replace existing light pole, attach new antenna and equipment to pole.

Project Representative: Keenan Brinn

Documents Presented: The Commissioners reviewed photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commission discussed the color of the proposed pole, and replacing the pole with a double-acorn pole rather than matching the design of the existing pole.

Public Comment: Marc Levin owner/occupant of 522-524 Harrison Avenue expressed concern about potential damage to the health of the existing street tree.

D. Shepperd motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, FD) (N: None) (Abs: None).

- **The new pole must be a double-acorn design.**
- **The applicant must return to the Commission should other agencies deny the installation of a double-acorn pole.**

APP # 22.0221 SE

TIME: 8:26 PM

ADDRESS: 43 UNION PARK

Applicant: Timothy Sheehan

Proposed Work: Construct a new roof deck and hatch.

Project Representative: Kevin Caulfield

Documents Presented: The Commissioners reviewed photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commission discussed the visibility of the deck from Tremont Street and Waltham Street. The also discussed the findings of the subcommittee that recently reviewed the previous application for a new roof deck and hatch at this building.

Public Comment: There was no public comment.

D. Shepperd motioned to approve the application with the provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, FD) (N: None) (Abs: None).



- **The rear railing is moved toward Union Park to the corner of the west side of the rear chimney.**

APP # 22.0164 SE

TIME: 8:46 PM

ADDRESS: 698 MASSACHUSETTS AVENUE

Applicant: Brenda Wilson

Proposed Work: Install new handrail at front stairs.

Project Representative: Brenda Wilson

Documents Presented: The Commissioners reviewed photos of existing conditions, photos of railings at nearby buildings, and the plans for the proposed work.

Discussion Topics: The Commission was in agreement that the proposed railing should match the existing railing at 696 Massachusetts Avenue.

Public Comment: Peter Sanborn asked for confirmation that the existing historic railing will remain in place.

C. Hunt motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).

- **The proposed railing must match the railing at 696 Massachusetts with final details remanded to staff.**

ADMINISTRATIVE REVIEW/ APPROVAL

F. D’Souza motioned to approve the Administrative Review/Approval applications. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, FD) (N: None) (Abs: None).

ADVISORY REVIEW

10 UNION PARK

TIME: 8:56 PM

Proposed work: Façade repair and rehabilitation, new windows, refurbish street level entry and steps, new rear shed dormer and roof deck, new rear bay addition, new rear garage addition.

Commissioner F. D’Souza left the hearing at 9:00pm

Project Representative: Scott Thomson



The Commissioners questioned repairing the original windows rather than replacement, and expressed concern about the visibility of the proposed rear roof deck. They asked if there is any evidence in the attic framing that there were more than one dormer at the rear roof slope. They discussed the scope of work proposed for the lower entry and questioned the appropriate location for the relocated steps. They also suggested that when an application is submitted it includes plans and photos showing the context of the project within the neighborhood.

RATIFICATION OF HEARING MINUTES

D. Shepperd motioned to approve the 8/3/2021, 8/19/2021 hearing, and 8/31/2021 subcommittee hearing minutes. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, DS, CH) (N: None) (Abs: None).

Adjourn – 9:58 PM

C. Hunt motioned to adjourn the hearing. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, DS, CH) (N: None) (Abs: None).