



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

Held virtually via Zoom

December 7, 2021

Commissioners Present: John Amodeo, Fabian D'Souza, John Freeman, and Catherine Hunt

Commissioners Absent: Diana Parcon

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

A full recording of the hearing is available at:

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

5:30 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. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

DESIGN REVIEW

APP # 22.0503 SE

TIME: 5:35 PM

ADDRESS: 3 BOND STREET

Applicant: Garrett Goodridge

Proposed Work: Replace non-historic iron balustrade at sidewalk with simple black metal rail, install new security grilles at basement windows.

Project Representatives: Garrett Goodridge and Brigid Williams were the project representatives.

Documents Presented: Photos of existing conditions and plans for the proposed work. In addition historic images shared by the South End Historical Society (SEHS) were presented.

Discussion Topics: Commission members discussed the appropriateness of the height and design of the proposed railing.

Public Comment: There was no public comment.



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

- **The applicant must refer to the SEHS photo to revise the fence design with details to be reviewed by and approved staff.**

APP # 22.0570 SE

TIME: 6:01 PM

ADDRESS: 31 MILFORD STREET

Applicant: Grady Vincent

Proposed Work: Install two security cameras at front façade, and install one exterior outlet at garden level.

Project Representative: Grady Vincent was the project representative.

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

Discussion Topics: Commission members discussed the visibility of the proposed cameras, and the appropriateness of the electrical outlet.

Public Comment: There was no public comment.

F. D'Souza motioned to continue the application. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0601 SE

TIME: 6:35 PM

ADDRESS: 54 APPLETON STREET

Applicant: Luis Santana

Proposed Work: Replace visible roof deck in-kind.

Project Representatives: Luis Santana and Bennie Ber were the project representatives.

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

Discussion Topics: The Commission discussed the visibility of the roof deck and the fact that once it is removed, the replacement deck must be reviewed as a new deck and must comply with the district's design guidelines.

Public Comment: There was no public comment.

J. Freeman motioned to deny the application without prejudice. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).



APP # 22.0484 SE

TIME: 7:04 PM

ADDRESS: 122 WEST CONCORD STREET

Applicant: Kevin Sullivan

Proposed Work: Install one black dryer vent at the garden level front façade of the building.

Project Representative: Kevin Sullivan was the project representative.

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

Discussion Topics: The Commissioners discussed the district's guidelines which do not allow new vents to be installed at the front façade.

Public Comment: There was no public comment.

F. D'Souza motioned to deny the application without prejudice. C. hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0567 SE

TIME: 7:08 PM

ADDRESS: 17 RUTLAND SQUARE

Applicant: Will Costa

Proposed Work: Remove existing brick walkway and install new bluestone paving.

Project Representative: Emily McComb was the project representative.

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

Discussion Topics: The Commissioners discussed the history of the walkway being originally being a bluestone cover for underground coal storage.

Public Comment: There was no public comment.

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

- **The bluestone must align with the bluestone at the neighboring building.**

APP # 22.0619 SE

TIME: 7:18 PM

ADDRESS: 541 MASSACHUSETTS AVENUE

Applicant: John Burns

Proposed Work: At rear, install new wood gate to replace existing, install new horizontal wood slat railing at brick wall, install new condenser, relocate copper downspout, and replace two (2)



windows at rear dormers. Replace front stoop door with new wood door, install intercom at entrance.

Project Representative: John Burns was the project representative.

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

Discussion Topics: The Commissioners discussed the scope of work, the appropriateness of the proposed railing, and the need for elevation drawings showing the proposed work at the front stoop.

Public Comment: There was no public comment.

F. D'Souza motioned to continue the review of the proposed intercom and lower door, and to approve the slate at the dormers and rear railing with final details remanded to staff for review and approval. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

APP # 22.0611 SE

TIME: 7:52 PM

ADDRESS: 505 TREMONT STREET

Applicant: Bryan Timko

Proposed Work: Construct a demountable structure on plaza. *See additional items under Administrative Review.*

Project Representatives: Bryan Timko, Tim Love, Lisa Hollywood and Alex Chan were the project representatives.

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

Discussion Topics: The Commissioners discussed the proposed materials and location of signage. They expressed concern about the precedent approving this temporary enclosure would create for future projects in the district, and discussed the possibility of creating a subcommittee to work with the applicant.

Public Comment: Douglas Fisher expressed concern about the precedent that would be created by approving this project and commented that if this was a permanent structure it would need to match the design of the existing building.

F. D'Souza motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 3-1 (Y: JA, FD, CH) (N: JF) (Abs: None).



APP # 22.0612 SE

TIME: 9:09 PM

ADDRESS: 10 UNION PARK

Applicant: David Tabenken

Proposed Work: Roof, dormer and gutter repair, facade repair and restoration, refurbishing two (2) original parlor level windows, new historically appropriate windows at all other floors, new doors at outer vestibule to match existing inner doors, new shutters at street level windows, new street level entry door, modifying existing stairs to street level entrance, cleaning granite stoop, and removal of existing concrete slab at grade in front garden. A new entry keypad, fire alarm bell, strobe, and fire department connection to be installed at front facade. At the rear of the building expansion of an existing shed dormer and an added balcony railing.

Project Representatives: David Tabenken, Scott Thomson and Pat Kinsel were the project representatives.

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

Discussion Topics: The Commissioners appreciated that the applicant responded to the comments made at the advisory review. They questioned the appropriateness of removing the brick cornice at the rear of the building, and asked that the applicant explore constructing the cornice below the cornice.

Public Comment: Paul Toms of 9 Upton Street spoke in support of the project. Staff reported the eight letters from neighbors in support of the project were received.

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

- **All design details are remanded to staff for review and final approval.**

ADVISORY REVIEW

65-79 Wareham Street and 52-56 Plympton Street:

TIME 10:13 PM

Proposed work: Demolish two existing buildings on Plympton Street, preserve facades of existing buildings along Wareham Street and redevelop the site to include an increase in height of an additional 4 stories.

Project Representatives: Peter Spellios, William Young, John Sullivan and Dave Wilkinson.

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

Discussion Topics: The Commissioners discussed the significance of the properties, setting the penthouse further back, and making the Plympton Street elevations pedestrian friendly. They also asked for renderings showing the context of the project in



the neighborhood.

Public Comment: Bonnie Gossels, owner of 535 Albany expressed concerns about the impact the project will have on her building including blocking the existing rooftop solar array, blocking the loading docks, and damaging the party wall.

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, FD, JF, CH) (N: None) (Abs: None).

RATIFICATION OF HEARING MINUTES

F. D'Souza motioned to approve the 11/2/2021 hearing minutes. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, FD, JF, CH) (N: None) (Abs: None).

Adjourn – 11:19 PM