



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

**MARCH 5, 2024**

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

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**5:33 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 # 24.0713 SE**

**ADDRESS: 10 BRADFORD STREET**

Applicant: Mich Carey

Proposed Work: Replace existing solarium at rear roof with new aluminum system.

**PROJECT REPRESENTATIVES:** Megan Morgan was the project representative. She presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace an existing solarium with a new aluminum system.

**DOCUMENTS PRESENTED:** Documents presented included an overview of the history of the building, existing condition photographs, sightline photographs of existing and proposed skylight enclosure, details and drawings of proposed skylight enclosure, renderings of proposed work.



**DISCUSSION TOPICS:** Discussion topics included an overview of the existing condition and structure of the solarium, damage caused by leakage, the glass and wood materials of the existing solarium, the proposal to install a insulated glass and aluminum enclosure to match the existing structure, the material of the exterior unit, dimensions and configuration of the replacement solarium, the visual changes and impact of the proposed work from a public way.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether this building previously received approval from the SELDC to construct the solarium, whether the solarium was represented in architectural drawings, the visibility of the solarium from a public way.

**PUBLIC COMMENT:** There were no public comments.

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

**APP #24.0709 SE**

**ADDRESS: 144 WORCESTER STREET**

Applicant: Pawel Honc

Proposed Work: Demolish existing single-story garage in rear.

**PROJECT REPRESENTATIVES:** Pavel Honc and Jas Bhogel were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to demolish an existing single story garage in the rear.

**DOCUMENTS PRESENTED:** Documents presented included existing conditions images, perspective view images, an existing condition pot plan, and a demolition plan.

**DISCUSSION TOPICS:** Discussion topics included an overview of the history of the construction and renovation of the garage, an overview of the proposed scope of work to demolition a two garage garage and replace it with an open air garage meant for five parking spaces, the projects advisory review proposal, the comments received during the community and design review process, the proposal to demolish an existing garage, the dimensions and material of the existing garage, the plans to retaining the existing wall between 140 and 144 Worcester Street.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner



Comment and discussion period, the following topics were discussed in greater detail: the SELDC guidelines pertaining to demolition, the reasoning for demolition, whether this garage was deemed historically significant, the visibility of the existing and proposed parking area from a public way.

**PUBLIC COMMENT:** During the public comment period, there were no public comments.

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

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

## II. ADMINISTRATIVE REVIEW/ APPROVAL

**APP # 24.0672 SE 139 APPLETON STREET:** Repaint cast stone stairs and curbing to approximate the original brownstone masonry.

**APP # 24.0694 SE 88 BERKELEY STREET:** Replace existing aluminum windows at front and rear in kind.

**APP # 24.0698 SE 72 CHANDLER STREET:** Repoint front facade in-kind.

**APP # 24.0734 SE 115 CHANDLER STREET:** Emergency in-kind repair/replacement of first and second story lintels.

**APP # 24.0722 SE 32 CLAREMONT PARK:** Repoint front facade, restore all brownstone lintels and sills with Mimic and painted Benjamin Moore HC-69.

**APP # 24.0715 SE 480 COLUMBUS AVENUE:** Emergency repair, replacement of existing flat roof at top of bow in kind.

**APP # 24.0738 SE 508 COLUMBUS AVENUE UNIT 4:** Replace three non-original wood windows with three, two-over-two wood windows.

**APP # 24.0736 SE 508 COLUMBUS AVENUE UNIT 5:** Remove and replace four, non-original windows with two, two-over-two windows and two, one-over-one windows.

**APP # 24.0711 SE 570 COLUMBUS AVENUE:** Install new signage at sign band; install new vinyl window logos.

**APP # 24.0697 SE 24 CONCORD SQUARE:** Cut and repoint at front of building using mortar to match existing.

**APP # 24.0721 SE 39 CONCORD SQUARE:** Repair front steps in kind including bullnose shaping to match original profile.

**APP # 24.0701 SE 25 DARTMOUTH STREET:** Emergency repair at roof repair due to



active leak: replacing shingles in kind; removal of non historic roof metal panels; replace skylights in-kind.

**APP # 24.0710 SE 86 EAST BROOKLINE STREET:** Replace two non-original wood replacement windows in-kind with new two-over-two wood windows.

**APP # 24.0699 SE 225 NORTHAMPTON STREET:** Emergency repair, replacement of roof, repair/replace slate in kind; repair/replace copper flashing in kind.

**APP # 24.0707 SE 229 NORTHAMPTON STREET:** Emergency repair, replacement of roof, repair/replace slate in kind; repair/replace copper flashing in kind.

**APP # 24.0728 SE 115 PEMBROKE STREET:** Remove four windows and replace with four, two-over-two wood windows.

**APP # 24.0717 SE 106 PEMBROKE STREET:** Emergency repair to remove existing brick sidewalk/bluestone slab (save for reuse) and waterproof. Reinstall existing brick/bluestone pad in like kind. Repoint and seal all joints of bluestone on the right side of the staircase. Caulk and seal around all bluestone. Waterproof existing utility cover.

**APP # 24.0716 SE 567 TREMONT STREET:** Replace two sliding patio doors (one with transom), two double hung windows, one two-wide double hung window, and one four-wide double hung window in-kind.

**APP # 24.0708 SE 143 WEST BROOKLINE STREET:** Emergency repair at roof repair due to active leak: replacing shingles in kind.

**APP # 24.0704 SE 61 WORCESTER STREET:** Cut and repoint at front of building using mortar to match existing. Refinish lintels and sills in kind.

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

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Review and ratification of 2/6/24 meeting minutes.

**COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: CH, JA, JF)(N: NONE)(ABS: NONE ).**

#### **III. STAFF UPDATES**

There were no staff updates.



**IV. ADJOURN – 6:00 PM**

**COMMISSIONER HUNT MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: CH, JA, JF)(N: NONE)(ABS: NONE ).**

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