



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

APRIL 2, 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).

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 # 24.0624 SE

ADDRESS: 575 TREMONT STREET

Applicant: Jason Parillo

Proposed Work: Install new signage, including vinyl window decals and new panel signage at metal bay. *Continued from (2/6/2024 SELDC Hearing).*

PROJECT REPRESENTATIVES: Jason Parillo and Fred Kylie were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install new signage.

DOCUMENTS PRESENTED: Documents presented included existing condition images, signage details and specifications,

DISCUSSION TOPICS: Discussion topics included the dimensions, color, and material of the proposed signage, details of the site visit conducted by staff, an



overview of the previous signage and panel, water issues and damage in the bay and front panel, the previous tenants, the existing conditions of the current signage and panel, concerns regarding a blade sign, the height of the signage from the railing and sidewalk, whether the proposed signage would have individual letters on the signage,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the guidelines for the SELDC regarding signage, the SELDC protocols for emergency repair work, unapproved alterations and additions in the front middle bay in the commercial storefront, the possibility of restoring the bay and base, the site visit conducted by staff, the previous continuance and provisos, the status of the water leak and damage, the current and previous tenant, the Dress Boston existing signage, whether Dress Boston received approval for the temporary signage, the material and dimensions of the proposed signage, the materials underneath the new panel, the possibility of installing a blade sign in a temporary mounting, alternative signage options that are compatible with the district guidelines, with the South End.

PUBLIC COMMENT: There were no public comments.

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

- *Submit a new application for: the remediation of the building and correction and construction of the metal bay with the proper and proportionate panel.*
- *New signage that will still reveal the architecture such as a blade sign or other creative solutions.*

APP #24.0811 SE

ADDRESS: 850 HARRISON AVENUE

Applicant: Brendan Whalen

Proposed Work: Updates to lobby addition approved on 10/12/22 APP #23.0144 SE.

PROJECT REPRESENTATIVES: Brendan Whalen was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the revised proposal of the lobby addition that was previously approved by the Commission.

DOCUMENTS PRESENTED: Documents presented included level 1 & 2 previously approved and proposed floor plans, renderings of previously approved and proposed



new lobby addition modifications, previously approved and proposed lobby material selections, renderings of previously approved and proposed ramp perspectives,

DISCUSSION TOPICS: Discussion topics included an overview of the level 1 & 2 previously approved and proposed floor plans, construction costs for the previously approved work, an overview of the minor revisions to the previously approved work, a small single story addition to modify the existing internal connection between the Moakley, Menino, and Yawkey buildings, the emergency department's expansion to resolve overcrowding, no changes to the building signage or the landscape, the previously approved and proposed material selections, the pedestrian ramp design.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether there were any proposed changes to the landscape.

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, JF, JA)(N: NONE)(ABS: NONE).

APP # 24.0801 SE

ADDRESS: 641A TREMONT STREET

Applicant: Alexander Rhalimi

Proposed Work: Signage updates.

PROJECT REPRESENTATIVES: Alexander Rhalimi was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to make changes to an existing sign.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, business logo of the Skoah Skin Klinik, the new signage design.

DISCUSSION TOPICS: Discussion topics included an overview of the existing condition of the Skoah signage, the proposal to add "Skin Klinik" to the existing signage, removal of words from the signage, the proposed dimensions and material of the existing signage, whether the applicant hired a graphic designer, architect, or contractor for the project, the requirements and deadlines to be eligible for the Boston Business Plan.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the dimensions, material, and shape of the existing signage, whether the existing letters of the signage would be removed, whether the applicant submitted a shop drawing to staff, whether the application is complete without shop drawings, and information relating to the dimensions and shape of the signage.

PUBLIC COMMENT: There were no public comments.

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

- *Remand final approval of the completed shop drawing to staff.*

APP # 24.0748 SE

ADDRESS: 1750 WASHINGTON STREET

Applicant: Ricky Zeng

Proposed Work: Install new signage at sign band and doorway.

PROJECT REPRESENTATIVES: So Lim Ting was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install new signage.

DOCUMENTS PRESENTED: Documents presented included existing conditions photographs, new signage details and specifications for sign 1, 2, and 3, renderings of proposed new signage,

DISCUSSION TOPICS: Discussion topics included the previous signage on 1750 Washington St, an overview of the the restaurant brand, the franchise requests, the proposal to install new signage, plans to remove and replace the previous signage, words that are required to be on the new signage, new penetrations into the sign wood band, the material, dimensions, and color of the proposed signage, whether the logo of the brand could be made smaller, alternative colors for the background and lettering on the signage,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: similar signage examples at 1750 Washington St, the concern about the letters touching the gold bands, whether the renderings were scaled, whether the proposed lettering could be scaled down, whether the proposed color of the lettering could be changed so the business could stand out, color recommendations for the signage, whether the signage has to face Washington Street and cover the



entire face of the building, the brand colors for the franchise.

PUBLIC COMMENT: During the public comment period, the following participants spoke:

David Tabenken, offered design recommendations for the proposed new signage.

Brian Potter, offered design recommendations for the proposed new signage.

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

- *The applicant agreed to the continuance.*

The Chair announced that the Commission would next review Advisory Review item(s).

II. ADVISORY REVIEW

APP # 24.0816 SE

ADDRESS: 90 WARREN AVENUE

Applicant: Fatima Seck

Proposed Work: Repair and replace existing fence in kind while also incorporating spires and post caps designed through a series of creative workshops by the children at the Mel King South End Academy. The children will design unique spires and post caps for a new school garden fence out of clay. Their clay sculptures will be turned into sand molds to cast iron off-site and installed as spires on the fence.

PROJECT REPRESENTATIVES: Fatima Seck was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to redesign and replace existing garden spires and posts with hand-made designs made by artists and students.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs,

DISCUSSION TOPICS: Discussion topics included an overview of the project scope, the existing conditions of the fence, garden spires, and posts, the aim to repair the garden spires and posts creatively, the school garden is in collaboration with local nonprofit organizations and the Mel King South End Academy, the garden program's purpose and its donations to the community, vandalism of the garden, the history of



the fence, the proposal for the students to redesign the fence by hand, an overview of the incentives students would receive if they contributed to the spires and posts designs, the dimensions, material, and shape of the proposed spires and posts, the plan to have students walkthrough the South End and sketch different spires and post designs, plans for students to conduct archival research into the architectural styles and history of the South End.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposed dimensions, shape, and material of the hand made spires and posts, whether the applicant could specify other fences in the South End they are looking to replicate, the process of fabricating, adhering, and fastening the hand made spires and posts, the possibility of refurbishing the fence after the redesign and repair, whether this project was presented to Boston Parks and Boston Public Schools, whether the Brown Fund would need to approve modifications to the existing fence, . The Commission also provided recommendations which included that the applicant ask Parks to examine the condition of the fence and strategize a plan to repair the fence, to receive a recommendation from Parks on how to prevent rust on the fence, spires, and posts, and recommendations for iron works.

PUBLIC COMMENT: There were no public comments.

APP # 24.0744 SE

ADDRESS: 4-6 EAST SPRINGFIELD STREET

Applicant: Greg McCarthy

Proposed Work: 1.25 story addition on top, setback from street. Add roof decks for top floor units and change the third floor deck as per plans. Repair front front facade, replace windows.

PROJECT REPRESENTATIVES: Greg McCarthy was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to add an additional 1.25 story as well as two units to the existing building.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, front, side, and rear exterior elevation drawings, map views of the property from previous years,

DISCUSSION TOPICS: Discussion topics included an overview of the project scope and history of the building, the existing conditions of building, the proposal to make



the fourth story an entire story and then add an additional fifth story, the materials for the 1.25 story, the height of the existing building, references to other three story and higher buildings near this property, an overview of the the two additional units on the exterior, the plans to restore the second and third floor by repairing and replacing, the conditions of the existing three bays, the proposal to reconfigure the existing bays to make it symmetrical on the ground level, materials of the existing bay, a summary of comments from abutters about activity on the stoops, the proposal for new decks and roof decks, the proposal to move the party wall in the middle to revert the building into a townhouse with two sides, the addition of three more steps to the existing stairs, the material of the existing stairs, whether the windows are original, the material and type of replacement windows,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the entrances within the three bays at the ground level, the two entrances and stairs that are within the middle bay, the material of the existing stairs, the addition of three steps to the existing stairs, the window replacements on the front facade, the condition of the existing windows, the dimensions and material of the existing windows, whether the existing windows are original, the history of the building, the double doors on the second floor, whether there are any architectural features of the building that are original, the window openings that are infilled, and whether the applicant is planning to work on the infilled windows. Commissioners expressed their concerns regarding the height and materials of the building.

PUBLIC COMMENT: There were no public comments.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0809 SE 16 BOND STREET: Repair and repoint existing brick masonry facades, retain dentils, decorative bands, and terracotta medallions, repair existing cornice and masonry detail work as required in-kind. Restore existing brownstone window sills and repair cracks as required in-kind. Sills and headers to be painted Benjamin Moore HC-69. Repair and restore existing granite stoop and granite base as required, repair and restore existing window grilles at garden level and 1st floor windows in-kind. Restore and repair existing copper gutters and downspouts in-kind. Replace existing non-historic windows on all elevations with 2-over-2 double-hung wood windows painted black.



APP # 24.0762 SE 61 CHANDLER STREET: At front facade spot repoint as needed. Replace missing piece of wood at the soffit in kind.

Replace rotted wood at the dormers as needed in kind.

APP # 24.0778 SE 140 CHANDLER STREET: Installation of AC Condenser at rear painted to match existing brick.

APP # 24.0768 SE 57 CLARENDON STREET: Remove and replace existing rubber roofing with a new EPDM Rubber roofing system.

Withdrawn by staff.

APP # 24.0795 SE 66 CLARENDON STREET: Repoint, refinish lintels and sills as needed, and replace rotted wood at gutters and window sills as needed, all work to be done in-kind.

APP # 24.0766 SE 14 CLAREMONT PARK: Install new roof deck, install new window well.

APP # 24.0750 SE 304 COLUMBUS AVENUE: Repoint brick facade elevation to match existing in-kind.

APP # 24.0773 SE 306 COLUMBUS AVENUE: Replace three, two-over-two windows at first floor rear.

APP # 24.0770 SE 17 CONCORD SQUARE: Under deck rubber repair.

APP # 24.0812 SE 2 LAWRENCE STREET: Replace 9 non-original 6-over-6 windows with new 2-over-2 double hung wood windows.

APP # 24.0797 SE 8 LAWRENCE STREET: Repoint rear facade 100% to match existing.

APP # 24.0758 SE 615 MASSACHUSETTS AVENUE: Restore oriel on the rear of the building, repair/replace all rotted wood and molding in-kind. Replace non-original windows with aluminum clad replacements in the appropriate historic configuration.

Replace rubber roof in-kind with new copper drip edges.

APP # 24.0771 SE 662 TREMONT STREET: Replace copper gutters with new copper gutters, repair fascia board at front door awning.

APP # 24.0785 SE 79 WALTHAM STREET: Waterproofing of the front granite steps - re-caulk, re-pitch the treads that are pooling water, reset the treads.

APP # 24.0474 SE 86 WALTHAM STREET: Replace five, non-original windows at the mansard level.

APP # 24.0805 SE 17 WORCESTER STREET: Repoint rear elevation with Type O mortar.

APP # 24.0765 SE 156 WEST NEWTON STREET: Install new roof deck, install new window well.



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

PUBLIC COMMENT: Boston City Councilor, Ed Flynn submitted a written comment for 16 Bond Street.

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 3/5/24 meeting minutes and 3/5/24 subcommittee meeting minutes.

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

IV. STAFF UPDATES

Gabriela Amore, Preservation Planner, offered updates about Commissioner appointments.

V. ADJOURN – 9:00 PM

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