



## SOUTH END LANDMARK DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

March 07, 2023

**Commissioners Present:** John Amodeo, John Freeman, Catherine Hunt

**Commissioners Absent:** None

**Staff Present:** Rachel Ericksen, Preservation Planner; Gabriela Amore, Preservation Planner; Kira Torrieri, Preservation Assistant; Chelsea Blanchard, Staff Architect

A full recording of the hearing is available at:

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

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**5:35 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.

### I. VIOLATIONS

**VIO # 22.1294 SE**

**TIME 5:36 PM**

**ADDRESS: 54-102 WEST NEWTON STREET**

Applicant: Vanessa Calderon-Rosado

Proposed work: Install handicap accessible mailboxes at 54, 56, 58, 60, 98, 100, and 102 West Newton Street.

**Project Representative:** Nina Schwarzschild was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the outcome of the recent subcommittee meeting with the post office and SELDC staff.

**Public Comment:** There was no public comment.



**Commissioner C Hunt motioned to approve the application as submitted. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**VIO # 22.1304 SE**

**TIME 5:40 PM**

**ADDRESS: 62 RUTLAND STREET**

Applicant: Vanessa Calderon-Rosado

Proposed work: Install handicap accessible mailboxes at 62-64 Rutland Street.

**Project Representative:** was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the time it would take the postal courier to walk from the entrance of the property to the proposed mailbox locations and whether or not this was acceptable to the Post Office. They also discussed other possible locations for the proposed mailboxes.

**Public Comment:** There was no public comment.

**Commissioner C Hunt motioned to continue the application. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Applicant to meet with the Post Office**

## II. DESIGN REVIEW

**APP # 23.0130 SE**

**TIME 6:00 PM**

**ADDRESS: 557 TREMONT STREET**

Applicant: Bruce Bisbano

Proposed work: Replacement 3 existing light fixtures and install 1 new light fixture.

**Project Representative:** Bruce Bisbano was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.



**Discussion Topics:** The Commissioners requested that the applicant submit all required documentation, including cut-sheets and detailed renderings of the proposed work.

**Public Comment:** There was no public comment.

**Commissioner J Freeman motioned to deny the application without prejudice. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 23.0619 SE**

**TIME 6:33 PM**

**ADDRESS: 59 WARREN AVENUE**

Applicant: John Moran

Proposed work: Modify and reconstruct existing roof deck and hatch.

**Project Representative:** John Moran was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the existing and proposed roof deck.

**Public Comment:** There was no public comment.

**Commissioner C Hunt motioned to remand the application to a subcommittee consisting of C Hunt and J Amodeo. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 23.0635 SE**

**TIME 6:43 PM**

**ADDRESS: 148 WORCESTER STREET UNIT 5**

Applicant: Darren Gladeau

Proposed work: Remove three non-historic wood/aluminum clad windows with no muntins and replace in kind.

**Project Representative:** Darren Gladeau was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the history of alterations to the building.



**Public Comment:** There was no public comment.

**Commissioner C Hunt motioned to approve the application as submitted. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 23.0583 SE**

**TIME 6:51 PM**

**ADDRESS: 285 COLUMBUS AVENUE**

Applicant: Timothy Greene

Proposed work: Work: Replacement of antennas and upgrade of equipment at existing wireless facility.

**Project Representative:** Timothy Greene was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the existing conditions as compared with the proposed changes.

**Public Comment:** There was no public comment.

**Commissioner J Freeman motioned to approve the application as submitted. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 23.0628 SE**

**TIME 6:56 PM**

**ADDRESS: 41 BERKELEY STREET**

Applicant: Alex Provost

Proposed work: Redevelopment of campus including the preservation and renovation of existing Franklin Union Building, the preservation, renovation and expansion of 4 Appleton Street, construction of a new building, improvements to Tremont and Berkeley streetscape, and new accessible open spaces.

**Project Representative:** Eddie Marshall and David Hacin were the project representatives. They were joined by Dylan Forester and

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.



**Discussion Topics:** The Commissioners discussed the appropriateness of the overall design of the building with respect to neighboring buildings and the district as a whole. They also specifically discussed the visibility and height of the screen shielding the mechanical equipment on the roof as well as the proposed lighting in the courtyard passageway. Furthermore, they discussed

**Public Comment:** There was no public comment.

**Commissioner C Hunt motioned to approve the application with provisos. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Applicant to return to commission with an update when details are at 75% completion**
- **Submit a signage master plan**
- **Submit a lighting master plan**
- **Provide onsite mock-ups of materials**
- **Subcommittee consisting of Amodio and Freeman (Hunt as alternate) regarding the details of the building facade architecture and public realm (improvements to Tremont and Berkeley Streetscapes)**

### III. ADVISORY REVIEW

**APP # 23.0638 SE**

**TIME 8:14 PM**

**ADDRESS: 473 MASSACHUSETTS AVENUE #5**

Applicant: Alessandra Di Credico

Proposed work: Enlarge front and rear dormers; repair existing roof deck.

**Project Representative:** Alessandra Di Credico and Erik Katsavounidis were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the proposed roof deck and railings. They also discussed the appropriateness and visibility of the rear dormers.

**Public Comment:** There was no public comment.

### IV. ADMINISTRATIVE REVIEW

**CITY of BOSTON**



- APP # 23.0681 SE**      **595 ALBANY STREET:** Repairs to streetscape including wheelchair ramp, 12' curb cut on East Canton Street, curb and concrete sidewalk reconstruction, replacement and relocation of existing concrete light poles with acorn poles.
- APP # 23.0633 SE**      **79 CHANDLER STREET:** Paint windows to match existing and front and side facades.
- APP # 23.0610 SE**      **504 COLUMBUS AVENUE:** Repoint front facade; replace all existing sills and lintels with precast to match original profile; repaint; all work to be done in kind.
- APP # 23.0552 SE**      **485 HARRISON AVENUE:** Replace all existing low slope roofs and decks in kind.
- APP # 23.0621 SE**      **17 HOLYOKE STREET UNIT 2:** Replace non-historic rear window in kind with all wood window.
- APP # 23.0574 SE**      **50 RUTLAND SQUARE:** Repoint mortar joints in kind; repair garden curb corners and repaint to match existing; repair stairs and repaint to match existing.
- APP # 23.0666 SE**      **52 RUTLAND SQUARE:** Repoint mortar joints in kind; repair garden curb corners and repaint to match existing; repair stairs and repaint to match existing.
- APP # 23.0566 SE**      **25 SAVOY STREET:** Install small cell facility on existing streetlight.
- APP # 23.0567 SE**      **610 TREMONT STREET:** Install small cell facility on existing streetlight.
- APP # 23.0577 SE**      **12 UNION PARK STREET:** Remove fire balconies at the rear of building on the 3rd, 4th and 5th floors. Work approved by BFD.
- APP # 23.0639 SE**      **97 WALTHAM STREET:** At front facade cut into mortar

Commissioner J Freeman motioned to approve the administrative review items as submitted. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

V. ADJOURNMENT: 8:39 PM

Commissioner J Amodeo motioned to adjourn the hearing. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).