



## SOUTH END LANDMARK DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

July 05, 2023

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

**Commissioners Absent:** None

**Staff Present:** Rachel Ericksen, Preservation Planner; Gabriela Amore, Preservation Planner

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.

Following this brief introduction he called the first design review application.

### I. DESIGN REVIEW

**APP # 23.1114 SE**

**ADDRESS: 75 WEST NEWTON STREET/O'DAY PLAYGROUND**

Applicant: Lauren Bryant

Proposed work: Renovation of O'Day Playground including basketball court, water play, play area, seating, fencing, paving, lighting and planting.

**Project Representative:** Kaki Martin and Lauren Bryant 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 location of the basketball court seating, options for the fencing, the maintenance of the painted asphalt, and the plantings.

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



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

- Continue the review of the chain link fence
- Pre-fabricated steel picket fencing will not be used

**APP # 23.0995 SE**

**ADDRESS: 23 RUTLAND SQUARE**

Applicant: Timothy Sheehan

Proposed work: Repair and repaint masonry facade; Replace existing aluminum sliding doors and window with woodclad; Replace 17 non-original wood windows. *Continued from June 6th, 2023 hearing.*

**Project Representative:** Timothy Sheehan and Tom Cubeta 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 updates to the project since the June hearing as well as the choice of window materials.

**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 # 23.1059 SE**

**ADDRESS: 534 COLUMBUS AVENUE**

Applicant: Ziad Raad

Proposed Work: Install new sign.

**Project Representative:** Ziad Raad 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 scale of the letters and the desire for a drawing with dimensions.



**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).**

- Scaled drawing with sign letters and sign band.

**APP # ~~23.1008 SE~~ ————— ~~1723 WASHINGTON STREET~~ MOVED TO  
ADMINISTRATIVE REVIEW**

Applicant: Peleg Samuels

Proposed Work: Replace 2 non-original dormer  
windows.

**APP # 23.1111 SE  
ADDRESS: 39 EAST CONCORD STREET**

Applicant: Brian Appelman

Proposed work: Replace 4 original windows and 8 unoriginal windows at the front facade  
with new 2-over-2 wood windows.

**Project Representative:** Brian Appelman 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 condition of the original windows  
and the idea of repair vs. replacement.

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

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

- Approval of the non-original window replacements, with a detail sheet confirming  
the windows are new construction submitted to staff
- Approval of the restoration of the original windows

**APP # ~~23.1146 SE~~ ————— ~~112 UNION PARK STREET~~ REMOVED BY STAFF**

Applicant: Gary Anthony

Proposed Work: Remove existing roof deck and reinstall  
new smaller deck.



**APP # 23.1010 SE** ————— **570 MASSACHUSETTS AVENUE REMOVED BY STAFF**

Applicant: Juan Gallego

Proposed Work: ~~Remove and reinstall existing visible roof deck.~~

**APP # 23.1104 SE**  
**ADDRESS: 46 DARTMOUTH STREET**

Applicant: Gleyson Deoliveira

Proposed Work: Remove the old deck and rubber roof and install a new rubber roof and deck. Deck PT Framing, floor, and railings to remain the same.

**Project Representative:** Gleyson Deoliveira 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 size and scale of the deck.

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

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

- The application was remanded to a subcommittee consisting of Commissioners Amodeo and Freeman.

**APP # 23.1135 SE** ————— **131 WARREN AVENUE REMOVED BY STAFF**

Applicant: Matthew Rider

Proposed Work: ~~Demo and remove existing chimneys.~~

**APP # 23.1045 SE**  
**ADDRESS: 2A-4A MILFORD STREET**

Applicant: Guy Grassi

Proposed Work: Replace non-original 1-over-1 vinyl windows and basement windows with new wood 1-over-1 windows, ~~and construct 2 new roof decks.~~ Repaint metal oriels black.  
*See additional items under Administrative Review.*

**Project Representative:** Guy Grassi 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 historic photos and window configurations (lights) as well as the color for the oriel.

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

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

- The replacement window configuration must be 2-over-1
- 3 lite windows shall be used for basement windows

**APP # 23.1103 SE**

**ADDRESS: 121 WARREN AVENUE**

Applicant: Andrew Brassard

Proposed Work: Replace existing front door with appropriate door and hardware; modify rear masonry openings and expand rear mansard dormer with 4 split pane double hung; ~~add roof deck with hatch access~~; replace street level entrance gate; replace front railing to match adjacent; install FPC connection, sign, watering silcock. See *additional items under administrative review*.

**Project Representative:** Andrew Brassard 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 location of the sillcock, the rear dormer expansion, the front gate, the color of the sills and lintels, the new front door, and the location of the FDP signage.

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

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

- Shop drawings of new front door to staff
- Submit full drawings for mansard dormer expansion to staff, side walls of the dormer must be slate. The Commission notes this aspect was approved due to minimally visibility and applications being reviewed on a case-by-case basis
- The front gate and silcock are denied without prejudice
- Details for the sills and lintels are remanded to staff



## II. ADVISORY REVIEW

### 144 WORCESTER STREET

Proposed Work: Rooftop addition to existing 4-story building including roof deck.

## III. ADMINISTRATIVE REVIEW

<b>APP # 23.1128 SE</b>	<b><u>780 ALBANY STREET:</u></b> Install ¼ HP Greenheck exhaust fan and prefabricated curb on roof.
<b>APP # 23.1055 SE</b>	<b><u>1 BRADFORD STREET:</u></b> Remove asphalt shingle siding from dormers and replace with wood clapboard.
<b>APP # 23.1023 SE</b>	<b><u>496 COLUMBUS AVENUE:</u></b> Repair damaged wood on the rear of the building including overhangs soffits and detail moulding in kind. Paint to match existing.
<b>APP # 23.0966 SE</b>	<b><u>61 CHANDLER STREET:</u></b> Repair and repaint front steps in kind, retain original bullnose profile.
<b>APP # 23.1064 SE</b>	<b><u>67 CHANDLER STREET:</u></b> Replace non-original aluminum clad windows with new 2-over-2 windows.
<b>APP # 23.1067 SE</b>	<b><u>71 CHANDLER STREET:</u></b> Replace non-original aluminum clad windows with new 2-over-2 windows.
<b>APP # 23.1087 SE</b>	<b><u>16 DARTMOUTH PLACE:</u></b> Replace non-original aluminum casement window with new.
<b>APP # 23.1069 SE</b>	<b><u>9 DARTMOUTH STREET:</u></b> Repair and replace bay window roof with copper; remove and replace rotted wood on bay window and paint to match existing.
<b>APP # 23.1021 SE</b>	<b><u>57 EAST CONCORD STREET :</u></b> Repair and replace existing stone cap on parapet wall in kind; Re-cover (1) penthouse in membrane in kind.
<b>APP # 23.1058 SE</b>	<b><u>46 EAST SPRINGFIELD STREET:</u></b> Emergency repair to replace copper gutter in kind.
<b>APP # 23.1019 SE</b>	<b><u>53 EAST SPRINGFIELD STREET:</u></b> Remove existing roof deck and repair roof only.
<b>APP # 23.1080 SE</b>	<b><u>40 GREENWICH PARK:</u></b> Replace 5 non-original windows with new.
<b>APP # 23.1056 SE</b>	<b><u>10 HOLYOKE STREET:</u></b> Remove roofing and copper flashing at front roof, replace in kind.
<b>APP # 23.1068 SE</b>	<b><u>25-27 HOLYOKE STREET:</u></b> Replace non-original aluminum clad windows with new 2-over-2 windows.
<b>APP # 23.1045 SE</b>	<b><u>2A-4A MILFORD STREET:</u></b> Repair and replace parapet molding and install copper cap, replace roof membrane



above the parapet and copper cornice drip edge, repair metal oriel siding, panels, and trim, repaint security grilles black, remove paint from chimneys and repoint, clean masonry and spot point as needed. Repaint all existing trim, windows, doors black. See additional items under Design Review.

**APP # 23.1083 SE**

**507 MASSACHUSETTS AVENUE:** Emergency repair to the existing fire escape by removing & replacing all old deteriorated square head bolts with new steel bolts. Fabricate & install 6 new bracket supports. Scrape the entire fire escape & paint black.

**APP # 23.1024 SE**

**41 MILFORD STREET:** Replace six, non-original wood/aluminum clad windows with six, wood/aluminum clad windows.

**APP # 23.1098 SE**

**96 PEMBROKE STREET:** At front steps remove the existing caulking and reapply flexible caulking. Waterproof around the walkway.

**APP # 23.1090 SE**

**427 SHAWMUT AVENUE:** Remove damaged gutter and downspout at front facade and replace with new copper gutter and downspout.

**APP # 23.1062 SE**

~~**499 SHAWMUT AVENUE:** Replace two non-original wood windows with historically accurate wood windows.~~

**REMOVED BY STAFF**

**APP # 23.1060 SE**

**725 TREMONT STREET:** Upgrade existing antennas and equipment on the building rooftop with an existing wireless facility.

**APP # 23.1103 SE**

**121 WARREN AVENUE:** Repair/repoint/restore front and rear masonry facade, lintels, and sills in kind; restore front and rear mansard in kind, repair front stairs and entrance and window grates with in kind black painted iron; restore the existing front windows; repair rear fire escapes.

**APP # 23.1097 SE**

**74 WALTHAM STREET:** At front steps chip the hollow cement off and refinish in kind. Paint with Tammscoat waterproof paint to match the existing.

**APP # 23.1008 SE**

**1723 WASHINGTON STREET:** Replace 2 non-original dormer windows.

**APP # 23.1065 SE**

**159 WEST CANTON STREET:** Repair six fire escape balconies; custom fabricate and install five new bracket supports; replace a section of railings on the right 1st floor balcony. Resecure all 6 fire escape balconies with steel bolts.



**APP # 23.1027 SE**

**210 WEST CANTON STREET:** Replace two, non-original wood/aluminum clad windows with two, wood/aluminum clad windows.

**Commissioner J Freeman motioned to approve the administrative review items except for 121 Warren Avenue and Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**IV. ADJOURNMENT: 9:15 PM**

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

DRAFT