



SOUTH END LANDMARK DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

August 14, 2023

Commissioners Present: John Amodeo, John Freeman, Catherine Hunt

Commissioners Absent: None

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>

5:33 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 # 23.1104 SE

ADDRESS: 46 DARTMOUTH STREET

Applicant: Gleyson Deoliveir

Proposed work: Remove the old deck and rubber roof and install a new rubber roof and deck. *Previously reviewed at the July 5, 2023 hearing.*

Project Representative: Morgan Russom and Dennis Green 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 noted that a flat top black iron rail should be used for the proposed roof deck rails, and noted the visibility of the proposed deck due to its location on the corner at an intersection

Public Comment: There was no public comment.



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

APP # 24.0152 SE

5:54 PM

ADDRESS: O'DAY PLAYGROUND/75 WEST NEWTON STREET

Applicant: Lauren Bryant, Boston Parks and Recreation Department

Proposed work: Update to the fencing previously proposed and reviewed via application #23.1114 SE from the June 2023 hearing.

Project Representative: Lauren Bryant 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 previous playground design reviews, and suggested exploring the use of a welded wire mesh fence around the playground, and a chain link fence along the park side and basketball court.

Public Comment: There was no public comment.

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

- **WELDED WIRE MESH FENCE TO BE USED AROUND THE PLAYGROUND.**
- **CHAIN LINK FENCE TO BE USED ALONG THE PARK SIDE AND BASKETBALL COURT.**

APP # 24.0036 SE

6:17 PM

ADDRESS: TITUS SPARROW PARK/ 75 WEST RUTLAND SQUARE

Applicant: Cathy Baker-Eclipse, Boston Parks and Recreation Department

Proposed Work: Improvements to Titus Sparrow Park including landscaping, hardscaping, fencing, stormwater infiltration measures, and furniture.

Project Representative: Cathy Baker-Eclipse and Jonathan Cave 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 clarified the location and use of the ramps.

Public Comment: There was no public comment.

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

APP # 23.1153 SE

6:41 PM

ADDRESS: 14 DARTMOUTH PLACE #2

Applicant: Mark Finnegan

Proposed work: Install new vent at the front facade ground level.

Project Representative: Kelsey Gauger and Mark Finnegan 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 proposed location of the vent, and suggested exploring the use of vent bricks.

Public Comment: There was no public comment.

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

- **STAFF TO CONFIRM FINAL COLOR SELECTION**

APP # 24.0033 SE

7:04 PM

ADDRESS: 1525 WASHINGTON STREET

Applicant: Kate Mahoney

Proposed Work: Install new window signage for The Croft School.

Project Representative: Scott Given 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 quantity of the proposed signage, and suggested reducing both elements. They stated that all the logos should be



the same size. They also confirmed that the existing signage the applicant has at 1511 Washington Street is a good example to follow for layout, and that there should not be any logo on the door.

Public Comment: There was no public comment.

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

APP # 23.1196 SE

7:23 PM

ADDRESS: 138 WEST CONCORD STREET

Applicant: Herbert Zeller

Proposed Work: Install new wrought iron handrail.

Project Representative: Herbert Zeller 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 stated that a single rail should be used in the proposed new handrail. They felt the proposed design was contextual, and requested clarification on the bottom post installation.

Public Comment: There was no public comment.

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

- **SUBMIT FINAL DETAILS TO STAFF**

APP # 24.0029 SE

7:48 PM

ADDRESS: 441 SHAWMUT AVENUE

Applicant: Paul Henderson

Proposed Work: ~~Remove three 2nd floor non-historic oriel windows and replace with 2-over-2 wood exterior windows;~~ Remove three **(MOVED TO ADMINISTRATIVE REVIEW)** ~~two~~ 3rd floor non-historic windows and replace with 2-over-2 flat front wood exterior windows. Paint all windows black to match existing. *See additional items under Administrative Review*



Project Representative: Paul Henderson and Ashley Wall 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 existing flat replacement windows in the original curved frame, and appropriate replacement options.

Public Comment: Kay Perkinson stated that a more clear policy for replacing windows in the South End is needed.

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

- **APPROVE CURVED SASH REPLACEMENT WINDOWS.**
- **CONTINUE IF CURVED SASH WILL NOT BE PURSUED.**

APP # 24.0013 SE

8:19 PM

ADDRESS: 400 MASSACHUSETTS AVENUE

Applicant: Anita Huggins

Proposed Work: Removal of the existing entry vestibule and replacement with new; Installation of new signage limited to street name and number; Installation of new sconce lighting at vestibule exterior.

Project Representative: Anita Huggins and Andreas Romero 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 requested a revised presentation with building footprints that depict the existing conditions and the proposed redesign, and also requested a more modern design.

Public Comment: There was no public comment.

COMMISSIONER HUNT MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: JA, JF, CH) (N: NONE) (ABS: NONE)

APP # 24.0008 SE

8:42 PM

CITY of BOSTON

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ADDRESS: 750-R HARRISON AVENUE

Applicant: Brendan Whalen

Proposed Work: Demolition of BMC Vose Hall. Provide perimeter fencing and exterior restoration of Boston University's New Evans and Robinson Hall building facades at connection points to Vose Hall.

Project Representative: Kristi Dowd, Brendan Whalen, and Lisa Howe 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 details for securing the site post-demolition and pre-construction. The applicant stated that the site will be fenced off and be open with badge access only, and planned to have their new building proposed within 5 years of the 2021 BMC Master Plan. They also stated that the architectural salvage from the existing historic building is in mostly good condition.

Public Comment: There was no public comment.

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

II. **ADVISORY REVIEW**

144 WORCESTER STREET

9:35 PM

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

Project Representative: Pedro Lucas, Marc LaCasse, Pawel Honc, and Jas Bogel were the project representatives.

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

Discussion Topics: The Commissioners discussed design, profile, and visibility of the proposed addition.

Public Comment: Bob Barney stated his opposition for the proposal due to its visibility. Dave Herman stated his opposition for the proposal due to its visibility. Marco Petrillo stated his opposition for the proposal due to its visibility and felt it was not an appropriate design for the building.



III. ADMINISTRATIVE REVIEW

- APP # 23.1155 SE** **103 APPLETON STREET:** Repair and replace small roof/portico above front door with in kind materials and same design.
- APP # 23.1201 SE** **69 CHANDLER STREET:** Replace non-original windows with aluminum clad windows.
- APP # 23.1200 SE** **73 CHANDLER STREET:** Replace non-original windows with aluminum clad windows.
- APP # 24.0028 SE** **508 COLUMBUS AVENUE:** Repair front steps in kind with Mimic to retain bullnose profile, and repaint with Benjamin Moore HC69.
- APP # 24.0156 SE** **529 COLUMBUS AVENUE:** Repair dormer trim in-kind.
- APP # 23.1190 SE** **5 CONCORD SQUARE #3:** Replace 6 non-original wood windows at the mansard level in-kind with new 2-over-2 aluminum-clad windows.
- APP # 24.0019 SE** **16 BRADDOCK PARK:** Replace 5 existing non-original windows at the 2nd and 3rd floor with new wood windows in-kind. Remove asphalt shingles and replace with slate.
- APP # 23.1152 SE** **14 DARTMOUTH PLACE #2:** Remove two (2) non-original aluminum windows on the front façade and install two-over-two, double-hung wood window sashes with true divided lights and wood brick molds all with a black painted finish to match the original. Remove basement level glass block windows and install one (1) fixed sash set traditional wood window with three (3) panes.
- APP # 24.0035 SE** **401 MASSACHUSETTS AVENUE:** Repair dormer in kind.
- APP # 24.0017 SE** **30 MILFORD STREET:** Repair front steps in kind. Remove damaged brick and reinstall with recycled bricks to match damaged bricks next to the entryway under the stoop.
- APP # 24.0023 SE** ~~**116 PEMBROKE STREET:** Replace 1 non-original 2-over-2 window with new 2-over-2 wood window. See additional items under Design Review~~ **Removed by Staff.**
- APP # 23.1154 SE** **48 RUTLAND SQUARE:** Remove the rubber roof above the stoop and replace in-kind, with copper flashing around the perimeter.
- APP # 23.1110 SE** **427 SHAWMUT AVENUE:** Paint door and door frames to match existing.
- APP # 24.0029 SE** **441 SHAWMUT AVENUE:** Replace copper gutter in-kind. Remove three 2nd floor non-historic oriel windows and



- replace with wood exterior ~~2-over-2~~ windows; remove one 3rd floor non-historic window and replace with 2-over-2 flat front wood exterior window **MOVED FROM DESIGN REVIEW**. See additional items under Design Review
- APP # 23.1062 SE** **449 SHAWMUT AVENUE:** Replace two, non-original wood windows with historically accurate wood windows.
- APP # 24.0007 SE** **14 UNION PARK:** Replace three, non-original windows with wood windows.
- APP # 24.0010 SE** **14 UNION PARK:** Repair the Front and Rear Dormers in kind. Rotten and Deteriorated Trim will be replaced with Dimensionally identical Hard Wood Trim. Storm Windows will remain, and existing windows will be repaired.
- APP # 23.1156 SE** **41 UPTON STREET:** Replace rear mansard shingle roof and trim around the dormer windows in kind; Remove aluminum gutter and replace with a custom copper gutter.
- APP # 23.1147 SE** **54 WALTHAM STREET:** At front of building spot point, repair lintels and sills in kind.
- APP # 23.1144 SE** **70 WALTHAM STREET:** Chip the hollow cement off the front stairs and refinish in kind. Paint with Tammscoat waterproof paint to match the masonry.
- APP # 24.0027 SE** **136 WEST CANTON STREET:** Install new roof deck.
- APP # 23.1180 SE** **188 WEST CANTON STREET:** Paint, repair & repoint the bricks. Existing brick is already painted. Paint and repair rotted wood trim.
- APP # 23.1138 SE** **197 WEST CANTON STREET:** Repair existing iron railing in-kind.
- APP # 23.1157 SE** **140 WEST CONCORD STREET:** Remove front and rear mansard copper gutters and trim and replace with new slate copper gutters and trim in kind. Repoint any lost mortar in kind.
- APP # 24.0016 SE** **20 WORCESTER SQUARE:** Repair decorative brownstone molding around front entranceway in-kind to match original profile.
- APP # 24.0022 SE** **YARMOUTH STREET @ COLUMBUS AVENUE:** Replace brick sidewalks in kind and make ADA compliant. Pedestrian ramps will be made ADA compliant with in-kind materials and red detectable warning panels.



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

IV. RATIFICATION OF 7/5/23 MEETING MINUTES, 8/3/23 SUBCOMMITTEE MINUTES

COMMISSIONER HUNT MOTIONED TO APPROVE THE 7/5/23 MEETING MINUTES, AND 8/3/23 SUBCOMMITTEE MINUTES. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: JA, JF, CH) (N: NONE) (ABS: NONE)

V. STAFF UPDATES

VI. ADJOURNMENT: 10:30 PM

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

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