



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

OCTOBER 1, 2024

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Catherine Hunt, Chris DeBord, Felicia Jacques.

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 Violation application.

I. VIOLATION

APP # 25.0256 SE

ADDRESS: 16 BOND STREET

Applicant: Mark Van Brocklin

Proposed Work: Replace facade brick with new. VIO #24.898.

PROJECT REPRESENTATIVES: Mark Van Brocklin was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and photographs of the property from the 1970s .

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the previous Commission approval and provisos, the proposed size and material of the new brick, an overview of the changes to the facade from the last



approval, the disposal of the old brick, and a summary of the Masons brick assessment.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the existing bricks could be repaired rather than replaced, the existing and proposed alignment of the brick courses, details regarding the mortar thickness and brick size, which portions of the facade are original and replacement, and the visibility of the existing bricks.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO RATIFY THE APPLICATION AND REMAND TO STAFF. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CH, FJ, JF, CD, JA)(N: NONE)(ABS: NONE).

II. DESIGN REVIEW

APP # 25.0005 SE

ADDRESS: 587 ALBANY STREET

Applicant: Jacob Simmons

Proposed Work: *Continued from the 8/6/24 SELDC Public Hearing.* Erect a new building.

PROJECT REPRESENTATIVES: Jacob Simmons and Andrew Curtis were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, elevation, plan, and section details, street perspective images, demolition elevations, and proposed materials palette.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, whether the existing bricks could be salvaged, details regarding the proposed new brick, the previously approved design, proposed demolition plans, proposed window materials and configuration, proposed materials and dimensions of railings for Juliet balconies.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing condition of the front facade, areas existing brick could be salvaged, whether the new brick could match the existing brick, portions of the building that will be demolished, the location of the proposed balconies, the



proposed materials for Juliet balconies railings and windows, whether a spacer bar will be placed in between windows, details regarding the alignment of the brick and terracotta on the sidewall, proposed rooftop mechanicals, and district guidelines regarding new construction in the Protection Area.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CH, FJ, JF, CD, JA)(N: NONE)(ABS: NONE).

- Details of alignment of brick and terra cotta on the side wall submitted to staff for review
- Details on railings for balconies submitted to staff for review
- Roof plan with mechanicals submitted to staff for review + staff site visit
- On site material mock-ups with staff to review
- Canopy, windows and stucco color also to staff for review

APP # 25.0235 SE 53 RUTLAND STREET WITHDRAWN BY STAFF

APPLICANT: Jacob Schuman

PROPOSED WORK: ~~Build electric sauna on existing roof deck.~~

APP # 25.0177 SE 460 MASSACHUSETTS AVENUE WITHDRAWN BY STAFF

APPLICANT: Christian Santos

PROPOSED WORK: ~~Replace 4 mansard level windows, reshingle roof, replace fascia and soffit.~~

COMMISSIONER HUNT LEFT THE MEETING.

APP # 25.0237 SE

ADDRESS: 25 DWIGHT STREET

Applicant: Norberto León

Proposed Work: ~~Replace 7 vinyl windows with new vinyl windows~~ moved to administrative review; reopen 1 previously existing window well and install new egress areaway, ~~replace existing roof deck in existing footprint~~ moved to Administrative Review, install new stoop door. See additional items under Administrative Review.

PROJECT REPRESENTATIVES: Norberto León was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing conditions photographs, historic photographs, proposed partial plans and floor plans, and elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



conditions, existing egress areaways, proposed improvements to the existing area, the proposed materials and configuration of windows, the proposed doors, the proposed garden railing, similar areaways in Dwight Street, code requirements for egress, and the existing paved garden area.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the appropriate material for the top window well egress, the Commission policy regarding window wells, the proposed materials for new door, and recommendations for the coping.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: FJ, JF, CD, JA)(N: NONE)(ABS: NONE).

- *The coping for the window well will match the existing brownstone.*

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

III. ADVISORY REVIEW

APP # 25.0048 SE

ADDRESS: 95 BERKELEY STREET

Applicant: Maxwell Luthringer

Proposed Work: Proposed office-to-residential conversion including a vertical expansion of up to four residential floors.

PROJECT REPRESENTATIVES: Rich Kershaw, Phillips Casey, Maxwell Luthringer, David Vasserman were the project representatives.

DOCUMENTS PRESENTED: Documents presented included previous addition floor plans, proposed floor plans, and images of design approaches.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, previous and proposed massing footprints, a summary of the Commission's previous comments during the Advisory Review, visibility of the proposed work, sightline perspective images, details regarding the different design approaches, the proposed materials for each design approach, an overview of the plans to reduce the visual impact of the four-story addition, the proposed dimensions of the setback on Berkeley and Chandler Street, the proposed materials



and dimensions of the new addition, details regarding the latest floor plan, and the proposed square footage of the addition.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the possibility of adding more stories to the proposed addition, the proposed addition setback, the proposed materials for the new addition, whether the facade aligned with neighboring buildings, and details regarding the rooftop mechanicals.

APP # 25.0238 SE

ADDRESS: 35 BRADFORD STREET

Applicant: Christopher Barry

Proposed Work: Create an addition to an existing single-family house with garage.

PROJECT REPRESENTATIVES: Christopher Barry, Campbell Edlund, were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, reference images of historic photos, proposed elevation drawings, and rendering images.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the original confirmation of the existing windows, the existing and proposed materials for the windows, an overview of the Italianate style roofs, similar original wood storefronts in the South End, the current alignment of existing windows and doors, proposed materials, details regarding the existing party wall, and the proposed outdoor deck space.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposed materials, details regarding the roof line between the garage and carriage house, plans and details regarding the hipped roof, the proposed massing of the addition, and the proposed window configuration and placements.

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0208 SE

103 APPLETON STREET: Emergency repair due to corbel



falling - cut out rotten soffit which caused corbel to fall, replace with like material on the soffit and reinstall existing corbel. Color-match the existing historical color and paint to match.

APP # 25.0158 SE

25 BRADDOCK PARK: Repoint facade in-kind, seal walkway and masonry.

APP # 25.0186 SE

298 COLUMBUS AVENUE: Replace existing non-original 1-over-1 replacement window with new 2-over-2 aluminum-clad window. Repair existing front door in-kind, paint black, replace hardware.

APP # 25.0268 SE

510 COLUMBUS AVENUE: Emergency repair due to leaks - repair rotted sills in kind as well as the wood and crown molding at the upper dormer roofline.

APP # 25.0163 SE

2 CLARENDON STREET: Remove existing french doors and replace in-kind with new wood doors to match existing.

APP # 25.0237 SE

25 DWIGHT STREET: Repoint facade in-kind, restore existing wood front door in-kind, repair lintels and sills along with front stoop in-kind and paint Benjamin Moore HC69, restore 4 original curved-sash windows in-kind, replace non-original front railing with historically accurate replacement, install new copper gutters and downspouts, replace existing roof deck in existing footprint (*Moved from Design Review*). Replace 7 vinyl windows with new vinyl windows (*Moved from Design review*). See additional items under Design Review.

APP # 25.0243 SE

459 MASSACHUSETTS AVENUE: Replace existent copper gutter in-kind and repair fascia.

APP # 25.0226 SE

30 MONTGOMERY STREET: Repoint front facade in kind; repair and paint lintels and sills in kind; repaint entryway in kind; install new copper gutter and copper panels on dormer shelf; replace rotted trim at dormer and paint, color to match existing; repair and paint wood entablature. Replace slate shingles on mansard in kind. Replace vinyl windows at dormer with new Pella wood windows, painted black. Install new storm windows.

APP # 25.0216 SE

23 RUTLAND SQUARE: Repaint facade to match original historic color.

APP # 25.0231 SE

48 RUTLAND STREET: Replace dormer casings, fascia, and cornice in-kind with wood and paint to match existing windows.

APP # 25.0209 SE

66 RUTLAND STREET: Strip and re-roof asphalt shingles, new shingles to match style and color as neighbor's roof.

APP # 25.0240 SE

516 TREMONT STREET: Replace aluminum-framed windows at Levels 2 through 6, including doors at level 6, to match existing.

APP # 25.0248 SE

575 TREMONT STREET: Correction and construction of the



- metal bay with the proper and proportionate panel; pant to match existing.
- APP # 25.0239 SE** **767 TREMONT STREET:** Cut and repoint, mortar to match existing.
- APP # 25.0220 SE** **52 UNION PARK STREET:** Emergency repair due to leaks - lower roof drain and main downspout.
- APP # 25.0236 SE** **1200 WASHINGTON STREET:** Install privacy screen and shade pavilion at roof, renewing previous approval #22.0657 SE
- APP # 25.0195 SE** **139 WEST CONCORD STREET:** Emergency repair due to leaks - remove leaking skylight and return the roof to its original condition. Shingles to match in kind.
- APP # 25.0233 SE** **207 WEST NEWTON STREET:** Install FDC equipment as required by code.
- APP # 25.0165 SE** **37 WORCESTER STREET:** Emergency repair - replace (2) windows with (2), two-over-two, wood, bow front windows.

COMMISSIONER JACQUES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: FJ, JF, CD, JA)(N: NONE)(ABS: NONE).

V. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 9/3/24 meeting minutes.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: FJ, JF, CD, JA)(N: NONE)(ABS: NONE).

VI. STAFF UPDATES

Gabriela Amore, Preservation Planner, discussed rescheduling the November 5, 2024 South End hearing to November 6, 2024 due to Election Day.

Rachel Ericksen, Preservation Planner, announced that Kathy Kottaridis is the new Director of the Office of Historic Preservation who will be joining the office in December.

VII. ADJOURN - 7:40 PM

COMMISSIONER FREEMAN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER JACQUES SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR OF ADJOURNMENT.