



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

AUGUST 6, 2024

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

5:34 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 #24.1114 SE

ADDRESS: HARRISON AVENUE

Applicant: Elisa Arriaga

Proposed Work: In the South End Protection Area - roadway and streetscape improvements along the portion of Harrison Avenue between East Berkeley Street and Herald Street.

PROJECT REPRESENTATIVES: John Monacelli with the Streets Cabinet was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to change the roadway and streetscape along the portion of Harrison Avenue between East Berkeley Street and Herald Street.



DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs, plans, and details for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the purview of the SELDC, details about the proposed work, the current conditions of the roadways and streetscape, plans for reconstruction, and details about removals and replacements.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the current conditions of the Mullins Way, East Berkeley Street, Traveler Street, and Herald Street intersections, whether the areas were subject to sea level changes, and details regarding the proposed work.

PUBLIC COMMENT: During the public comment period, Ted Pietras, offered comments regarding parking and double parking within an intersection.

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

~~APP # 25.0046 SE—MOVED TO ADMINISTRATIVE REVIEW~~

~~260 SHAWMUT AVENUE~~

~~Applicant: Monika Pauli~~

~~Proposed Work: Install new signage.~~

~~APP # 24.1136 SE—MOVED TO ADMINISTRATIVE REVIEW~~

~~428 MASSACHUSETTS AVENUE~~

~~Applicant: Patti Rossetti~~

~~Proposed Work: Install new signage.~~

APP # 25.0035 SE

ADDRESS: 21 WELLINGTON STREET

Applicant: Fraser Allan

Proposed Work: Replace non-original windows with new wood windows.

PROJECT REPRESENTATIVES: David Freed was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace non-original windows with new wood windows.



DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs, existing and proposed elevations plans, and window details.

DISCUSSION TOPICS: Discussion topics included plans for the replacement of the front and rear windows, an overview of products and materials for the proposed work, and the window configuration and dimensions of the existing and proposed windows.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility of the proposed work from a public way, the history of this building and similar buildings in the South End, the purview of the Commission regarding rear elevations, and the window configuration of the existing and proposed windows.

PUBLIC COMMENT: During the public comment period, Chris O'Neil, offered comments regarding similar styled properties located near 21 Wellington Street.

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

APP # 25.0020 SE

ADDRESS: 1033-1055 WASHINGTON STREET

Applicant: Ronald M. Druker

Proposed Work: Located in the South End Protection Area - proposal to demolish existing one-story commercial industrial building built in 1972. Construction of two life science/office buildings approximately 150 feet in height, plus 20 feet of mechanicals as well as two levels of below-grade parking.

PROJECT REPRESENTATIVES: Barbara Boylan, Ronald Druker, David Manfredi, Christian Gallevo, Doug Kelleher, Ian Donning and Harry Collins were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to demolish an existing one-story commercial industrial building and construct two life science/office buildings as well as two levels of below-grade parking.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs, building sections, existing and proposed site and floor plans, and perspective and map images.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and history of the building, a summary of feedback received from neighborhood and business associations, the approvals received from the BPDA and other city agencies, the SELDC guidelines regarding the protection area, zoning requirements, dimensions of the mechanical equipment, proposed demolition plans, the existing and proposed pedestrian pathways, plans for the vehicular parking area.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions, the proposed landscape additions, whether the existing building is a historic building, the proposed height of the mechanical equipment and screening, the demolition plans, and an overview of the Commission's purview in the protection area.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

David Goldman, spoke in support of the proposed demolition.

Aaryn Manning, spoke in support of the proposed demolition.

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

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

APP # 25.0005 SE

ADDRESS: 587 ALBANY STREET

Applicant: Jacob Simmons

Proposed Work: In the South End Protection Area - Demolish the existing facade.

PROJECT REPRESENTATIVES: Josh Fetterman, Andrew Curtis, Dan Artega and Jeremiah O'Neill were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to demolish an existing facade.

DOCUMENTS PRESENTED: Documents presented included a presentation



consisting of existing conditions photographs, existing and proposed street elevations and site and plot plans, proposed material palettes, and street perspective images.

DISCUSSION TOPICS: Discussion topics included the current and previous owners, the existing conditions, a summary of the site visits and decisions made by the SELDC, the structural report, plans to retain the three story front facade, restoration and repair plans, the proposed material and finishes palettes, the new construction design, and the demolition process.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the site visits conducted by the Commission, the existing conditions, the dimensions and configuration of the windows, the proposed material and finishes palette, plans to preserve and reconstruct the facade, the structural findings, the demolition process, the demolition approval, comments noting that this is a contributing building.

PUBLIC COMMENT: There were no public comments.

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

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

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

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

II. ADVISORY REVIEW

APPLICATION: 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: Adam Cuomo and Richard Kershaw were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to convert an office building to residential and add up to four residential floors.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs, proposed material palettes, aerial photographs, context and case study photographs, building section, setback, and visibility diagrams.

DISCUSSION TOPICS: Discussion topics included the existing conditions, the current owners, properties within the district that are over seventy feet, the history of the building and architectural style, an overview of the BPDA office to residential conversion program, the SELDC guidelines, the height of the existing building, plans and details for the four story addition, structural engineer findings, massing details for the existing and proposed addition, the proposed setback, and the proposed material palette.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions, height of the proposed addition and mechanical equipment, lateral bracing, changes to the existing facade, which aspects of the building are residential and commercial.

PUBLIC COMMENT: There were no public comments.

APP # 24.0849 SE

ADDRESS: 770 TREMONT STREET

Applicant: Gregory McCarthy

Proposed Work: Proposed 4 story mixed use building maintaining existing building with 2 story addition. Renovate facade on West Springfield Street and Tremont Street.

PROJECT REPRESENTATIVES: Gregory McCarthy and Bryan Mulligan were the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to renovate a facade and to add a two story addition to the existing building.

DOCUMENTS PRESENTED: Documents presented included a presentation consisting of existing conditions photographs and proposed elevations.



DISCUSSION TOPICS: Discussion topics included the existing conditions, current and previous owners, the two story addition that was previously approved by the Zoning Board of Appeals, the history of the building, original openings within the building, the existing and proposed windows and dormers, the proposed material palettes.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions, the architectural style and significance of the building, the proposed plans, the commercial space in the building, the townhouse attached to the original building the continuation of the mansard roof and dormers.

PUBLIC COMMENT: There were no public comments.

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

III. ADMINISTRATIVE REVIEW

- APP # 25.0049 SE** **69 APPLETON STREET:** Remove existing slate, repair, replace existing slate to match existing design and color, repair rotted trim in kind.
- APP # 25.0040 SE** **103 APPLETON STREET:** In kind repair of front steps and underside of front steps with in kind materials, to include bullnose shaping to match original profile. Product used is Mimic with brownstone coloring. Prime and paint front steps and underside of front steps with Benjamin Moore HC69.
- APP # 24.0985 SE** **150 APPLETON STREET:** Replace 5 non-original aluminum clad windows in-kind with new aluminum clad windows.
- APP # 25.0037 SE** **36 CLAREMONT PARK:** Remove the three first floor non-original windows on the front facade and replace with one-over-one double hung wood, aluminum clad Pella windows of the same size with dark brown painted finish and dark colored half-screens.
- APP # 25.0026 SE** **553 COLUMBUS AVENUE:** Remove existing roof deck and replace with composite decking and black metal railings; Replace front stoop above front door in kind.
- APP # 24.1168 SE** **2 DARTMOUTH STREET:** Modify existing small cell site and pole replacement.
- APP # 24.1140 SE** **61 DWIGHT STREET:** Repair dormers in-kind with wood, and reclad with dark green metal cladding.
- APP # 25.0034 SE** **44 EAST SPRINGFIELD STREET:** Repoint front facade In kind. Restore all brownstone sills and lintels using Mimic with



APP # 25.0019 SE

brownstone coloring to match the original profile. Prime and paint sills and lintels with Benjamin Moore HC69.

22 GREENWICH PARK: Repair front steps in kind to include bullnose shaping to match original profile. Prime and paint front steps, sidewalls to steps and garden wall with Benjamin Moore HC69.

APP # 25.0044 SE

4 HAVEN STREET: Replace existing windows with Marvin Ultimate wood 6/6 double hung windows in existing openings. Replace existing bubble roof hatch with new low profile flat glass roof hatch. Replace existing gutters and downspouts in the rear of the building with dark metal gutters and downspouts.

APP # 24.1136 SE

428 MASSACHUSETTS AVENUE: Install new signage. **Moved from Design Review**

APP # 25.0029 SE

459 MASSACHUSETTS AVENUE: Emergency repair due to leaks - remove existing damaged bricks at the front bay window, repair area, repair and replace masonry in kind, repair roof damage on top of the front bay window in kind as needed.

APP # 25.0018 SE

660 MASSACHUSETTS AVENUE: Repoint facade, repair roof and replace shingles in-kind.

APP # 25.0042 SE

34 MONTGOMERY STREET: Repoint front facade with Type O mortar.

APP # 24.1169 SE

13 RUTLAND SQUARE: Replace flat roof with EPDM roofing, replace asphalt shingles with new in-kind.

APP # 24.1198 SE

2 SAINT CHARLES STREET: Repair stairs and repaint with Benjamin Moore HC69 to match original historic masonry, repoint facade and refinish lintels and sills in-kind.

APP # 25.0046 SE

260 SHAWMUT AVENUE: Install new signage. **Moved from Design Review**

APP # 25.0024 SE

486 SHAWMUT AVENUE: Emergency repair - repointing.

APP # 24.1167 SE

496 TREMONT STREET: Modify existing small cell site and pole replacement.

APP # 25.0017 SE

16 UNION PARK STREET: Repoint at front facade, mortar to match existing.

APP # 25.0025 SE

163 WARREN AVENUE: Replace three windows at mansard level.

APP # 25.0035 SE

21 WELLINGTON STREET: Restore existing front doors; Clean Masonry and repair in kind, re-paint masonry w. Ben Moore Abington Putty HC-99; Repoint brick including chimneys; Repair chimneys in kind as required; Remove rear fire escape. *See additional items under Design Review.*

APP # 24.1157 SE

178 WEST BROOKLINE STREET: Emergency repair - roof replacement only.

APP # 24.1142 SE

161 WEST CANTON STREET: Replace 11 two-over-two windows at the front façade and 1 two-over-two window at the



rear façade with historically accurate two-over-two wood, true divided light, black painted windows. Repair, replace and repaint (black) brickmold as needed. Repair and repoint at sills and brickwork as needed. Match color of existing. Replace deteriorated asphalt shingles and flashing at the mansard roof with stepped copper flashing and slate shingles in Sea Green, fishtail pattern. Remove 2 existing rooftop mechanical units and install 4 new rooftop mechanical units.

APP # 24.1177 SE

195 WEST CANTON STREET: Replace 3 non-original windows with new wood double-hung two-over-two windows, replace window trim with new wood to match historic profile.

APP # 24.1137 SE

158 WEST CONCORD STREET: Repoint front facade with type N mortar, clean bricks with light duty restoration cleaner, apply masonry sealant, restore lintels and sills in-kind to match historic masonry, repaint window trims and soffit, repair front windows in-kind and repaint to match existing.

APP # 25.0032 SE

207 WEST NEWTON STREET: Replace shingles in-kind as needed, repair fire escape in-kind, fix roofing material with black rubber, restore existing wood corbels, restore existing transom and curved sash windows at 3rd floor and replace trim with new material to match existing historic profile, replace windows at 2nd and roof level and repoint facade as needed in-kind, restore front entry door, replace front cement walkway with brick.

APP # 24.1134 SE

30 WORCESTER SQUARE: Replace non-original windows with aluminum two-over-two windows.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

IV. NEW BUSINESS: OUTDOOR DINING STANDARDS AND CRITERIA

The discussion regarding the adoption of the Back Bay Architectural District Outdoor Dining Standards and Criteria was postponed.

V. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 7/2/24 meeting minutes.



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

VI. STAFF UPDATES

Felicia Jacques has departed.

VII. ADJOURN – 10:05 PM

COMMISSIONER HUNT MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FREEMAN SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.

DRAFT