



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

**SEPTEMBER 3, 2024**

**COMMISSIONERS PRESENT:** *Chris DeBord, Catherine Hunt, Felicia Jacques.*

**COMMISSIONERS ABSENT:** *John Amodeo and John Freeman.*

**STAFF PRESENT:** *Rachel Ericksen, Preservation Planner and Sarah Lawton, Preservation Assistant.*

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks).

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**5:37 PM:** Commissioner Hunt called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction she called the first Design Review Application.

**I. DESIGN REVIEW**

**APP # 25.0156 SE**

**ADDRESS: 14 GREENWICH PARK**

Applicant: Zachary Millay

Proposed Work: Construct new window well egress at garden level window.

**PROJECT REPRESENTATIVES:** Zachary Millay was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, egress code requirements, existing and proposed dimensions and materials, the final project, a summary of the recommendations provided by the Commission, the visibility of the proposed work, the district policy regarding



window wells, and details regarding the proposal to construct a new window well egress.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the existing conditions, the existing and proposed dimensions and materials, the location of the cap, and whether the cap should be required.

**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: CD, CH, FJ,)(N: NONE)(ABS: NONE).**

- *Paint well with HC 69*
- *Use brownstone cap*

**APP # 25.0145 SE**

**ADDRESS: 4-6 EAST SPRINGFIELD STREET**

Applicant: Greg McCarthy

Proposed Work: Construct new 1-story rooftop addition with new roof deck and mechanicals, restore non-original front entry to a previous historic iteration.

**PROJECT REPRESENTATIVES:** Bryan Mulligan and Greg McCarthy were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included a presentation consisting of existing conditions photographs, elevations, views, and drawings for the proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the project history and current timeline, the existing configuration of the building on the interior and exterior, the proposed dimensions of the ceiling, windows, and the additions, an overview of the changes to the proposal since the original design, a summary of the recommendations provided by the Commission, the visibility of the proposed work, the proposed roof deck and details regarding the plans for the front entryway and rooftop.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions, whether the property is residential or commercial, and comments about the proposed changes to the front entryway and rooftop.



**PUBLIC COMMENT:** Steve Jerome, submitted written comments about historic photographs.

**COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: CD, CH, FJ)(N: NONE)(ABS: NONE).**

- *Remanded design of first story - removal of the middle wall at the entryway - to a subcommittee of Commissioners DeBord and Commissioner Jacques.*
- *Removal of roof deck from scope of work.*
- *Remanded the following to staff:*
  - *Final approval of materials including bricks and lintels requiring an on site mock up.*
  - *Final cut sheets for windows and new doors.*
  - *Final plans at 75% completion or greater.*
  - *A plan explaining how the new story will be integrated into the original building and what will be done to preserve the original building.*

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

## **II. ADMINISTRATIVE REVIEW/ APPROVAL**

**COMMISSIONER JACQUES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: CD, CH, FJ)(N: NONE)(ABS: NONE).**

## **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Ratification of 8/6/24 meeting minutes.

**COMMISSIONER DEBORD MOTIONED TO APPROVE THE MINUTES. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: CD, CH, FJ)(N: NONE)(ABS: NONE).**

## **III. STAFF UPDATES**

Rachel Ericksen, offered an update on the Outdoor Dining.

## **IV. ADJOURN – 6:45 PM**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

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

DRAFT