



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

South End Landmark District Commission Public Hearing Minutes

Boston City Hall, Fifth Floor, Piemonte Room
Boston, Massachusetts, 02201

May 1, 2018

Design Review Hearing

Commissioners Present: John Amodeo, John Freeman, Peter Sanborn, Diana Parcon, Catherine Hunt

Staff Present: Nicholas Armata; Preservation Planner; Kristian Boschetto, Preservation Assistant

5:35 PM Commissioner Amodeo called the public hearing to order.

18.1103 SE 163 West Newton Street

Representatives: Marek Kyter, Contractor; Lawrence Barnell

Proposed Work: Ratification of unapproved windows installed at front façade.

The applicant presented pictures of the unapproved windows as well as pictures of the windows that had been removed.

The Commission discussed the condition of the windows that had been removed. Staff noted that they had seen the windows being removed without a permit and that the windows were in a repairable condition. The Commission discussed the configuration of the replacement windows and noted that there was only an interior muntin bar. The Commission told the applicant that if the windows were repairable, even if they weren't original, it is preferable that they are restored and repaired. They also noted that if replacements were necessary, they would have to meet the standards and follow the historic configuration.

In conclusion the application was denied without prejudice. C.Hunt initiated the motion and J. Freeman seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

18.733 SE 232 West Canton Street

Proposed Work: Continuation of application heard on 1/2/2018 regarding re-building the light well at front garden.

Representatives: Philip Hresko, Architect

The applicant presented photographs of the existing conditions, photographs of light wells in the neighborhood, architectural drawings of the proposed light well, and a rendering of the proposed work.

The Commission discussed that there was clear evidence of a previous light well at this property. They asked whether there would be a hatch at the surface of the walk, and the applicant showed that there would be a grill made of galvanized steel. The Commission discussed the material of the wall cap, noting that the granite cap should be flush with the grade so it does not stand out. They suggested that the width of the cap be no more than 4 inches. The Commission expressed some concern with the configuration of the door, and asked that it be made to look more so like a window.

In conclusion the application was approved with the following provisos. J. Freeman initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

- Adjust the detail of the cap to be no more than 4” in width;
- Submit shop drawings of window details and cap to staff for approval.

18.1028 SE 543 Massachusetts Avenue, Unit #5

Representatives: Ben Mandelbraut; J. Mandelbraut

Proposed Work: At rear façade, connect existing dormers to create one unified dormer above the cornice. (*See also Administrative Review work below*).

The applicant presented existing condition photographs on the interior and exterior, photographs of other connected dormers in the district, and detailed drawing and specifications of the proposed dormer expansion.

The Commission discussed that many of the dormer expansions in the South End are not original to the building and may have never been approved, but that their proposal follows the guidelines. The Commission asked for the details of the dormer, including the dimensions of the set back. Additionally they discussed whether there should be slate on the front of the dormer and if there was precedence for that in the district. The Commission commended the applicant on their thorough presentation and voiced no objections to the project.

Public testimony was called for and Chris Jenter, another resident of 543 Massachusetts Avenue, voiced his support for the project. Andreas Wang, a resident of West Springfield Street, also voiced his support of the proposal.

In conclusion the application was approved as presented. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

18.1025 SE 36 Dwight Street

Representative: John Moran, Attorney

Proposed Work: At front façade replace non-historic garden fence.

The applicant presented photographs of the proposed fencing design and material.

The Commission discussed the material of the curbing and the spacing between the pickets. The Commission suggested reducing the space between the pickets to 4” so that the density of the fencing improves. The Commission also suggested that the curbing be repaired and repainted so that there is no evident damage left from the previous fencing.

In conclusion the application was approved with the following provisos. J. Freeman initiated the motion and P. Sanborn seconded the motion. The vote was 4-0 (JA, JF, DP, PS; Recused: CH).

- Reduce spacing of the pickets to 4”;
- Repair and repaint the curb in a color that is approved by staff.

18.1131 SE 40 Berkeley Street

Representatives: David Snell; Morgan Pierce

Proposed Work: Construct new front-lit signage on top of canopy within courtyard.

The applicant presented existing condition photographs, photographs of similar signage, and renderings of the proposed signage.

The Commission discussed whether the applicant decided to do a full hang. The Commission posed no objections to the proposed work and noted that the applicant responded to all of the comments very well.

In conclusion the application was approved as submitted. C. Hunt initiated the motion and P. Parcon seconded the motion. The vote was the vote was 5-0 (JA, JF, CH, DP, PS).

18.1052 SE 51 Gray Street

Representative: Chris Prudhomme; Catherine Stehman

Proposed Work: Construct a new roof deck and hatch.

The applicant presented photographs of the existing conditions and the mock-up, a satellite map of the street, and detailed drawings of the proposed decking.

The Commission discussed the visibility of the proposed decking, and noted that the deck will only be visible from a small slot view. The Commission voiced their concern for the composite decking material proposed and suggested that the applicant use a metal/steel railing painted black for what is visible. They noted that the applicant can use the composite material at the points that are not visible.

In conclusion the application was approved with the following provisos. J. Freeman initiated the motion and D. Parcon seconded the motion. The vote was the vote was 5-0 (JA, JF, CH, DP, PS).

- Use a steel railing painted black on the visible portion of the roof deck.

18.1135 SE 155 Warren Avenue

Representative: Dave Madson

Proposed Work: At front façade garden level, lower window sill to bring egress code compliant.

The applicant presented existing condition photographs, photographs of other light wells within the district, and drawings and renderings of the proposed lowered sill.

The Commission discussed the dimensions and specifications of the window well, and asked if there would be a grate installed over the top. They recommended that the shape of the well be concentric with the bow of the building. The Commission asked whether there was a ladder being installed and if it was required by code. The applicant confirmed that there was a ladder but that it is only required if the well is 46" or deeper. The Commission noted that the window well is only being approved as a mode of egress to meet code and that it shall not set a precedence.

In conclusion the application was approved with the following provisos. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was the vote was 5-0 (JA, JF, CH, DP, PS).

- The edge of the window well should be curved to the bow of the building;
- Top of the cap shall be four inches wide.

Administrative Review/Approval

Approved As Applied - The vote was 5-0 (JA, JF, CH, DP, PS).

Work that staff reviewed (conforms to standards and criteria) for administrative approval:

- 18.1127 SE 150 Appleton Street: At front façade garden level, replace 2 aluminum non-historic 2/2 windows with 2/2 wood clad windows. Brick mould to be replaced in kind.
- 18.1129 SE 138 Chandler Street: At front façade, replace 4 non-historic wood double hung windows with all wood with proper pane configuration (2/2 on full size and 1/1 on side lights)
- 18.1175 SE 287 Columbus Avenue: Replace existing worn fabric banners with new banners. Hardware to remain unchanged.
- 18.1141 SE 380 Columbus Avenue: At front façade remove existing non-historic flashing and gutters and replace with copper flashing and gutters.
- 18.1151 SE 13 Concord Square: At front façade 4th Floor, replace 4 non-historic 6/6 wood clad windows with 4 wood clad windows with correct historic pane configuration; (2/2 for the 2 full sized windows and 1/1 for two side windows).
- 18.1143 SE 29 Dwight Street: At front façade, reopen and enlarge existing window well, restore existing historic front door, install a new stoop door underneath the front staircase. Repair sills and lintels and paint using BM HC-69 in kind. Repoint façade and repair historic fence in kind. At front façade, replace 12 existing non-historic aluminum clad windows with aluminum clad 2/2.
- 18.1025 SE 36 Dwight Street: Repair and paint front staircase in kind (*See also Design Review Hearing work above*).
- 18.1132 SE 30 East Concord Street: Replace the following items in kind: wood panel cladding on penthouse; wood edge of roof, individual damaged slate shingles on mansard roof. Rebuild existing masonry chimney in kind, paint metal at tops of dormers to match existing.

- 18.1107 SE 465 Massachusetts Avenue #2: At front façade, second floor, replace 2 non-historic aluminum 2/2 windows with aluminum clad wood windows 2/2. Brick moulds will be replaced in kind.
- 18.1106 SE 465 Massachusetts Avenue #3: At front façade, second floor, replace 5 non-historic aluminum 2/2 windows with aluminum clad wood windows 2/2. Brick moulds will be replaced in kind.
- 18.1028 SE 543 Massachusetts Avenue: At rear façade dormer, install 1 new 2/2 double hung true divided light wood windows. Wood and brick moulds all painted to match historic style (See also Design Review Hearing work above).
- 18.1189 SE 128 Pembroke Street: At front façade, repoint brick and replace trim surrounding dormers in kind.
- 18.1134 SE 78 Rutland Street: At front façade garden level, replace 2 white 1/1 vinyl windows with 2 new 2/2 wood windows.
- 18.1104 SE 312 Shawmut Avenue: At front façade 5th floor, replace 1 wood window with 2/2 JB Proper Bostonian true divided lite wood window.
- 18.1177 SE 147 Warren Avenue: At front façade, second and third floor, replace 6 wood non-historic windows in kind with 2/2 wood windows.
- 18.1128 SE 191 West Canton Street: At front façade 3rd floor, replace 1 non-historic 1/1 aluminum clad double hung windows with aluminum clad double hung window. The window will be 2/2. and the side lights will be 1/1 to match historic construction. Remove siding and shingles from head house and replace with wood shingles. Reconstruct roof deck.
- 18.935 SE 66 West Rutland Square: At front façade, repair slate mansard roof in kind.
- 18.1130 SE 86 West Springfield Street: Replace existing asphalt roof shingles with architectural shingles. Flashing to be replaced with bronze aluminum flashing. Replace the following items in kind; copper gutters, lower portion of downspout, wood trim on dormers, dormer plastic membrane roof. Spot point chimneys.

In conclusion the applications were approved as submitted. Catherine Hunt initiated the motion and Diana Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

RATIFICATION OF THE 4/3/2018 PUBLIC HEARING MINUTES

- The minutes were approved with the following proviso. D. Parcon initiated the motion and J. Freeman seconded the motion. 5-0 (JA, JF, CH, DP, PS).
 - Change Travelers Street to Traveler Street.

7:11 PM Commissioner Amodeo adjourned the public hearing.