



# 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

**August 7, 2018**

#### Design Review Hearing

**Commissioners Present:** John Amodeo, John Freeman, Peter Sanborn, Catherine Hunt

**Staff Present:** Nicholas Armata; Preservation Planner; Gabriela Amore, Preservation Assistant

**5:40 PM** Commissioner Amodeo called the public hearing to order.

19.056 SE 78 West Concord St. Unit 2

Representative: Alexis Winnell; Apex Property Manager/Owner

Proposed Work: Ratification of unapproved vinyl windows

The Commission asked the applicant what was installed, what the process was, and if they knew about what it ought to be. The applicant made it known that the management company was unaware that the building was landmarked, and eventually reached out to Nick Armata regarding this issue, and they are in the process of getting a contractor. The Commission inquired about a timeline, and the applicant requested 60 days to fix the problem, as they are still trying to find a contractor. The commission requested that they get it done as soon as possible within the 60 days, but if they needed longer, to contact Nick Armata.

In conclusion the application was approved with the following provisos. J. Freeman initiated the motion and J. Amodeo seconded the motion. The vote was 3-0 (JA, JF, CH).

- Window mfg. cut sheets are submitted to staff for final approval.

18.107 SE 15 Union Pk.

Representative: Greg Dracos, resident

Proposed Work: Ratification of unapproved roof deck pergola

The applicant provided a PowerPoint presentation compiled of images of his roof deck, and shared with the Commission his attempt to adhere to the proper criteria, he wants to fix it

with the guidance of the Commission. The applicant points out that only about an inch of the deck is visible from certain areas. The applicant did not receive any of the proper permits to begin construction on this project.

The Commission discussed the condition of the roof deck and Staff noted that the visibility of the deck was under their jurisdiction but the actual issue of the construction of a roof deck without a permit might be under the jurisdiction of the building department. The Commission suggests that a subcommittee visit may be required, and they could potentially approve a drawing submitted of it being lowered so it isn't visible, and informed the applicant he must submit another application and attend another hearing.

Public testimony was called for and Roseanne Joaquin, another resident of Union Park shared her disapproval for the project.

In conclusion the application was denied. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 3-0 (JA, JF, CH).

18.098 SE 40 East Springfield St.

Representative: No one appeared

Proposed Work: Ratification of unapproved front door and lintel panting

No one appeared, no public comment. The file will now be handed to our legal department.

18.724 SE 89 Union Park St.

Representative: Barry Anderer: Maloney Properties, Inc, Michael Frazier, Manager

Proposed Work: (*Continuation from application heard on 02/06*). Replace existing double doors with single door flanked by side lights.

The applicant explained that they are updating the entire building to be up to code with accessibility upgrades, are applying for a variance because of how much the sidewalk is affected and the slope is too high. The applicants looked into the history of the double doors per the Commission's request, but the applicants could not find anything about them. The applicants also discussed the potential installation of sidelights on the doors.

The Commission reiterated measurement guidelines to the applicant, and clarified conditions of the building.

In conclusion the application was approved with the following provisos. J. Freeman initiated the motion and J. Amodeo seconded the motion. The vote was 3-0 (JA, JF, CH).

- Doors are removed and saved and stored on site
- shop drawings are submitted to staff

18.1463 SE

19 Worcester St.

Representatives: Amy Johnston; resident, Chris; architect

Proposed Work: (*Continuation from application heard on 07/03*). At rear façade facing a public way, construct a one story brick wall with an overhead garage door. Install a black iron fence in remaining opening.

The applicant shared the updated design for the proposal, which was adjusted to fit the neighborhood better. The applicant now proposes a garage door with an overhead door, and a fence in the front.

The Commission clarifies the gap in the fence due to conflicting presented information. The Commission was satisfied that the applicants came back with everything they asked them for. Staff raised the issue of a large blank space in Boston, as it may be more prone to graffiti and suggested they include an anti-graffiti coat on the garage door.

In conclusion the application was approved with the provisos that there is an anti-graffiti coatings applied to door and that the space between the party wall and the new brick be 3 inches or less. J. Freeman initiated the motion and J. Amodeo seconded the motion. The vote was 3-0 (JA, JF, CH).

19.065 SE

95 Berkeley St.

Representatives: Derek Johnson; CIM Group, Mark Callahan; CIM Group

Proposed Work: (*Heard on 07/03 under advisory review*) Install new windows on all facades that are more historically accurate.

The applicant points out that the current windows are composed of non-historic motif and different colors, they are not original to the building, and they want to increase natural light for tenant space. The applicant also wants to replace in kind 2x2 wood paver that would replace the failing larger space deck that is not visible from the public way. At Berkeley St. and Chandler St. elevation interior spaces are being introduced to simulate a divided light experience

The Commission acknowledges that the applicant did everything they asked them to do during the advisory hearing. Staff comments that they referred the applicant to the application.

In conclusion the application was approved as presented. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 3-0 (JA, JF, CH).

19.035 SE &  
19.036 SE

126 Dartmouth St. & 700 Tremont St.

Representative: Keenan Brinn; EXTENT SYSTEMS, INC

Proposed Work: Installation of a cellphone antenna and corresponding radio equipment.

The applicant is seeking approval for wires and a small box being attached to the upper portion of light poles utilized for high density phone traffic systems, which would be an alternative to the boxes at the base of the pole.

The Commission initially expressed concern for the height and width of pole, and for the potential contingency of maintaining brick sidewalks that are prominent in the district that could be damaged by this type of construction. The Staff raised the question of whether or not acorn lights will be affected by this construction, and the applicant responded they will not be.

In conclusion the application was approved as presented. C. Hunt initiated the motion and J. Freeman seconded the motion for both applications. The vote was 3-0 (JA, JF, CH).

19.044 SE 501 Shawmut Ave

Representative: Francis X. DeLuca

Proposed Work: At rear façade levels one and three facing a public way, replace fire escapes with 2 steel cantilevered balconies. Remove 1 window from each floor and replace with a patio door.

The applicant presented the proposed work, wanting to enlarge the windows and lower the sills.

The Commission states they typically do not approve enlarged sills. Regarding doors; they would not approve a 6 over 6 windows to appear as a door, it must be 2 over 2. The Commission requests that the metal is painted black, and states that the deck can be where it is as long as it is managed from the inside. There was staff comment that there is a possibility that there is a public way surrounding the property.

In conclusion the application was approved with the following provisos. J. Amodeo initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, CH).

- Patio doors are made to appear as 2 over 2 windows with window dimensions (no enlargement)
- Submit revised sketch to staff for final approval.

19.047 SE 55 Clarendon St.

Representatives: Peter Stone; owner, Scott Grady; architect

Proposed Work: At front façade level one, replace historic door.

The applicant made the Commission aware that the door will not be white, it will remain black. They feel it is not appropriate in the context of the neighborhood, and want a replacement that is functional and cohesive to the neighborhood. They have repaired the door 3 times, and want a door with a flat top and omit the Victorian curve and different windows. The applicants are willing to do whatever the Commission requests they do.

The Commission informed the applicant that they don't regulate paint on wood, but request that they keep all the hardware the same. Staff gave recommendation to the applicant about where to donate the door once it is removed

Two members of the public, Mary and Steve who are residents of the building, shared their support for this application.

In conclusion the application was approved with the following provisos. J. Freeman initiated the motion and J. Amodeo seconded the motion. The vote was 3-0 (JA, JF, and CH).

- Mail slot and hardware are brass

19.055 SE

2 Cazenove St.

Representative: Lewis Legon, Renaissance Investments @ 2 Cazenove St.

Proposed Work: At front façade at first and second level, replace historic windows. (*See Additional Items in Administrative Review*).

The applicant requests to remove deteriorated original windows and replace them with replicas. The applicant had all the windows appraised and found there was a mix of historic and non-historic windows throughout the building, and the historic ones were damaged to nearly beyond repair

The Commission was unable to approve the removal of the historic windows on the second level.

In conclusion there was a motion to approve the 1<sup>st</sup> and 3<sup>rd</sup> levels for replacement, and the center bay should be 2 over 2 sides, and side windows on the dormer can be 1 over 1. J. Freeman initiated the motion and J. Amodeo seconded the motion. The vote was 3-0 (JA, JF, and CH).

19.057 SE

27 Lawrence St.

Applicant: Adam Grassi; Huck Design

Proposed Work: Install roof deck and install HVAC Unit (*See additional items in administrative review*).

The applicant corrected the scope of work, they are currently aluminum sliding windows, and a roof deck and roof hatch which is visible at the corner of Chandler and Hanover Street, while creating a railing in accordance to design guidelines. The applicant knew the Commission would be concerned with the visibility, so they attempted to stage what the Commission would ask for.

The Commission decided that the level of visibility is not approvable for them, and a subcommittee visit is necessary to address the steel rail and HVAC

In conclusion J. Amodeo initiated the motion and J. Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, PS).

19.058 SE

411 Shawmut Ave.

Representative: Adam Grassi; Huck Design

Proposed Work: At roof level, relocate existing HVAC equipment in new enclosure, build new roof deck, and build new spiral stairs from existing deck, install new skylights.

The applicant proposes to line up roof HVAC units to keep them out of the way, and suggests that the parapet comes out far enough to conceal most of the spiral stairs. The applicant pointed out there is visibility of rails and is concerned about narrowness of the roof. The applicant agrees to find documentation of approval from owner.

The Commission was initially concerned about the visibility of the spiral stairs, but soon realized that the railings were the larger visibility problem. The commission motions to have a subcommittee visit

Public comment raised concern that he will not be aware of what is happening in the process, and he was informed by The Commission that if he is an abutter, he will get a notice. Staff comment informed him these are public hearings that anyone is welcome to attend.

In conclusion J. Freeman initiated the motion to have a subcommittee visit and J. Amodeo seconded the motion. The vote was 4-0 (JA, JF, CH, PS).

19.061 SE

251 Shawmut Ave

Representative: Aaron J Weinert; Design Studio LLC, Paul

Proposed Work: At street level, install blade sign using existing hardware. On Milford St and Shawmut Ave. facades, install pinned letter sign on sign band.

The applicant explains they are just planning to install a new blade sign and lettering on a vacant building. The sign has aluminum top and marine grade plywood, and the lettering is brushed brass.

In conclusion the application was approved with the provisos that the materials of the pinned letters will be submitted to staff for final approval. C Hunt. Initiated the motion and J. Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, PS).

19.063 SE

645-647 Tremont St.

Representative: Andreina Feijoo-Gomez; Sousa Design Architects

Proposed Work: At street level, paint existing storefront and install new signage on sign band.

The applicant proposes to unify 645-647 Tremont by painting them the same blue color and use white acrylic letters. They will not be altering the storefront at all, just repaint. The applicant stated that one door will be used for entrance and the other for egress. The applicant also provided examples of other South End locations that have brightly colored storefronts.

The Commission addressed the issue of paint color, although it is not in their jurisdiction due to the fact that they cannot regulate painted wood. The Commission encouraged they use muted tones on the lower store front and perhaps use a brightly colored sign band instead due to controversy. They also pointed out that other businesses have requested to do similar things with color, but listened to the Commission's advice and are doing fine.

In conclusion the application was approved. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).

## **I. ADVISORY REVIEW**

217 Albany St.

National Development, Elkus Manfredi Architects

Proposed Work: Demolish an existing non-contributing 2 story building; construct a 14 floor residential building.

The proposed article exceeds article 64 height requirements which will seek a variance, and is barred from article 80 due to the size of the project. The applicants suspect the building was created circa 1960 because they cannot find any hard evidence of the building's construction. It has been vacant since 2016 and has a partially exposed basement. The applicants felt that this proposed building would be the completion of the "block", and are proposing a variance of 170ft instead of 100ft. They submitted a subdivision application to ISD and are waiting for a response. They want to plant trees on the sidewalk, which needs approval from MassDOT. They also propose to move an existing double sided billboard and turn it into 2 single facing boards and shift them around the proposed construction. The Commission determined that the project is a good start but that the billboards will have to be discussed further.

1631 Washington St. - Alexandra Hotel

JB Ventures, CBT Architects

Proposed Work: Integrate existing Alexandra Hotel façade into new hotel development.

The Applicants proposed a 150 room hotel, which would be integrated into the façade of the existing Alexandra Hotel, which has been vacant for 30 years. They want to get rid of the fire damage in the interior and also request a variance for their proposed height of 130ft

The Commission encouraged making the additions concise with the original Alexandra Hotel design to maintain its integrity, and providing more context for the building. The Commission plans to start the application process with themselves, and then see if a subcommittee is necessary. They feel that a project of this complexity will not be approved in one meeting.

112 Shawmut Ave.

Epsilon & Assoc.

Proposed Work: At the corner of Herald Street and Shawmut Avenue, demolish interior and modify the exterior of an existing historic warehouse. Incorporate the remaining façade into a new 13 story residential tower.

The Applicant pointed out that the building is part of a PDA area. They had a difficult time finding record of the buildings creation, so photographic evidence of the windows from 1951 was the earliest they could find it. They plan on replacing the existing parapet and then replacing it with a new metal one with a stucco-look enclosure, and lowering it. By doing this, the view of pedestrians is being preserved. Also, they proposed to remove cellular antennas and replace them in a concealed location.

The Commission found the window treatment to be questionable.

**II. DISTRICT GUIDELINES UPDATE**

Protection Area Height Increase

~~Vote to increase the height of protection area EDA South, Zone 3 from 200' 6.5 F.A.R. to 350' (Not Voted on, Super majority needed)~~

- III. ADMINISTRATIVE REVIEW/APPROVAL:** In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [southendldc@boston.gov](mailto:southendldc@boston.gov). Thank you.

- 19.055 SE      2 Cazenove St: At front façade repoint brick in kind. Repair front stoop, construct a rood deck, clean front granite stone, restore front door. (*See additional items in design review*).
- 19.060 SE      17 Cazenove St: At front façade level two, replace 2 non-historic 1 over 1 wood windows and 2 non-historic 2 over 2 wood windows in kind.
- 19.020 SE      52 Chandler St: At front façade parlor level, replace 1 aluminum 2 over 2 window. and 1 aluminum 1 over 1 window with wood windows and same pane configuration.
- 19.021 SE      52 Chandler St: At front façade level two and three, replace 6 non-historic wood windows in kind. 2 will be 2 over 2 and 4 will be 1 over 1.
- 18.1486 SE      68 Chandler St: At rear dormer, replace 2 non-historic 2 over 2 windows in kind.
- 18.1487 SE      68 Chandler St: At rear façade facing a public way, level one. Replace 2 non-historic, wood 2 over 2 windows in kind.
- 18.1532 SE      31 Concord Sq: At front façade, garden level, repoint brick. Repoint front steps in kind.
- 19.059 SE      36 Gray St: At front façade spot point brick in kind.
- 19.046 SE      488 Columbus Ave: At front façade level one; replace 2 non-historic wood 2 over 2 bowed windows with JB Proper Bostonian wood 2 over 2.
- 18.1480 SE      33 Dwight St: At front façade level four and five, replace 7 non-historic wood windows with 3, 2 over 2 wood windows on the fourth floor and 4, 1 over 1 on the fifth floor.
- 19.040 SE      22 Dartmouth St: Replace flashing at roof line in kind.
- 19.026 SE      54 East Springfield St: At front façade level one, repair historic door
- 19.057 SE      27 Lawrence St: At front façade dormer level, restore existing windows in kind. (*See additional items in design review*).
- 19.071 SE      461 Massachusetts Ave: At front façade level one, repair historic doors in kind.
- 19.052 SE      25 Milford St: At front façade garden level replace 2, 1 over 1 non-historic wood windows with 2, 2 over 2 wood windows. At front façade level one, replace two 1 over 1 non-historic wood windows with 2, 2 over 2 wood windows.

- 18.1523 SE      16 Rutland St: Remove old roof deck, rubber roof and hatch. Install new roof and hatch in kind. Install new roof deck with expanded footprint. Remove old roof deck and install a new roof deck with expanded footprint.
- 19.041 SE      550 Tremont St: At front cornice, repair flashing in kind.
- 19.054 SE      12 Upton St: At front façade mansard roof, replace asphalt shingles with slate. Replace copper gutters, wood trim around dormer, repoint brick, restore lintels and sills, and granite steps in kind.
- 19.028 SE      28 Upton St: Replace cooper flashing at roof line in kind. Install Roof deck.
- 19.016 SE      175 West Brookline St: At front façade, repoint brick and restore and paint lintels and sills in kind.
- 18.1494 SE      208 West Canton St: At front façade dormer level, replace 2 non-historic 1 over 1 wood front facing windows with wood 2 over 2 windows. Replace 1 non-historic wood 1 over 1 window over main entrance with a wood 2 over 2 window.
- 19.064 SE      129 West Newton St: At front façade replace rotted trim at roof line in kind.
- 18.1332 SE      153 West Newton St: At front façade, restore hood above door in kind. At cornice line, replace copper flashing in kind.
- 19.037 SE      160 West Newton St: At front façade level one, replace fogged non-historic glass.
- 19.051 SE      220 West Springfield St: At front façade remove existing stair treads and risers, form new concrete stairs with bullnose tread. Paint to match existing brownstone.
- 19.031 SE      12 Yarmouth St: At front façade, replace 4 aluminum 1 over 1 windows with wood windows. The two large windows will be 2 over 2; the two smaller windows will be 1 over 1.

In conclusion the applications were approved as submitted. Catherine Hunt initiated the motion and John Amodeo seconded the motion. The vote was 4-0 (JA, JF, CH, PS).

#### **IV. RATIFICATION OF 7/3/2018 PUBLIC HEARING MINUTES**

The minutes were approved. Catherine Hunt initiated the motion and John Amodeo seconded the motion. The vote was 4-0 (JA, JF, CH, PS).

**10:39 PM** Commissioner Amodeo adjourned the public hearing.