



South End Landmark District Commission Public Hearing Minutes

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

November 6, 2018

Design Review Hearing

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

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

5:33 PM Commissioner Amodeo called the public hearing to order.

VIO.19.003 415 Massachusetts Avenue

Representative: Mark Lu

Proposed Work: Ratification of unapproved exhaust pipes and labels installed on the side of front stoop

The Representative summarized the proposed work and the reasoning for placing them on the front of the facade. The representative clarified they will remove the pipes that are in violation, and paint the boxes a color that is appropriate for the property. The representative also stated that they must keep the labels on the stoop, according to the plumber. He stated that he does not have an issue with the work that has been done, but he does not know how to fix the problem, and is open to doing whatever he must do to resolve the violation.

The Commission clarified the scope of work proposed to amend the violation, and inquired on the necessity of the labels that are affixed to the property. The Commission expressed that they did not feel any reasonable solution has been proposed.

Staff N. Armata informed the representative that ISD has walk-in appointments available, so he can confer with that department to see what they might suggest to resolve the violation.

There was no public comment.

In conclusion the application was denied without prejudice citing that the applicant had to seek out clarification for the regulations of the installation and return to the committee with a suitable option. C. Hunt initiated the motion and J. Amodeo seconded the motion. The vote was 4-0 (JA, JF, CH, and DP).

VIO.19.015 205 West Newton Street #3

Representative: Bjorn Persson

Proposed Work: Ratification of unapproved installation of white vinyl windows at dormer level

The representative presented the proposed work to resolve the violation. He explained that he had the windows installed without knowing he resides in a protected historic district, but sees no issue with the work he has done. He did not apply for a building permit, and also shared that he did hire a contractor.

The Commission questioned whether the representative had applied for a building permit, and if he hired a contractor. The Commission also informed the representative that painting over the window is not a good solution because it is not in line with the standards of the district they also informed the representative that the building department would not approve any other work he proposed until the violation is resolved.

There was no public comment.

In conclusion there was a motion to require the window be replaced within 1 year. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, DP).

19.448 SE 200 West Brookline Street #3

Representatives: Peter Lavelle,

Proposed Work: At front façade level two, replace 2 original two over two, wood curved sash windows and 1 original, wood, two over two window with JB Proper Bostonian two over two wood windows (1 straight sash, 2 curved).

P. Sanborn entered the chambers.

The representative presented the application, and explained that the window frame was replaceable, but the issue seemed to be with the sash which could most likely be repaired but they feel it is better to replace it in-kind. The representative stated that they were unaware restoration was a possibility until speaking with N. Armata about it, but are unable to find anyone to restore them.

The Commission expressed that they were unsure if sufficient evidence has been provided that the existing windows cannot be repaired. The Commission suggested reaching out to the South End Historic Society to see if they may be of any help. They also informed the applicant that storm windows are permissible in the district, so they may use those to help with the wind draft they complained about.

Staff N. Armata stated that the windows are in bad condition. He also shared with the representative that he has a list of all the window restorers in Massachusetts.

There was no public comment.

In conclusion the application was motioned to be continued. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.044 SE 501 Shawmut Avenue

Representative: Frank DeLuca

Proposed Work: (Continued from 8/07/18 Hearing) At rear façade levels one and three remove 1 window from each floor and replace with a patio door

The applicant presented his application, and clarified some of the details.

The Commission recalled approved work of a similar scope, but expressed concern over the fact that they did so. They did acknowledge that a garden wall would obstruct the view of a third floor.

Staff N. Armata stated that ISD requires doors, but The Commission has denied them in the past. On the same block, The Commission has allowed other doors similar to the one being proposed on the same block in the past, and they are minimally visible from a public way.

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

- Remand details to staff.
- Provide shop quality drawings that provide measurements.

19.247 SE 29 Rutland Square

Representative: Alice Stone, Gary Stoloff

Proposed Work: At front façade levels G,1,2,3 replace 8 original (6 curved, 4 straight sash) wood, two over two windows and 2 non-original (Fl. G & 1) two over two, wood windows with wood, two over two windows (8 curved and 2 straight sash).

The representative presented the application, and explained that they would like to replace their original windows due to their condition. Mr. Stoloff conferred with KSD Custom Wood Products who determined that the windows are not repairable. The applicant was not interested

in repairing the windows and added that two of the windows were already replaced and mismatched.

The Commission stated that based on the documentation provided, the existing windows can be repaired. Commissioner Freeman expressed the importance of historic windows and how they contribute to the character of the neighborhood architecture. It was noted that KSD Custom Wood Products is not a window restoration company, and that they were an inappropriate resource to determine whether or not the windows can be repaired or not. Staff N. Armata stated that after a site visit, he noted that the windows were in bad condition, but they weren't damaged/deteriorated beyond repair.

There was no public comment.

In conclusion there was a motion to continue the application subject to references from at least two professional window restoration companies to determine that the windows are not repairable. J. Freeman initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.266 SE 74 Appleton Street

Representative: Mark Little; Abacus Builders, Katrina; Abacus Builders

Proposed Work: At side el facing a public way, dismantle existing roof deck and install new roof deck in the same footprint with a black metal rail.

The representatives presented their application, and elaborated on small details of their work including rail style, deck materials and fascia board options.

The Commission felt that a horizontally aligned rail may be better than what was being proposed, and they would allow a material that looks like wood, but is not.

In conclusion the application was approved as submitted (wood rails), and plans should be submitted to the staff. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.245 SE 439 Tremont Street

Representative: None

Proposed Work: At commercial storefront, replace existing awning fabric and blade sign design using existing hardware.

The representative did not appear.

19.274 SE 60 West Rutland Square

Representative: Peter Scheve

Proposed Work: At front yard install new iron fence around existing garden fence.

The representative presented his application, and stated that he would like his property to be consistent with his neighbors.

The Commission asked if there are already any examples of garden rails on the street that are original, but the representative stated that he highly doubted it. The commission was fine with the overall detail of the fence but asked that they chose a post that was more decorative.

Staff N. Armata shared that the neighbor's fences were all approved by The Commission in past years.

In conclusion the application was approved to match 58 West Rutland, and other details remanded to staff. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.299 SE 17 Cazenove Street

Representative: Adam Grassi; Huck Design

Proposed Work: Demolish existing roof deck and construct new deck.

The representative presented their application, and elaborated on the details of the work.

The Commission did not have any questions.

Staff N. Armata shared that the only place the work is visible from is outside the district on Columbus crossing the MassPike

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

19.307 SE 2 Ringgold Street

Representative: Laura Burns, Eric MacDonald

Proposed Work: Replace front bead board door and door frame with wood panel door and side lights. Install new wrought iron fence. Install new range hood exhaust flue. (See additional work in admin review section).

The representatives presented their application, and stated that the new door is being put back in its original location (when the structure was built).

The Commission suggested installing the railing in a particular way that will keep it as simple as possible, while also being secure. They prefer it is not mounted at the top, and that is a top post instead, to prevent damage to the brick. They clarified that the steps are original blue granite and confirmed that they are just being cleaned.

Staff N. Armata stated that he can provide the representatives with the exact catalog number for the rail being discussed.

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

- The door in proportion to the panels should be more similar to the example provided
- Vent shall not be installed through the sidewall or stoop or in front of the building
- Contact Staff if there are any problems

- Railing should be traditional, Staff will assist with this
- Pipe rail is preferred

19.312 SE 554 Massachusetts Avenue

Representative: Alex Tsalagas; AD Construction Group Inc., Stefanie

Proposed Work: At front façade garden level, restore windows to original size. At rear yard facing a public way, replace wood picket fence, at rear el repair roof deck with wood rail. (See additional work in admin review section).

The representative presented their application, and stated that they don't plan on repainting at the moment, but if they did then they would use the original brownstone color. They also plan on matching their neighbor's fence exactly. Mr. Tsalagas also provided evidence that the two front windows existed in the building at one point.

The Commission requested better drawings of the work, and shared that they would prefer wood for the windows.

In conclusion the application was approved as submitted, provided that the board is stained and the railing at the roof deck is wood, and they submit plans to Staff. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.320 SE Intersection of Columbus and West Springfield Street

Representative: Ricardo Sousa

Proposed Work: At the northeasterly corner of the referenced intersection, replace the existing DAS node with a new DAS node.

The representative provided details to the replacement node at the proposed location.

The Commission was fine with the node, provided that the mechanical equipment was located at the top of the tower, not the proposed bottom location. The Commission recently approved a similar style which they referred to as the preferred option.

In conclusion the application was approved as submitted, provided that the nodes are painted black, and place on the top of the structure. C. Hunt initiated the motion and J. Freeman seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.331 SE 1401 Washington Street

Representative: John Flaherty

Proposed Work: At front façade, install new commercial signage.

The representative presented their application, and elaborated on some details of the design. They also made it known that they are flexible, and suggested potentially shortening the wording on the sign.

The Commission felt that the dimensions provided were not clear. In addition, there was some difficulty determining the proper installation of the sign due to the high-pitched roof, because it is unlike most other structures in the South End, and that they could most likely mount the sign on the roof in a similar fashion to the existing signage due to the high-pitch making the roof nearly vertical. They stated that due to the angle created by the proposed installation and the roof, they were concerned about the visibility of a light source. They also shared that the sign felt “suburban.”

Staff N. Armata clarified that The Commission was okay with the sign itself, they were only concerned about size and placement.

In conclusion there was a motion to approve the sign in concept, with provisos. J. Freeman initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

- The sign is made smaller
- The sign should sit where a sign band would be located on the building
- Provide detail with better elevation, submit to Staff

19.483 SE 603 Tremont Street

Representative: Anthony Costa

Proposed Work: At Tremont Street storefront sign band install store signage.

The representative presented their application, and stated that the signage would be painted directly onto the wooden sign band.

The Commission felt that there may be a need for a better architectural design of the proposed signage. They also stated that as long as the sign remains within the sign band, it should be satisfactory, as there is no need for full panels to be installed.

In conclusion the application was approved as submitted, provided that the sign is painted directly onto the sign band, within the band, and that Staff N. Armata conducts a site visit to see it. C. Hunt initiated the motion and J. Freeman seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.498 SE 26 Chandler Street

Representative: Charles Steiner

Proposed Work: At Chandler Street storefront, replace main entry (non-original) metal double doors with revolving door. At all levels above the commercial storefront, replace metal 1 over 1, aluminum windows in kind.

The representative presented their application, and explained that the revolving door would fit in the existing opening. They also shared that from their interpretation of the South End Landmark District guidelines, it appeared to them that the guidelines made it seem that a dark color is preferred for windows, and are willing to have the windows colored black.

The Commission felt that the proposed revolving door is not appropriate for the building, or the district, and there is not a pressing need to widen the door. They suggested that the applicants research any sort of precedent for revolving doors within the district. The

Commission also pointed out that the building is very unique, and a neutral color for windows would best suit it.

Staff N. Armata pointed out that a revolving door would be within the Resilient Boston guidelines, for energy conservation.

In conclusion the window portion was approved as submitted, and the revolving door was continued. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

19.322-334 SE Multiple Locations

Representative: Michael Giaimo

Proposed Work: At various locations; remove existing standard light pole and replace with six sided metal pole with integrated cell antenna.

The representative presented their application, and stated that they are willing to follow any precedents that have been set by their antennas that have been previously approved by the various Commissions representing each historic district regulated by the Boston Landmarks Commission.

The Commission stated that they can approve decorative lightbulbs, and that they would want the poles throughout the district to be similar to each other. The Commission and Staff determined locations Harrison Ave x Massachusetts Ave, Albany Street x Massachusetts Ave, Washington Street, and 631 Massachusetts Ave, to all be ornamental light poles. Harrison Ave x Worcester Square, Harrison Ave x E Concord Street, Harrison Ave x E Canton Street x E Brookline Street, 540 Albany Street, E Berkeley Street, and Monsignor Reynolds Way, to all be non-ornamental.

Public comment was opened, and Yoav Tadmor, an abutter at East Concord Street, expressed concern for the location of the proposed pole at the locations involving East Concord Street. He felt it was a bad choice because it is a highly residential area, and cited health concerns as well.

In conclusion the application was approved as submitted/Continued, with provisos, and an amendment to the motion was also heard. C.

Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

- If there is a consistency problem, the boxes must be moved.
- Continue the East Concord Street location.

19.329 SE 1400 Washington Street

Representative: Elkus Manfredi

Proposed Work: At front façade, replace existing pavers in entry court. At rear façade install new cooling tower, at all facades replace existing metal hand rails. At all facades, replace supplemental exterior lighting.

The representatives presented their application, and explained that all the pavers on the plaza are stone, and they want to place the cooling tower, painted black, on the ground between the trees. They are only altering the light fixtures they already have and plan on simply replacing the lightbulbs without adding new light fixtures. They also plan on removing the light fixtures temporarily so that they can bury the conduit and staple the lights to the building.

The Commission felt that a wooden fence along the garden may be a useful addition to their work. They also expressed that they are glad they are burying the conduit, and they like the paving on the property.

In conclusion the application was approved as presented; provided that the applicants provide a planning schedule, include detail. The Commission noted that the condensers are being allowed in the yard because there is nowhere else to place them. J. Freeman initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

I. 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'

- D. Parcon made a motion to approve the height increase, and J. Freeman seconded it. The vote was 5-0 (JA, JF, CH, DP, PS).

ADMINISTRATIVE REVIEW/APPROVAL

- 19.317 SE 71 Appleton Street: At front façade dormer level, replace dormer trim, fascia, soffit copper drip edge in kind. At roof line replace fascia, 3 (missing) corbels, missing shingles in kind. At all front façade levels replace window trim, repoint brick, replace rot around wood on main entrance, seal around windows and vents in kind. Re-attach roof over the main entry.
- 19.290 SE 3 Cazenove Street: At front façade level one and two replace 6, curved sash, two over two, wood non-historic windows in kind. At front façade level two replace 1, straight sash, two over two, wood, non-historic window in kind.
- 19.319 SE 298A Columbus Avenue: At front façade level three, replace 3, one over one, wood windows with 3, two over two, wood windows.
- 19.535 SE 474 Columbus Avenue: At West Newton and Columbus elevation level two (including 3 windows in the oriel) replace 14, two over two, aluminum clad windows with 14 two over two, aluminum clad windows.
- 19.286 SE 21 Lawrence Street: At rear façade, remove existing asphalt shingles and replace with slate shingles. Remove existing gutter and aluminum downspout and install copper gutters and downspout.
- 19.519 SE 532 Massachusetts Avenue: At rear yard facing a public way, replace non-historic wood gate door in kind.
- 19.321 SE 541 Massachusetts Avenue: At rear façade el, replace existing structurally unsound wall in kind.
- 19.312 SE 554 Massachusetts Avenue: Replace rotted soffit in kind, replace gutter and downspout in kind (*See additional items in design review*).
- 19.314 SE 562 Massachusetts Avenue: At front façade level two, replace destroyed (wind damage) non-original wood two over two windows in kind.
- 19.313 SE 22 Milford Street: At front façade floors two and three, replace 6 non-historic two over two, wood windows in kind.
- 19.252 SE 1 Ringgold Street: Install iodized metal stays on roof to stabilize the chimney, On Waltham Street elevation install star braces (2 per floor for a total of 8).
- 19.307 SE 2 Ringgold Street: At front façade all levels, replace 9 vinyl, 6 over 6 windows with 9, aluminum clad, two over two

- windows. At front façade install copper downspout. Repair existing stone stringer in kind. Install grey architectural shingles. (See additional items in design review).
- 19.310 SE 8 Rutland Square Proposed Work: Construct Roof deck.
- 19.264 SE 19 Rutland Square: At front façade, remove existing asphalt shingles and replace with natural slate.
- 19.271 SE 79 Rutland Street: At front façade, repoint and repair masonry in kind. At all levels on the front façade (except dormer), replace the aluminum clad two over two windows in kind. Replace asphalt shingles with slate shingles. At front façade dormer level, replace two wood two over two windows with two wood two over two windows. Install mechanical equipment penthouse on roof not visible from a public way.
- 19.541 SE 253 Shawmut Avenue: Replace existing asphalt shingles with architectural shingles. Repoint and re-flash chimneys in kind. Replace gutters with copper gutters.
- 19.542 SE 255 Shawmut Avenue: Replace existing asphalt shingles with architectural shingles. Repoint and re-flash chimneys in kind. Replace gutters with copper gutters.
- 19.292 SE 431 Shawmut Avenue #3 Proposed Work: At front façade level 1, restore original curved sash windows.
- 19.256 SE 5 Taylor Street: At front façade front door lintel repair crumbling brownstone in kind. Repoint front façade brick in kind.
- 19.304 SE 41 Warren Avenue: At roofline, install EPDM rubber roof with copper edge.
- 19.315 SE 161 West Brookline Street: At front façade, all levels replace 13 (all) wood windows (11 six over six, 2 one over one) with 11, two over two, wood windows and 2, one over one, wood windows.
- 19.237 SE 209 West Canton Street: At front façade level two and dormer level, replace existing non-historic wood windows (2 one over one and 5 two over two) with 5 two over two wood windows and 2 one over one wood windows.
- 19.291 SE 232 West Canton Street #3: At front façade level two replace 3 non-original 2 over 2 wood windows in kind.
- 19.493 SE 232 West Canton Street: At front façade, repoint brick in kind. At front façade, remove slate shingles add water shield and re-install (original slate).
- 19.300 SE 2 Worcester Square: Proposed Work: Replace non-historic front double door with new wood door.

In conclusion all administrative applications except for 19.300SE were approved as submitted. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

COMMISSION VOTE:FIRST

SECOND

	A	N	ABS	A	N	ABS
Amodeo	[]	[]	[]	[]	[]	[]
Freeman	[]	[]	[]	[]	[]	[]
Hunt	[]	[]	[]	[]	[]	[]
Parcon	[]	[]	[]	[]	[]	[]
Sanborn (Alternate)	[]	[]	[]	[]	[]	[]
	[]	[]	[]	[]	[]	[]
	[]	[]	[]	[]	[]	[]

Attest: _____ **Date** _____

II. RATIFICATION OF 10/2/2018 PUBLIC HEARING MINUTES

The minutes were approved. Peter Sanborn initiated the motion and John Freeman seconded the motion. The vote was 3-0 (JF, DP, PS).

9:59 PM Commissioner Amodeo adjourned the public hearing.