



South End Landmark District Commission Public Hearing Minutes

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

March 5, 2018

Design Review Hearing

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

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

5:36 PM Commissioner Amodeo called the public hearing to order.

VIO.19.029 119 Pembroke Street

Representative: Anthony Greenwood

Proposed Work: Ratification of unapproved work on windows on the front façade.

Commissioner J. Freeman recuses himself.

The representative explained that there was a miscommunication between himself and the property owner, as they had both thought that the other had applied for the proper permits. The three windows on the third floor were all facing weather damage, but were refurbished. There was also concern that the window pane configurations were not appropriate for the architecture of the neighborhood. Mr. Greenwood indicated that the windows were installed in the 1950s which the South End Historic Society provided photos from the early 1970s to support the claim.

The Commission decided that since the windows were older, and made from wood, that they would permit them to stay, since they

were being restored. The Commission informed the representative that they must submit an application when proposing to do exterior work on a property.

In conclusion there was a motion to approve the amendment to the violation. C. Hunt initiated the motion, and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH).

19.724 SE 29 Rutland Square

Representatives: Gary Stoloff, Anthony Greenwood

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).

Mr. Stoloff complied with the provisos of the continuance of his application by providing documentation from window restoration companies stating that the proposed window sashes are not worth repairing. He also reviewed the discussions that have occurred at the past hearings regarding his proposed work, and expressed concern about the energy efficiency of the existing windows. Mr. Greenwood explained that he did not evaluate all of the windows that Mr. Stoloff proposed to replace. He stated that of the windows he evaluated, he felt that only 5 of the 8 original ones needed to be replaced. Mr. Greenwood also mentioned that the windows, while in need of work, could be repaired but not to a condition of looking brand new considering they were 120 years old.

D. Parcon entered the chambers while the applicants explained their proposed work

The Commission confirmed that only the 8 original windows were involved in the proposed work. The Commission explained that storm windows are permissible because they help preserve the original fabric of windows. In addition to this, they informed the representatives that curved sash is an important piece of historic fabric, and they need to preserve it whenever it is jeopardized.

In conclusion, the application was denied with prejudice. P. Sanborn initiated the motion and D. Parcon seconded it. The applicant was

uncomfortable with D. Parcon seconding the motion due to the fact she arrived late and missed part of the discussion of the application. C. Hunt then seconded the motion. The vote was 4-0 (PS, JA, CH, DP)

ADMINISTRATIVE REVIEW/APPROVAL

- APP # 19.730 SE** **519 Albany Street** Proposed Work: At roof level, add three panel antennas to existing configuration.
- APP # 19.727 SE** **3 Bond Street** Proposed Work: Remove and replace chimney in kind. At front façade, all levels, replace 6 over 6 windows with 2 over 2 windows.
- APP # 19.775 SE** **15A Cazenove Street** Proposed Work: At front façade level 2, replace three non- historic, 2 over 2 wood, windows in kind. At garden level, replace 2 non-historic wood 2 over 2 windows in kind.
- APP # 19.831&2 SE** **546 Columbus Ave #1 &2** Proposed Work: Repair fire escape.
- APP # 19.825 SE** **28 Concord Square** Proposed Work: At garden level reopen 1 existing light well, install double hung, 2 over 2, wood window in new egress window. At front façade, clean existing lintels and sills, paint with HC-69. Install Roof Deck not visible from a public way.
- APP # 19.826 SE** **88 Pembroke Street** Proposed Work: Remove existing roof deck and railing, replace rubber roof, and reinstall roof deck in same location.
- APP # 19.726 SE** **20 Rutland Square** Proposed Work: At front façade, reconstruct front stoop in kind.
- APP # 19.820 SE** **1 Saint Charles Street** Proposed Work: At front façade, reconstruct stairs leading to basement, stairs at front landing in kind.
- APP # 19.745 SE** **590 Tremont Street #2** Proposed Work: At front façade, repair moulding and trim of oriel in kind.
- APP # 19.822 SE** **8 Yarmouth Street** Proposed Work: At dormer level above door, replace one, non-historic, wood, 2 over 2 window with one, 2 over 2, wood window.
- APP # 19.827 SE** **42 West Newton Street** Proposed Work: At front façade level four, replace three non-historic, wood 2 over 2 windows in kind.
- APP # 19.821 SE** **70 West Rutland Square** Proposed Work: At front façade level 2, replace four, 1 over 1, aluminum clad windows, with four 1 over 1, aluminum clad windows.

J. Freeman re-entered the chambers.

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

I. RATIFICATION OF 2/5/2019 PUBLIC HEARING MINUTES

The minutes were approved. J. Amodeo initiated the motion and C. Hunt seconded the motion. The vote was 5-0 (JF, PS, CH, JA, DP).

6:40 PM Commissioner Amodeo adjourned the public hearing.