



SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES
Held virtually via Zoom

MAY 11, 2020

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

Staff Present: Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review

5:01 PM J. Amodeo called the public hearing to order.

I. VIOLATION/DESIGN/ADVISORY

The first application on the agenda was APP# 20. 938 SE 31 Worcester Street. The applicant had difficulty connecting to the Zoom meeting and so the Commissioners opted to skip to the next application on the agenda.

APP# 20.884 SE

81 WARREN AVENUE

Applicant: 81 Warren Avenue LLC

Proposed Work: Construct a roof deck with hatch access.

Eben Kunz (architect) was the project representative. He explained the scope of the work, which includes constructing a deck with hatch access. The Commissioners also looked at the property's location on the block to determine if there is any visibility of the deck over the rear of the building.

There was some discussion about the mockup and the location of the proposed railings.

P. Sanborn asked about the scaffolding and wondered how long it will remain in place for the purpose of reviewing the new deck.

There was no public comment.

J. Freeman motioned to approve the deck in concept but to remand the placement of the front railings to staff. P. Sanborn requested that the motion be amended to include a subcommittee. J. Freeman amended the motion to remand the placement of the front railings to a subcommittee consisting of D. Parcon and P. Sanborn. D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

The Commissioners decided to return back to the first application.



APP# 20.938 SE

31 WORCESTER STREET

Applicant: Springer Architects

Proposed Work: At the garden level, modify entryway under the stoop, remove an iron gate, and install a door.

Marcus Springer (architect) was the project representative. He explained the scope of the work and gave a brief overview of the extent of the previously approved work, which was approved in August 2019. He explained that the original intention of the work at the garden level entry was to drop the sill. The owners, however, would like to modify the door opening further. The proposed new door would be 7' tall, 39" wide, and moved 6" away from the wall. A discussion followed regarding what work was previously approved in comparison to the current proposal. The primary reason for widening the doorway is to accommodate strollers under the stoop.

The Commissioners expressed concern that the current proposal includes cutting into the original fabric of the stoop. During a question period, the Commissioners addressed the proposed treatment of the quoins and the materiality of the garden wall. During comment period, the Commissioners reiterated their concern with the proposal to remove 13" of original fabric and cut into the design of the cheek wall.

Ultimately the Commissioners were uncomfortable with disturbing the historic fabric of the stoop and determined that they could not approve the proposal.

There was no public comment.

C. Hunt motioned to deny the application without prejudice. D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

APP # 20.905 SE

36 GREENWICH PARK

Applicant: Kunz Associates

Proposed Work: At the rear façade mansard level, install sliding glass doors and install a deck.

Eben Kunz (architect) was the project representative. He explained the scope of work, which is to modify the mansard level of the rear façade, create an opening for a sliding glass door, and construct a deck at the mansard level. Staff explained that the project is visible from Blackwood Street. Mr. Kunz noted that other applications in the alleyway have been approved without considering the view from St. Botolph. There was additional discussion about the SELDC purview.

The Commissioners explained that the proposal is not approvable if it is visible from a public street or avenue. Additionally, the removal of a portion of the cornice line is not permissible either. J. Freeman further explained that the Commission has allowed the alteration of dormers in the past so long as they recall the historic dormer



configuration. He added that the Commission may need to have a discussion regarding visibility outside the district on a later agenda.

After additional discussion, the Commissioners decided to deny the application without prejudice.

During public comment, Darren Bradford, an owner of the building, noted that he did not receive adequate notice about the meeting and inquired how he could receive more advanced notice in the future. There was no additional public comment.

J. Freeman motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

APP # 20.915 SE

227 WEST CANTON STREET

Applicant: Boston Realty Advisors
Proposed Work: Construct a roof deck.

Jayne Zeamer was the project representative. She explained the project scope, which includes rebuilding a previously-existing roof deck in the same footprint. She also explained the mock-up and proposed deck in context of the neighboring roof decks.

J. Freeman requested a drawing showing the position of the adjacent decks at the front and the rear. The Commissioners further examined photographs showing the mockup and position of the deck.

During comment period, J. Freeman noted that the fence should be unornamented. J. Amodeo added that a fascia board should be added. J. Freeman reiterated that the applicants must submit a revised plan showing the decks on the adjacent buildings.

There was no public comment.

J. Freeman motioned to remand the application to staff, with the proviso that the railings are unornamented and conform to the district requirements; that the decking material be concealed with a wood fascia board painted a dark color; and that the applicants submit a revised plan showing the decks on the adjacent buildings to better understand the position of the proposed deck. C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

APP # 20.947 SE

160 WEST CANTON STREET

Applicant: Embarc Studio LLC
Proposed Work: At the roof, construct a deck with hatch access; at the entry, modify double leaf entry doors and install glazing.



Dartagnan Brown (architect) was the project representative. He explained the scope of the work, which includes constructing a roof deck and modifying the double-leaf entry doors to include glazing.

The Commissioners agreed with staff that the doors are original and cannot be modified to include glazing unless there is historic documentation that shows otherwise.

The Commissioners then discussed the roof deck. J. Amodeo noted that this roof deck appears to be the only deck visible from this vantage point. D. Parcon and P. Sanborn volunteered to serve on a subcommittee to review the proposed deck.

There was no public comment.

C. Hunt motioned to remand the roof deck to a subcommittee consisting of D. Parcon and P. Sanborn, and to deny the modification of the double leaf doors without prejudice. D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 20.901 SE 505 MASSACHUSETTS AVENUE: At the Massachusetts Avenue and Tremont Street facades repoint brick joints with new mortar to match historic mortar in terms of color, texture, joint width, profile, and tooling; restore precast lintels and sills to match original profiles; repaint first floor façade to match existing

C. Hunt motioned to approve the Administrative Review items as submitted. D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

III. STAFF UPDATES

Staff noted that the next hearing is scheduled for May 18. J. Amodeo added that he will host his South End tour virtually on May 19 as part of Preservation Month.

The Commissioners also briefly discussed the agenda for May 18 and 566 Columbus Avenue. They also discussed limiting the review of 566 Columbus to 1 hour and procedure for the next hearing.

IV. Adjourn – 7:01 PM

D. Parcon motioned to adjourn the hearing. C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).