



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

January 2, 2018

Design Review Hearing

Commissioners Present: John Amodeo, John Freeman, Peter Sanborn

Commissioners Not Present: Catherine Hunt, Diana Parcon

Staff Present: Joseph Cornish, Director of Design Review; Kristian Boschetto, Preservation Assistant

5:39 PM Commissioner Amodeo called the public hearing to order.

18.732 SE 631 Tremont Street

Applicant: Kristin Lambert

Proposed Work: At front façade install aluminum blade sign and lighting for wall sign.

Kirsten presented the photographs of the existing storefront in addition to colored renderings of the proposed signage.

The Commission discussed the new proposed location for the blade sign and confirmed that the sign would not affect the pilaster detail on the facade. The Commission then discussed the color of the light fixture and asked that it be painted to match the façade behind it. Additionally the Commission requested that the temperature of the LED lighting be appropriate warm lighting of a lower kelvin level.

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

- Submit new light fixture detail to staff with details regarding the temperature of the light which shall be 3000 kelvin or less;
- Paint the light fixture the color of the storefront.

18.697 SE Bicycle Racks – Multiple Locations

Proposed Work: Install/Relocate the following bicycle racks:

- Northwest of 40 Greenwich Park (Site ID: 1689 – Relocation)
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- 476 Columbus Avenue (Site ID: 2165)
- 426 Columbus Avenue (Site ID: 2166)
- Southwest of 380 Columbus Avenue (Site ID: 2167)
- 314 Columbus Avenue (Site ID: 2168)
- 66 Berkeley Street (Site ID: 2171)
- 505 Tremont Street (Site ID: 2172)
- 625 Tremont Street (Site ID: 2173)
- 2 Aguadilla Street (Site ID: 2174)
- Northeast of 423 Tremont Street (Site ID: 2175)
- Northwest of Waltham Square (Site ID: 2176)
- 312 Shawmut Avenue (Site ID: 2177)
- 96 West Concord Street (Site ID: 2178)
- 125 Appleton Street (Site ID: 2179)
- Northeast of Wellington Common (Site ID: 2180)

Applicant: Stephanie Seskin; John Monacelli

The applicant presented a comprehensive packet of all the bicycle rack replacements and additions proposed on the agenda which included current photos and renderings.

The Commission asked for a cut sheet of the bike racks so that they could see the exact dimensions. Additionally they asked if the racks would be put on a brace plate or if they would be imbedded. The applicant said that it would depend on the location and what the engineer recommended, and that it is likely that the bike racks on the brick pavement will be imbedded. The Commission found no issues with the locations of the new bike racks.

Public testimony was called for and Paul Wilcox, a resident of 380 Columbus Avenue, expressed concern that the bike rack placed near his home is at a busy intersection and that it will be precarious for the cyclists.

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

18.729 SE 685 Tremont Street

Applicants: Lauren Bryant, Cassie Bethoney and Brandon Kunkel.

Proposed Work: Improvements to South End Library Park including: restoration of plaza hardscape area; new seating; and preparation of planting beds for native planting.

The applicant presented existing condition photographs, plot plans and drawings, examples of the materials to be used, and colored renderings.

The Commission discussed the age of the park and when the bluestone pavers had been installed. The Commission noted that the finish of the bluestone pavers had been done incorrectly and if not for that, they would have lasted longer. The Commission then discussed the details of the removal of the gates, pillars and the fencing, and the applicant explained that they are looking to open up the space for events. The Commission asked that when the park is resurfaced and repaved, that extreme care be taken to prep the subsurface so that it remains even. The Commission was also concerned about the configuration of the

paths around the trees, and felt that by removing some of the roots of the trees to create the path, the health of the trees could decline. They suggested finding an alternate design or taking extra care to prune and prep the trees for the new paving.

Public testimony was called for and Marleen Nienhuis, a resident of the South End and member of the Friends of the South End Library, expressed her approval of the park and that she hopes that their efforts bring more people to the park.

In conclusion the application was continued for further review at a subsequent hearing with the comments and suggestions made by the Commission to be taken into consideration. P. Sanborn initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

18.715 SE 725-743 Tremont Street

Applicant: Sarah Snell, David Chappell and Jeffrey Barbadera.

Proposed Work: Upgrade existing rooftop telecommunications facility. Work includes: replacing three existing antennas and adding four antennas; removing existing cables; and adding new fiber line and power cables.

The applicant presented photos of existing conditions, drawings, and renderings.

The Commission asked if the antennas had to be located inside these enclosures or if the antennas themselves could be painted to match the surroundings. The applicant confirmed that the antennas could be outside of the enclosure and painted to match. The Commission voiced some concern with adding an additional antenna structure next to an already existing structure, and asked if it were possible to expand the current structure to accommodate the new antenna. The applicant agreed to look further into this option to consolidate the antennas.

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

- Consolidate new single antenna with the existing double antenna structure on the same wall.
- Submit new drawings to staff for review.

18.722 SE 647 Tremont Street

Applicant: Katherine Cipriani, GTI Properties

Proposed Work: Replace entry door and sidelight unit at side (West Brookline Street) elevation with new unit containing a wider door.

The applicant presented existing condition photographs and drawings.

The Commission discussed the material and configuration of the door and the sidelights. The Commission suggested doing a recessed panel and a glass transom in order to give the door more historic proportions.

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

- Submit new drawings to staff for review with the following modifications:
 - Transom as a three-part configuration with glazing in the center and the side sections as solid and painted;
 - Side panels at the base will be granite/granite simulated at the same height of the lower curb on the main building;
 - Horizontal sill same height as the taller curb at the existing storefront.

18.733 SE 232 West Canton Street

Applicant: Philip Hresko

Proposed Work: At front façade rebuild lightwell at front garden.

The applicant presented photographs of the existing conditions and evidence of a previous lightwell, and drawings.

The Commission asked if the proposed lightwell would be used as an egress. The applicant state that it was only meant for more lighting to the lower level. The Commission asked the applicant to explain why they believe there was once a lightwell in that location, and asked if the applicant could provide more research and information at a subsequent hearing.

In conclusion the application was granted a continuance to a subsequent hearing. P. Sanborn initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

18.762 SE 46 Clarendon Street

Applicant: Jason Arndt, Zephyr Architects

Proposed Work: At front façade enlarge lower level windows and install two light wells.

The applicant presented a site location map, existing condition photographs, and drawings of the proposed lightwell.

The Commission discussed whether there was a precedence for the proposed lightwell and concluded that there was no previous lightwell at this location and that the other lightwells in the vicinity may have been added prior to the Commission's creation. The applicant stated that the lightwell would be needed for egress and for the sake of consistency, both windows should be made into a lightwell.

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

- Allow lowering of the right side window for an egress window, but not the left window.

18.698 SE 54 East Springfield Street

Applicant: Carlos Alcantara

Proposed Work: Remove and replace roof deck (*see also Administrative Review/ Approval work below*).

The applicant presented photographs of the existing conditions, sightline guides, and architectural drawings.

The Commission was very concerned with the visibility of the roof deck from the rear and front. They suggested reorienting the spiral staircase in order to pull the deck back from the rear, however, they suggested keeping the location of the front railing to keep it from being visible from the public way.

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

- Approve the new location of the rear and side railings.
- Front edge railing must remain in existing location.

18.726 SE 71 Rutland Street

This application was withdrawn prior to the hearing and was not reviewed by the Commission.

Administrative Review/Approval

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

18.668 SE 31 East Concord Street: At front façade replace one second-story and one third-story non-historic two-over-two windows with wood two-over-two windows.

18.560 SE 39 East Concord Street: At front façade replace two fifth-story non-historic one-over-one wood windows in-kind.

18.698 SE 54 East Springfield Street: Install Ecostar Majestic slate and rubber roofing; replace three skylights; replace two windows at front façade; and repair front entry stoop (*see also Design Review Hearing work above*).

18.673 SE 131 West Newton Street: At front façade replace two first-story and two third-story non-historic one-over-one aluminum windows with two-over-two aluminum windows.

In conclusion the applications were approved as submitted. P. Sanborn initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

RATIFICATION OF 12/5/2017 PUBLIC HEARING MINUTES

- The minutes were approved as submitted. P. Sanborn initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

STAFF UPDATES

Staff reported that there will be a new Preservation Planner to take over the South End Landmark District Commission starting January 22, 2018.

8:07 PM Commissioner Amodeo adjourned the public hearing.