



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

February 6, 2018

Design Review Hearing

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

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

5:31 PM Commissioner Amodeo called the public hearing to order.

18.750 SE 595 Harrison Avenue

Applicant: William Kuck and Peter Scolaro

Proposed Work: Replacement of wall signage and ratification of unapproved access ramp.

Staff reported that the ramp was installed on property without application through Landmark Commission; however, it was included in the building permit that was approved by staff in 2016.

Commissioner John Amodeo indicated that there was no precedent for this type of ramp in the district, and that a more suitable version could have been devised had the details been presented to the Commission before it was built. The Commission did recognize that the applicant is willing to work to alter the ramp so that it is compliant with the historic district guidelines.

The Commission discussed various ways for the access ramp to be better integrated into the district. Recommendations made were to integrate a 5-6 foot wide planting bed along the perimeter of the ramp to make it less visible from the street. Painting the rail was also recommended.

New signage at the property was also discussed. There was no public testimony.

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

- Signage approved as presented
 - Application is to return with planting design and railing colors
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- Planting must start by May 1st

18.638 SE 126 West Newton Street

Proposed Work: Ratify unapproved replacement of curved wood window sash with flat wood window sash at front façade.

Representatives: Lewis Legon and John Moran, Lawyer

The applicant presented details of simulated curved sash that were installed in place of the historic windows that were removed and discarded on the property. The applicant also indicated that he reached out to a number of neighborhood associations to seek their approval of the alternate windows.

The commission emphasized that the application that was approved called for the repair of the existing curved windows, if the alternative that was built was included in the application, they would not have been approved. The curved sash windows are some of the most important design elements in the district and there cannot be a precedent where the commission would allow alternatives.

Public testimony was called for and Steve Fox, Chair of Neighborhood Association, expressed his approval of the alternative version of the windows.

In conclusion the application was continued and remanded to staff to review and approve curved, wood replacement windows. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, CH, DP).

18.757 SE 450 Columbus Avenue, Harriet Tubman Park

Representatives: Freida Garcia, Friends of Harriet Tubman Park; Heidi Shark, Director of Mayor's Mural Group.

Proposed Work: Paint Two Utilities Boxes.

The applicant presented the existing conditions of the electrical boxes and sample artwork from the artist who would be responsible for painting the mural.

The Commission discussed the concern of vandalism, weathering and general upkeep concerns of the proposed mural. The artist and applicant discussed materials and upkeep of murals throughout the city. The Commissioners agreed that they would like to see a more detailed layout plan in order to understand how the murals will be set up.

Public testimony was called for and Christian Guerra from the Mayor's Office of Art gave testimony on the support from her department. Jacob Wessel, an area resident spoke in support of the project.

In conclusion the application was approved with provisos that the mural must remain maintained and that it be cleaned as necessary. Additionally the layout of the mural must be

submitted prior to starting the project. Diane Parcon initiated the motion of approval and J. Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, DP).

18.724 SE 89 Union Park Street

Representative: Barry Andera, Maloney Properties, Inc.

Proposed Work: Replace existing double doors with single door flanked by sidelights.

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

The Commission discussed the age of the doors, the need for a single door rather than the existing door, and the condition of the current door. All of these factors would be used in order to determine the outcome of the application. There was no public testimony.

In conclusion the application was continued for further information on the history of the existing door. John Freeman initiated the motion and Diane Parcon seconded the motion. The vote was 4-0 (JA, JF, CH, DP).

18.792 SE 761 Harrison Avenue

Representatives: Kevin Doody, Granite Harrison Court, LLC. Representative Dan Scolski

Proposed Work: At front façade remove chair lift from entry steps; restore steps and railings; and install access ramp to lower level.

The applicant presented existing condition photographs and drawings as well as the renderings for the proposed improvements and renovations.

The Commission discussed the material and configuration of the stoop, switchback, rails and garden level door as well as the planting bed layout. There was no public testimony.

In conclusion the application was approved with the following provisos. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

- The railings for the main entry are kept and a simple railing be substituted for grasping requirements.
- Switchback ramp be simplified with minimalistic configuration with some detail that doesn't compete with main railing. Changes are to be submitted to staff for review.
- Arch to the opening to garden level door should be preserved by lifting the stone and adding a quoin.
- A different door design for the lower level be approved that is more residential in nature, pending submittal to staff.
- Landscaping plan is to be submitted to staff for approval.

18.730 SE 1357 Washington Street

Representatives: : Martin Bloom and John Bell

Proposed Work: At front façade replace existing goose neck light fixtures with linear awning lights; replace existing awning fabric; install halo lit wall sign; replace existing blade sign; install vinyl graphics add door and windows; and re-paint inset door plane.

The Commission discussed the general placement and size of signage, as well as how the signage would be attached to the front of the building, as well as the lighting details.

Public Testimony was given by Eben and Tom Parks of the Washington Gateway who wanted to see additional details regarding the awning.

In conclusion the application for the awning, vinyl graphics, and door color were approved as submitted. The signage and lighting was remanded to a subcommittee consisting of John Freeman and John Amodeo. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

18.832 SE 167 West Newton Street

Representative was Gail Ide and Eben Kunz

Proposed Work: Add light well and egress window at lower level of front façade; and install roof deck and access hatch. Additional items in administrative review

The Commission discussed the general placement of the roof deck, hatch and the visibility from public ways. The egress window was also discussed. There was no public testimony.

In conclusion the application was approved as submitted. John Freeman initiated the motion and Catherine hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

Administrative Review/Approval

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

- 18.747 SE 17 Braddock Park: At front façade replace three third-story non-historic wood two-over-two windows in-kind.
- 18.731 SE 433 Columbus Avenue: At front façade replace two third-story non-historic aluminum one-over-one windows with aluminum two-over-two windows; and two third story non-historic aluminum one-over-one windows with aluminum one-over-one windows.
- 18.824 SE 433 Columbus Avenue: At front façade replace one first-story non-historic aluminum one-over-one window with an aluminum two-over-two window; and two second story non-historic aluminum one-over-one windows with aluminum one-over-one windows.

- 18.828 SE 8 Dartmouth Place: At front façade replace eight non-historic aluminum one-over-one windows with wood two-over-two windows, and replace four non-historic aluminum one-over-one windows with wood one-over-one windows; repair entry door; and replace asphalt roof shingles at Mansard with slate.
- 18.826 SE 13 Dwight Street: Restore and repair front door surround, stoop and water tables; and repoint masonry.
- 18.802 SE 29 East Concord Street: At front façade install new copper gutter and downspout, and install new slate at Mansard.
- 18.789 SE 25 Lawrence Street: At front façade re-point masonry, restore window opening dimensions and install two-over-two aluminum clad windows at first and second stories.
- 18.823 SE 461 Massachusetts Avenue: At front façade replace fifteen non-historic wood and aluminum windows with two-over-two windows wood windows at the lower level and first, second and third stories, and a two-over-two arched wood window flanked by two one-over-one wood windows at the dormer.
- 18.827 SE 491 Massachusetts Avenue: At front façade replace two lower level and two first-story non-historic aluminum two-over-two windows with wood two-over-two windows.
- 18.723 SE 608 Massachusetts Avenue: At front façade replace two lower-level deteriorated wood two-over-two curved windows in-kind.
- 18.649 SE 4 Rutland Square: At front façade replace two fourth-story deteriorated wood two-over-one arched-top windows in-kind; and replace deteriorated sections of wood trim at dormers and side bay window in-kind.
- 18.814 SE 446 Shawmut Avenue: Remove roof deck and install new black rubber membrane roof; and replace deteriorated wood trim at rear dormer in-kind.
- 18.780 SE 47 Union Park: At front façade replace copper gutter in-kind and replace deteriorated broken/missing roof slate in-kind.
- 18.817 SE 1320 Washington Street: Replace existing awnings and signage to reflect change of tenant.
- 18.832 SE 167 West Newton Street: At front façade repair first, second and third story windows; replace non-historic lower-level windows with two-over-two curved wood sash; re-point masonry; and repair window lintels and sills (*see also Design Review Hearing work above*).
- 18.775 SE 71 Worcester Street: At front façade replace two first-story non-historic two-over-two windows in-kind

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

Advisory Review/Approval

38 Hanson Street: Addition of two dormers at front roof slope. Home owner presented detail on a proposed roof dormer on his property. The Commission discussed this proposal and decided that it was not in line with the historic context of the structure or neighborhood.

RATIFICATION OF 1/2/2018 PUBLIC HEARING MINUTES

- The minutes were approved as submitted. P. Sanborn initiated the motion and Catherine Hunt seconded the motion. 4-0 (JA, JF, CH, DP).

STAFF UPDATES

Introduction of new South End Planner, Nicholas Armata

9:08 PM Commissioner Amodeo adjourned the public hearing.