



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

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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

**March 6, 2018**

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#### **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 Freeman called the public hearing to order.

17.287 SE      605 Tremont Street

Representatives: Nancy Lo, Owner; William Lo; Owner, Contractor; Paul Drugus, Architect

Proposed Work: Ratification of unapproved roof hatch and a/c units visible from the street.  
Ratification of installation of unapproved windows and door.

Staff reported that the roof hatch, condenser units on the roof, the door below grade at the front façade, and the replacement windows were all non-compliant and were not approved by the Commission.

The Commission discussed the windows in question and asked what was installed compared to what was approved by the Commission at a previous hearing. The Commission determined that the windows were not complaint but could be reconciled by installing a faux muntin on the inside and outside, painting the windows black, and replacing the sill with what was originally proposed to the Commission. The Commission then discussed the unapproved door, and the applicant explained that they had recently been broken into and it was a safety hazard. They also said that they had been approved by zoning to convert the space into commercial use and that the door was appropriate to the district for commercial use. The applicant then explained that the unapproved roof hatch was lowered and is no longer visible, and also that the condensers were relocated and are no longer visible.

Public testimony was called for and Craig Speck, a resident of the neighborhood, asked that these unapproved changes need to be reconciled and that they need to stop. Cam Maney, a resident of 607 Tremont Street, produced additional pictures for the Commission and inquired about the unapproved roof deck.

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

- Paint door a dark color;
- Approve relocation of condensers;
- Approve lowering of hatch;
- Paint hatch dark color;
- Remand windows to staff with a full mock up;
- Amendment in property file to say further window replacement must be appropriate 2/2 wood windows.

18.724 SE     89 Union Park Street

Proposed Work: Continuation of application heard on 2/6/2018 to replace existing double doors with single door flanked by sidelights.

Representatives: Barry Anderer, Maloney Properties, Inc.

The applicant withdrew this application prior to the hearing. The applicant will appear at a subsequent hearing for review.

18.750 SE     595 Harrison Avenue

Representatives: William Kuck and Peter Scolaro

Proposed Work: Continuation of the resolution to the violation heard on 2/6/2018 regarding an unapproved access ramp.

The applicant withdrew this application prior to the hearing. The applicant will appear at a subsequent hearing for review.

18.730 SE     1357 Washington Street

Representative: Martin Bloom, Painted Burro South End, LLC

Proposed Work: Continuation of application heard on 2/6/2018 to 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 repaint inset door plane.

The applicant presented photos of the existing conditions, colored renderings, drawings of the proposed signage, and diagrams of the lighting.

The Commission discussed the method of attachment for the wall sign, and the applicant concluded that they could mount it without a backing, using the least amount of penetrations possible. The Commission also confirmed that they found a satisfactory solution for the awning lighting at the subcommittee.

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

18.883 SE     1724 Washington Street

Representatives: Taylor Ferguson

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.

The Commission discussed the original approval of the roof deck from the early 2000s. They stated that the tall black metal railing was approved because it did not compete with the white balustrade and because it was a trade-off for the rehabilitation of the building. The Commission also discussed the footprint and material of the replacement deck boards, but noted it is out of their purview if it is not visible.

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

18.900 SE     610 Tremont Street

Representative: Josh Rosewood

Proposed Work: Renovate the façade of storefront. The work will include: new windows, entry door, new signage, new accessible side entry at existing opening, and new exterior finishes.

The applicant presented photographs of the existing conditions, drawings, colored renderings, examples of architectural details for precedence of proposal, and examples of proposed products to be used.

The Commission discussed the two entrances, and the applicant explained that the access board had requested two accessible entrances for this location. The Commission also discussed the reopening of the window on the addition and the stacking windows on the front. The Commission then discussed the details of the proposal that commemorated the hurricane in Puerto Rico, and found that the engraved date, the coqui elements, and the wave paneling would be inappropriate for the district. They said that they understood and appreciated the sentiment but that specific details like this were not permissible in the district because of its alteration to the façade and because it does not match the historic intent.

Public Testimony was given by Craig Speck who said that the spatial dimensions on the street should be considered because this is a café and they may want seating in the warmer months.

In conclusion the portion of the application for the signage, lighting, and door were approved with provisos. The portion of the application for the hurricane commemoration elements including the wave detail, the coqui, and the engraved date was denied. C. Hunt initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 5-0 (JA, JF, CH, DP, PS).

- New corner element detail be remanded to staff;
- Approve lighting;

- Approve door with section detailing remanded to staff.

18.901 SE      61-63 Berkeley Street

Representative: Jose Guzman

Proposed Work: Remove existing storefront, exterior sign and exterior light fixtures. Install new aluminum storefront with wood paneled base.

The applicant presented current condition photographs, and drawings of the proposed storefront and details.

The Commission discussed the existing signage and the material of the existing storefront. The Commission then discussed the proportions of the existing and proposed rail and asked that it follow the line of the existing transom. The Commission showed concern for replacing the storefront and asked that if it were determined to be original that the applicant would need to present documentation showing that it is not repairable. The Commission then suggested that the door height be raised and that the sidelight be raised to meet it. The applicant then noted that signage and lighting will come at a later meeting.

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

- Raise the door bar height.

18.902 SE      27 Dwight Street

Representative: Ghita Akkar, Highline Development, Roberto Leon Architect.

Proposed Work: At front façade re-open and enlarge existing window well; replace front door; and install new roof deck with hatch. (*See also Administrative Review/Approval work below*).

The applicant presented existing condition photographs, architectural drawings, and details of the proposed window well.

The Commission asked whether the proportions of the infilled window will change to accommodate the new one, and the applicant confirmed that they will use the existing dimensions. The applicant also explained that it was meant for egress for the lower unit. The Commission then discussed the rear roof deck and asked if the others on the street were approved. Staff explained that there was language stating that minimally visible roof decks are allowed because the street is so wide due to the community garden. The Commission then asked if the roof hatch were to be visible and requested a cross section of the detail.

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

- Submit details of hatch and window well to staff.

18.903SE      1 Ringgold Street  
& 18.641 SE

Representative: Mark Springer, Springer Architects

Proposed Work: Continuation of application heard on 12/5/2017 for demolition of existing rear addition, raised deck and cinder block wall; and construction of two-story addition and deck. Also, amendment to application 18.641 SE to restore granite curb around the garden to its original height; and replace the black iron garden railing with new iron railing (*See also Administrative Review/Approval work below*).

The applicant presented current condition photographs, architectural drawings, and colored renderings.

The Commission discussed the details of the wood parapet and if there would be a railing necessary for it. The Commission also asked if there was a way to make the rear door less modern looking, and they requested the details of the copper capping on the addition.

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

- The cap below must mimic the cap on the chimney;
- Provide cut sheet for the light sheet to be submitted to staff;
- Light fixture must be more vertical than horizontal;
- Drawings and product literature for the railing must be submitted to staff.

18.904 SE     771 Harrison Avenue

Representative: Marc LaCasse, LaCasse Law, LLC

Proposed Work: Amendment to application 17.474 SE to remove tracery from side windows.

The applicant presented details of the alterations that were previously approved by SELDC. There was concern that the tracery on the windows would dramatically reduce the sunlight in the properties by 30%. The applicant voiced concern over the ability to market the properties with low natural light.

The Commission responded by indicated that a number of concessions had been made regarding this property and that the tracery was a feature defining element. SELDC pointed out other area church conversations that have similar detailing, and that the tracery detailing would be a selling features that will draw buyers to the property.

In conclusion, the applicant was denied without prejudice. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

### **Administrative Review/Approval**

**Approved As Applied - The vote was 5-0 (JA, JF, CH, DP, PS).**

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

- 18.899 SE     143 Appleton St. Unit #2: At front façade, replace one third-story non-historic aluminum double casement window with two wood one-over-one windows; and replace two second-story non-historic aluminum windows with wood two-over-two windows.
- 18.826 SE     51-53 Clarendon Street: At Clarendon Street façade, repair and repoint masonry; repair fascia and soffit; repair window lintels; and replace asphalt roof shingles at mansard in-kind.
- 18.886 SE     18 Concord Square Unit 1: At front façade, replace gate underneath entry stoop with wood paneled door.
- 18.902 SE     27 Dwight Street: At front façade, restore curved sash windows at parlor level; replace storm windows in-kind; replace non-historic aluminum street level, second and third floor windows in-

kind; repair sills and lintels; repoint masonry; and repair front garden fence (*see also Design Review Hearing work above*).

18.905 SE 543 Massachusetts Avenue Unit 5: At front façade, and rear elevation dormers, replace non-historic wood two-over-two windows in-kind.

18.903 SE 1 Ringgold Street: Remove security bars from windows on Ringgold Street façade and Waltham Street elevation (*see also Design Review Hearing work above*).

18.895 SE 331 Shawmut Avenue: At Mansard roof replace asphalt roof shingles with new GAF Camelot II shingles; and install new copper gutter and downspout.

18.874 SE 524 Tremont Street: At front façade, install new brown metal gutter and repair fascia.

18.891 SE 23 Warren Avenue: At front façade, replace eleven non-historic wood one-over-one and two-over-two windows in-kind.

18.883 SE 1724 Washington Street: Strip and replace rubber membrane roof in-kind (*see also Design Review Hearing work above*).

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

#### **RATIFICATION OF 2/6/2018 & 2/12/2018 SUB-COMMITTEE PUBLIC MEETING MINUTES AND 2/6/2018 PUBLIC HEARING MINUTES**

- The minutes were approved as submitted. C. Hunt initiated the motion and D. Parcon seconded the motion. 5-0 (JA, JF, CH, DP, PS).

**9:08 PM** Commissioner Amodeo adjourned the public hearing.