



# 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

June 5, 2018

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#### Design Review Hearing

**Commissioners Present:** John Amodeo, John Freeman, Peter Sanborn, Catherine Hunt

**Staff Present:** Nicholas Armata; Preservation Planner; Kathleen Von Jena; Assistant Survey Director

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

18.098 SE 40 East Springfield Street

Proposed Work: Ratification of an unapproved front door and the painting of the front façade first floor window lintels.

The property owner did not appear for the hearing, a notice will be sent to the property owner

18.1146 SE Herald Street between Harrison and Albany

Proposed Work: Install 2 wheelchair ramps and 2 warning panels with corresponding sidewalk repairs.

Representative: Matthew Golding, HDR Engineering, Inc.

The applicant presented the details of the project to the Commission, indicating that the scope of work includes the sidewalks on both sides of Herald Street between Harrison and Albany along with 2 handicap access ramps. This project is a legacy project of the Big Dig. The north eastern side of the property is at the very edge of the protection zone, but still within the district. At these locations the applicant will retrofit the sidewalks to bring them into code according to accessibility standards. Within the proposed area, there will be two wheelchair ramps that will include two warning panels. In addition to the ramps, the sidewalk will be repaired up to the property line. The applicant noted that there were three different materials on the sidewalk and provided details to each area of their responsibility.

The Commission questioned the materials used on the reconstructed sidewalk; currently, several portions of the sidewalk are made from brick, and the privately owned elements at the alternate side are newly constructed out of granite blocks. Additionally, there was some concern over the color of the proposed caution plates; yellow was recommended by the Disability Board however the Commission preferred red.

During the public comment section, a constituent wanted to clarify that the cobble stone sections of the sidewalk would not be altered. They would not be altered.

In conclusion the application was approved with the provisos that the caution plates are red, not yellow. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, and PS).

18.1305 SE 18 Concord Square

Proposed Work: At garden level, replace two wood 1 over 1 windows with 2 fiberglass 2 over 2 windows.

Representative: Allan Fernando; Pella Windows and Doors.

The applicant presented details to the proposal for this project. The applicant claimed that the windows are located in deep window wells that are susceptible to rot and water damage. The applicant argued that because the windows are not visible from a public way that they are exempt from the standard window requirements of the district.

The Commission determined that while the windows are in fact not visible from a public way, if the window wells are to be enlarged as they commonly are in the district, they would then be visible.

There was no public comment.

In conclusion the application was approved with the provisos that the windows will be wood with proper window pane configuration. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, and PS).

18.1160 SE 64 East Brookline Street

Proposed Work: At front façade, replace front awning with new, metal awning.

Representative: David Stone, Trustee

The applicant presented details to the proposed change to the main entrance of the property which would replace an existing non-historic fabric canopy. The proposed awning would provide better protection from the elements and improve the aesthetic of the overall structure.

The Commissioners provided the details of the history of the building, formerly a one story hat factory. The additional two floors replicated the original floor. The construction and materials of the proposed canopy was questioned, including the sloping of the roof, the lining of the bottom facing the sidewalk, the color, and whether or not there would be any lighting integrated into the panels. The Commission felt that a shop

drawing would resolve these questions and should be submitted for final approval. Additionally, there was some question as to where the proposed canopy should be connected to the wall and its relation to the other elements of the façade.

There was no public testimony.

In conclusion the application was approved with the provisos that a shop drawing will be submitted to staff for the record, details as to how and where the canopy will be affixed to the façade, and that the color of the structure will be either black or grey. Catherine Hunt initiated the motion and John Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, and PS).

18.1253 SE 33 Dwight Street

Proposed Work: Expand existing roof deck. At front façade, install street number placard.

Representative: Michael Kim Architect & Mary Chowdhury

The applicant presented details regarding the proposal to expand the current roof deck and add an address placard to the front of the building. While the deck is visible from East Berkeley Street, there is a precedent for roof decks visible from East Berkeley on the north side of Dwight Street, so long as they are not visible at all from Dwight Street.

The Commission agreed that the roof deck could be approved as submitted, but did request that the fascia board that was visible from any public way must be made from real wood. The Commission also requested that the address placard be attached to the façade through the mortar joints.

In conclusion the application was approved with provisos that the fascia board of the roof deck will be made from real wood and that the address placard is installed through the mortar joints. Catherine Hunt initiated the motion of approval and John Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, and PS).

18.1257 SE SE Washington Street, Multiple Locations

Proposed Work: Install artistic bike racks at the following locations:

- 1721 Washington Street
- 1714 Washington Street
- 1595 Washington Street

Representative: Tom Parks; Washington Gateway Main Streets, George Millette; Arts for Humanity

The applicant presented the details to the proposed locations of the artistic bike racks at various locations on Washington Street. These locations would be positioned outside of businesses that have demonstrated a need for customers to utilize bike racks. Currently, several of these locations have had bikes chained to trees, private property and street furniture. The applicant provided details of the materials, size and positioning of the

racks according to area specific traffic patterns. There is a precedent for artistic racks; several have been installed throughout the city.

The Commission had some concerns over the proposal for the bike racks; in particular the color, size and proximity to the street. The Commission argued that the bike racks as proposed would dominate the street corner. Additionally, there was a concern over how safe the proposed materials would be in terms of sharp edges and spaces in the design where a small child could get stuck. The Commission made the recommendations that the bike racks should be scaled down by approximately 20%.

During public comment several members of abutting condominium associations, Kevin Rich and Steven Smoot expressed concern that Washington Street Gateway did not reach out to them for input. The Condo Associations stressed that the proposed bike racks would block handicap parking spaces as well as the flow of pedestrian traffic on the sidewalk.

In conclusion, the application was remanded to a subcommittee to explore the details of the site, positioning and materials. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, And PS).

18.1279 SE 85 West Newton Street

Proposed Work: Install exterior lighting and signage.

Representatives; Fernando Domenech and Michael Kaufman

The applicant provided the proposal to add lighting and signage to the exterior of the building. Details that were included in the presentation included the style and visibility of the lighting, signage locations, size and content. The applicants expressed the need for both the lighting and signage as a means to promote the services that the building is to provide to the public.

The Commission questioned the visibility of the façade lighting from the street. While lighting sources are not regulated by the district, the source should not be visible the street and the fixtures should be simple and modern by design. The proposed banner sign should be mounted through the mortar joints and is not to contain any lighting. There was some question as to the necessity of the school entrance signage, the Commission wondered if a hanging sign attached to the side of the façade of the structure would be more appropriate than the sign mounted above the fence entrance. Several Commissioners questioned the pin mounted sign lighting and whether the combination of the signage was too overwhelming for the front façade. The Commissioners expressed some concern over approving the current proposed lighting and the applicant returning at a later date to also light the signage, which would be too overwhelming for the street.

There was no public comment.

In conclusion, the application was approved with the provisos that the railing lighting was submitted to staff for final approval. The remaining lighting was approved with the provisos that the colors of the fixtures are anodized. The signage is to be continued for a

future meeting. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, and PS).

18.1261 SE Rutland Square

Proposed Work: Install additional bicycle racks at the following locations:

- Rutland Sq. and Columbus Ave.
- West Rutland Sq. and Titus Sparrow Park Ct.
- West Rutland Sq. and Titus Sparrow Park Gardens.

Representatives: John Monacelli, Boston Transportation Dept.

Based on the feedback of the Commission and public at a previous hearing, the representative presented the plans for the installation of additional the bike racks in the aforementioned locations.

The Commission discussed the placement of each of the bike rack locations, communicating to the applicant that the racks, and bikes that will be tied to them, will not block pedestrian traffic. The Commission was pleased that additional racks were being added to accommodate the need in the proposed locations.

There was no public comment

In conclusion the application was approved with the provisos that the racks be positioned in a configuration that would allow for the installation of additional bikes in the future. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, and PS).

18.1298 SE 535 Shawmut Avenue

Proposed Work: At front façade, install new blade sign.

Representative: Jennifer Fond; Wannagout Dog Walking

The applicant provided details to the signs materials, colors, relation to adjacent business signs and positioning on the wall. There would be no lighting on this sign.

The Commissioners questioned where on the façade the sign would be mounted. It was communicated that the sign would be attached to the pilaster of the storefront and not the sign band as originally thought. The Commissioners also questioned whether the pilaster was made from wood, metal or stone.

There was no public comment.

In conclusion the application was approved with the provisos that the materials of the pilaster and whether the sign height meets the requirements of the city sign requirements are to be submitted to staff. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, and PS).

18.1308 SE 433 Columbus Avenue

Proposed Work: At front façade, install wrought iron gate in front of stoop.

Representative: Therese Sellers; 433 Columbus Avenue Condo Trust

The applicant presented the details of the proposal and the need for the proposed gate. Ms. Sellers indicated that area restaurant patrons were waiting for to be seated on the steps and blocking the residents from accessing their homes. Additionally, there were several instances where illegal activity occurred that were a cause for concern. The condominium association has installed signage and cameras which have not alleviated the situation. The application proposed the installation of a fence at the front of the steps to dissuade people from sitting on the steps while waiting at the restaurant.

The Commission indicated that there have been other instances where fences were proposed that had equally compelling reasoning that were all declined. Further, the building department would not approve such a fence at the bottom of a stairway. It was recommended by the Commission that the Condo Association work with the restaurants to come up with a solution.

There was no public comment.

In conclusion, the application was denied without prejudice. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, and PS).

18.1302 SE 694 Tremont Street

Proposed Work: At front façade reopen storefront door, add a belt sign and gooseneck lighting.

Representative: Stephen DeRose

The applicant presented the details of the proposal that would reopen a garden level door and add signage with corresponding lighting for a business that would open in the space.

The Commission discussed the details of the proposal, in particular the door and the lighting. The Commission asked where the light source would come from and how it would be installed into the wall. There was also some questions regarding the sign materials and whether it would be curved or flat. The Commissioners also discussed the need for an all glass door.

There was no public comment.

In conclusion, the application was approved with the provisos that the door details to be remanded to staff for final approval. The door should be 2/3 glass and 1/3 wood. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, and PS).

## Advisory Review

### 112 Shawmut Avenue

Proposed Work: At the corner of Herald Street and Shawmut Avenue, demolish interior and modify the exterior of an existing historic warehouse. Incorporate the remaining façade into a new 13 story residential tower.

Representative: Epsilon Associates, Inc.

The Commission was presented details of a proposal to construct a 13 story building while integrating the history factory façade that exists on the site today. This building is part of a larger Planned Development Area (PDA) which would eventually consist a total of four buildings that would be built in phases. The proposal recommended demolishing most of the historic parapet and one bay of the structure's Shawmut Avenue façade. Epsilon indicated that the parapet demolition was necessary due to its condition of disrepair. The bay is to be deconstructed in order to make way for a service entrance. The cell phone towers would also be integrated into the new parapet.

The Commission had some concerns over the demolition of the parapet and the bay because they are integral to how the building is read from the street. Reconstructing the capital to balance out the façade would not translate well due to the intricacies and subtle differences in construction between the two bays. The Commission was in favor of the new curtain wall which included patterns and textures of the historic structure.

### 439 Shawmut Avenue

Proposed Work: On front roof, install two skylights between existing dormers. At rear roof, install one skylight and dormer.

Representative: Romeo Mirzac

The applicant provided details to several options he wanted to implement on his property. These options included the installation of several skylights on the front and back of the structure and installing a dormer in the rear of the building.

The Commission discussed the different options and the visibility of each. The Commission decided that the skylights in the front of the building would detract from the character of the structure and could not be approved. The rear skylights and dormer would be approvable but said approval would be dependent on a number of variables. The final proposal must include dimensions, perspective drawings and cut sheets.

### South End Protection Area

Representative: Alexa Pinar Boston Planning & Development Agency

Proposed Work: Changes to height restrictions in a section of the South End Protection Area bound by Albany Street, Frontage Road and BioSquare Drive.

BPDA provided details to the increase of height restrictions in the protection area EDA South from 200 to 350. The FAR would stay the same. The proposal for the flower exchange would mass two taller structures at the rear of the parcel, and 2 smaller buildings at the front. The representative also indicated that the requirements are in the process of being changed at BPDA.

The Commission discussed the details and the consequences of such a procedure, and agreed that this change would be beneficial to the district. Specifically considering it would shield the neighborhood from the highway noise, and provide much needed open space. They agreed that this would be something that would be potentially approvable should it come before them.

### **Advisory Review**

- 18.1294 SE 554 Massachusetts Avenue: At front façade repair front steps in kind. Repaint steps that are currently painted.
- 18.1301 SE 76 Appleton Street: At side façade (of a corner building) install HVAC unit inside of an existing vent opening. Replace existing cover with a metal vent cover painted black.
- 18.1293 SE 26 Braddock Park: Remove existing roof deck and install replacement roof deck.
- 18.1194 SE 34 Claremont Street: At front façade, repoint brick and rebuild brick wall above second level bay window. Paint sills and banding in kind.
- 18.1318 SE 14 Clarendon Street: At front façade third floor, replace 4 non-historic 2 over 2 aluminum windows in-kind.
- 18.1297 SE 537 Columbus Avenue: At side façade (of a corner building) rebuild brick barrier wall to original configuration.
- 18.1313 SE 545 Columbus Avenue: At front façade, replace basement windows with same curved edge, single pane windows. Repair and restore original window ironwork and sill stonework in kind. Repair west stoop cheek wall in kind. Replace existing vent with 12” square louvered galvanized steel cover, painted black.
- 18.1309 SE 13 Concord Square: Construct a roof deck.
- 18.1304 SE 42 Concord Square: At front façade garden level, replace three 2 over 2 and two 1 over 1 aluminum windows with aluminum clad windows.
- 18.1281 SE 11 Dwight Street: Repoint front façade in kind.
- 18.1249 SE 39 Dwight Street #2: At rear façade replace trim around dormer in kind.
- 18.1273 SE 74 East Brookline Street: At front façade, repair 3 window sills in kind, spot repointing in kind, Repair front stoop landing, garden level stairs and walkway in kind. Install new rubber roof and soffit in kind.
- 18.1306 SE 37 East Springfield Street: Repair and resurface main stoop steps and steps leading to garden level in kind. Restore and repaint existing iron handrails.
- 18.1163 SE 50 Gray Street: At front façade garden level, repair two brownstone window lintels in kind.
- 18.1275 SE 463 Massachusetts Avenue: At front façade, repair wood trim on oriel in kind
- 18.1191 SE 614 Massachusetts Avenue: Repair asphalt shingle hipped roof in kind.
- 18.1239 SE 48 Rutland Street: Replace asphalt shingle roof in kind.
- 18.1288 SE 320 Shawmut Avenue: Repoint front façade in kind
- 18.1307 SE 320 Shawmut Avenue: At front façade, floors 2-3, restore historic windows. At dormer level, replace three aluminum clad 2 over 2 windows with three wood 2 over 2 Marvin ultimate windows.
- 18.1291 SE 332 Shawmut Avenue: At rear façade, replace rubber roof decking, and railings in kind. Install copper gutters.
- 18.1262 SE 656 Tremont St #6: At front façade third level, replace one aluminum 1 over 1 window with wood 2 over 2 windows.

- 18.1263 SE 33 Upton Street #1: At front façade garden level, replace 2 aluminum 1 over 1 windows with wood 2 over 2 windows.
- 18.1290 SE 162 West Brookline Street: At front façade, clean and repair masonry and restore front stoop in kind. Repair and restore 2 historic light wells, restore all front faced historic windows. Repair roof deck and roof hatch in kind.
- 18.1289 SE 167 West Brookline Street: At front façade, paint lintels, sills, door hood, and stoop in kind.
- 18.1187 SE 195 West Brookline Street: Replace existing roof decking in kind. Replace guardrail with black metal guardrail.
- 18.1299 SE 69 Worcester St: At dormer level, replace three vinyl windows with new wood windows. The pane configuration will be 2 over 2 on the front window and 1x1 for the 2 side light windows.
- 18.1303 SE 12 Yarmouth St: At parlor and garden level, replace two 2x2 and four 1x1 aluminum windows with aluminum clad windows.

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

### **RATIFICATION OF THE 6/5/2018 PUBLIC HEARING MINUTES**

The minutes were approved with the following proviso. C. Hunt initiated the motion and J. Freeman seconded the motion. 4-0 (JA, JF, CH, and PS).

**10:34 PM** Commissioner Amodeo adjourned the public hearing.