



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

July 3, 2018

Design Review Hearing

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

Staff Present: Nicholas Armata; Preservation Planner

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

18.1025 VIO 36 Dwight Street

Proposed Work: Ratification of an unapproved window well.

Representative: Lewis Legon

The applicant presented details as to why the access way built was not included in the application for work originally. He explained that he was unaware that window wells were something that needed to be approved by the commission because they were means of egress. The applicant explained that he met with staff to determine the appropriate size of the window well, and how it should follow the curve of the bay on the building.

The Commission reviewed the proposal and indicated that the window well should be the minimum size for egress, and the ridge of the well should be level with the ground.

There was no public comment.

In conclusion the application was approved with the provisos that the details to the metal grate, final size of the well and window be submitted to staff for final approval. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

18.1437 SE 610 Tremont Street

Proposed Work: Amendment to application heard on 3/6/2018 construct a storefront; relocate door to opposite side.

Representative: Josh Rosewood

The applicant presented the amended details of the project to the Commission, which was to relocate the proposed door to the right side of the storefront and eliminate the chamfered edge. The applicant indicated that this was necessary after several discussions with the City access board. As a result, the side access along West Dedham Street would be eliminated from the proposal.

The Commission reviewed the amended proposal but had no additional concerns. Staff questioned if it would be appropriate to have the door swing in rather than out to the street but the Commission determined that the sidewalk was wide enough where it would not pose a risk to the public.

There was no public comment.

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

18.1420 SE 159 West Newton Street

Proposed Work: At front façade on garden level and floors 1, 2; replace 7 historic 2 over 2 wood windows with 7 Old Bostonian wood 2 over 2 windows.

Representative: Jeffrey Thompson

The applicant provided the details to his proposal, including the conditions of the existing windows that were not in working order. The applicant explained that his tenant on the first level was having issues with a draft, and that the quotes for the replacement would be prohibitively expensive. The applicant explained that if the windows were to be repaired rather than replaced that he could do it in increments and explore storm windows.

The Commission discussed whether or not there was sufficient evidence to allow for the replacement windows. They determined based on staff comments that the windows could be repaired rather than replaced.

There was no public comment.

In conclusion the application was continued and contingent on whether the storm windows that were being explored are effective in mitigating the draft issues. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

18.1442 SE 2 San Juan Street

Proposed Work: Demolish and dispose of non-historic rear garage addition.

Representative: Jeff Bass

The Applicant provided details to the demolition proposal. He explained that the addition is a non-contributing structure that is not visible from a public way.

The Commission discussed whether or not the removal of this addition, which was likely built in the 1970s or 1980s, was historically significant or not. It was determined to not be.

There was no public comment.

In conclusion the application was approved with the provisos that the demolished materials would be removed from the site and that the existing brick wall will be cleaned of any evidence of the demolished structure. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

18.1461 SE 552 Tremont Street

Proposed Work: At front façade street level, remove existing storefront plate glass windows and replace with operable windows.

Representative: Kerry Foley & Justin Kelly

The applicant provided details for the proposed window adjustments at the storefront. Details that were described include the direction in which the proposed windows will fold, how tall the windows will be and the materials used.

The Commission requested for there to be shop drawings in order to fully understand the installation. The Commission also discussed whether or not the existing glass storefront was part of the historic storefront.

During the public comment, a resident Michael Hichcliff of 100 Waltham Street expressed concern over the alteration of the historic character of the structure and of the noise concerns that this would result in. Additionally, the sidewalk was very narrow and a café would limit its use further.

In conclusion the application was approved with the provisos that the details be remanded to staff. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

18.1463 SE 19 Worcester Street

Proposed Work: At rear façade facing a public way, construct a one story brick wall with an overhead garage door. Install a black iron fence in remaining opening.

Representative: Jason Arndt

The applicant provided the details for the proposed doors and walls to the rear of the building. This door would be installed to protect the homeowner's private property. The applicant also provided evidence that this section of the property at one point had some sort of structure in the proposed location. Additional information provided included the style of door, the wall construction, and the construction plans.

The Commission had some concerns of the massing of the door as well as how the door opened and closed. Additionally, it was discussed whether or not there should be a door type that isn't as intrusive, possibly with some open space or cutouts in the door gate.

There was no public comment

In conclusion the application was continued so that the applicant can provide more options for the door of the garage. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

18.1467 SE 230 Shawmut Avenue

Proposed Work: At Peter's Park perform the following improvements: Improve entryways at Shawmut Avenue, Washington Street, and Bradford Street. Replace pavement Add plantings Repair irrigation system in ball field Add stone dust path connecting Washington Street and Shawmut Street. Add custom metal fencing along Washington Street, Shawmut Avenue, and Bradford Street. Add benches, repair drainage.

Representative: Cathy Baker-Eclipse, Megan Tompkins.

The applicants provided details to the proposal for the park including the walking path, locations, materials, the entrances, gardens, benches, tree impact, and bollard replacement.

There was no public comment.

The Commission was very receptive to the project, with some concern, but ultimately understanding why pavers were not proposed for the park area. In conclusion the application was approved as submitted. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

18.1425 SE 587 Albany Street

Proposed Work: Demolish existing structure and erect a new 6 unit residential dwelling.

Representative: Dan Artiges & Josh Fetterman

The applicant provided details of the project which consisted of demolishing the existing structure and constructing a new 6 unit building. The applicant provided a structural report on the condition of the building as well as the details of the new proposed structure that would integrate the features of the historic building per the request of the staff

The Commission determined that this building is historically significant and further investigation would be needed in order to make a determination. The design elements were not reviewed at this time.

There was no public comment.

In conclusion the application was remanded to a subcommittee to be scheduled at a later date. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

Advisory Hearing

Approved (with exceptions, see below) John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was 4-0 (JA, JF, DP, and PS).

***18.1456 SE 18-20 East Springfield APPROVED (3-0 JA, JF, DP) PS ABSTAINED.
18.1387 SE 1317 Washington Street WITHDRAWN***

540 Albany Street

Proposed Work: Demolish existing non-contributing structure and erect 4 new commercial buildings with public space.

Details were presented about the demolition of the existing non-contributing warehouse structure and construct a multi-use, multi building commercial center. The center would also include public park space and connections to local roadways. The park space would include granite blocks that at one point made up the piers along the South Bay area.

The Commission was receptive to the project and determined that the project would have minimal issues passing through the approval process for the protection area.

95 Berkeley St

Proposed Work: Install new windows on all facades that are more historically accurate.

Details were provided for a proposed window replacement for the property to better resemble the original window configuration. The applicant provided historic evidence of the window configuration when the building was first constructed.

The Commission viewed the project favorably with only a few requests for modification including adding simulated divided lights on the inside of the windows.

ADMINISTRATIVE REVIEWS

- 18.1355 SE 24 Braddock Park: At front façade, level one and two replace 5, 2 over 2 wood windows with 5 two over two Old Bostonian wood windows.
- 18.1385 SE 53 Chandler Street: At front façade second floor replace 4 existing aluminum windows with aluminum clad windows. The windows will be 2 over 2 for large windows and 1 over 1 on side angled windows.
- 18.1398 SE 408 Columbus Avenue: Replace rubber roof and sky light in kind. At front façade, install copper flashing.
- 18.1390 SE 3 Concord Square: At front façade, restore iron fence in kind.
- 18.1458 SE 35 Concord Square: At front façade, repoint stone work to match brownstone, install new copper drip edge at roof, and install new wood and glass door under stoop, replace all wood non-historic windows 2 over 2 in kind. At front façade on all levels replace non-historic wood 2 over 2 windows in kind.
- 18.1455 SE 42 Concord Square: At front façade first floor, replace 5 aluminum windows with new wood clad windows. The full-size front facing windows will be 2 over 2; the side light, small windows will be 1 over 1.
- 18.1456 SE 18-20 East Springfield Street: At front façade mansard level, replace 8 aluminum windows with new wood clad windows. The 4 full-size front facing windows will be 2 over 2; the 4 side light, small windows will be 1 over 1. **APPROVED (3-0 JA, JF, DP) PS ABSTAINED.**
- 18.1426 SE 419 Massachusetts Avenue: At front façade repair exterior foundation wall.
- 18.1466 SE 474 Massachusetts Avenue: At front façade 3rd floor, replace 3 non-historic wood 2 over 2 windows in kind.
- 18.1459 SE 53 Rutland Street: At front façade repoint exterior masonry, replace all non-historic wood windows in kind, restore existing wood work around windows and doors, restore existing front door, open existing light well, and restore cornice, construct a roof deck.
- 18.1431 SE 80 Rutland Street: At front façade replace asphalt shingles in kind.
- 18.1460 SE 613 Tremont Street: At front façade second floor, replace 3 aluminum, 2 over 2 windows with wood, 2 over 2 windows.
- 18.1446 SE 690 Tremont Street: At front façade spot repair cracks on steps and pathway to lower level units. Repaint steps and railing in kind.
- 18.1424 SE 131 Warren Avenue: At front façade repair dormer in kind.
- 18.1508 SE 1723 Washington Street: At front façade spot repoint brick in kind, Reset existing windows in kind, at top level, replace two non-historic windows in kind. Replace 1 sliding door in kind. Repaint cornice in kind.
- 18.1333 SE 154 West Canton Street: At front façade repair lintels and sills in kind. Repair copper gutters in kind, repair/restore front steps to original tread profile. Repair sandstone pediment in kind. Remove alarm box.
- 18.1430 SE 194 West Canton Street: At front façade install new radius copper gutter and copper ledge metal in kind.
- 18.1422 SE 15 Worcester Street: At front façade install new double sided blade sign using the same hanging hardware as previous sign. Replace existing white vinyl letters with new letters to read “COOLIDGE YOGA.”

18.1387 SE

1317 Washington Street: At front façade install new double sided blade sign using the same hardware as previous sign. **WITHDRAWN**

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.