



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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South End Landmark District Commission Public Hearing Minutes

Boston City Hall, Fifth Floor, Piemonte Room
Boston, Massachusetts, 02201

September 4, 2018

Design Review Hearing

Commissioners Present: Diana Parcon, John Freeman, Peter Sanborn

Staff Present: Nicholas Armata, Preservation Planner; Gabriela Amore, Preservation Assistant

5:41 PM Commissioner Parcon called the public hearing to order.

19.1925 SE 619 Massachusetts Ave. #1

Representative: Chris Prudromme, Architect

Proposed Work: At rear façade facing a public way, remove existing wood fence and install a brick wall with overhead door and roof deck.

The Representative summarized the application to the Commission, and stated that they are not adding square footage, just redistributing. The applicants would like to keep the trees in the area, and turn the rest of the area into a parking area with a deck above it. They plan to raise the wall to the full 42 inches so that the height requires a railing. The applicant plans to conceal the deck as much as possible, which is significantly shielded by existing buildings and trees. The representative clarified that the garage door does not swing up, but rather it elevates up on a track. This addition is also not expected to affect the neighboring buildings.

The Commission clarified with the representative the visibility of the proposed work. Recently, The Commission approved a very similar door from the same architect and they clarified the mechanism it follows as it recedes into the garage. The Commission also pointed out to the representative that he may need a permit from the City of Boston to cut the curb. After the motion was heard, the representative asked if he would be able to use dog tooth brickwork, and the Commission said that it must have a running bond.

There was no public comment.

In conclusion the application was approved with the following provisos. J. Freeman initiated

the motion and P. Sanborn seconded the motion. The vote was 3-0 (DP, JF, PS).

- Brick is running bond, and an anti-graffiti coating is applied on the doors

19.123 SE 30 Dartmouth St. #4

Representative: Nicolas Oreskovic, Owner

Proposed Work: Remove roof deck to replace rubber roof. Reinstall roof deck to original footprint.

The representative explained his application and that his roof has significant water damage and that work needs to be started immediately

The Commission pointed out to the applicant that roof decks are not grandfathered into approval, so if it is removed, it must be resubmitted to the Commission as a new deck. Staff commented that a subcommittee may be necessary. J. Freeman stated that the railing may have to be moved, and agreed with the subcommittee idea. P. Sanborn agreed that the railing is too visible.

Public Comment:

Isabelle Chase: Chase asked how quick the subcommittee process is, due to the fact there is water actively leaking in, and Nick Armata responded saying that it happens as quickly as the subcommittee is available.

In conclusion there was a motion to move this to a subcommittee composed of commissioners Hunt and Sanborn. J. Freeman initiated the motion and D. Parcon seconded the motion. The vote was 3-0 (DP, JF, PS).

18.1462 SE 540 Albany St.

Representatives: Jess Garnitz, Leslie Donovan, Jason Epstein, Larry Grossman, Architects

Proposed Work: In the protection area, demolish existing non-contributing building and construct a phased 4 building development with public space.

The Applicant stated that nothing has changed in their design since the advisory review, and they now have the requested addition of shadow studies. Their application was also approved by the BPDA.

Staff N. Armata points out that the shadows lay mostly on newer construction, and not as much the more historic buildings.

The Commission announced they must do two votes; one for the historical contribution of the existing 540 Albany Street building, and one for the approval of the application.

In conclusion J. Freeman initiated the motion that 540 Albany Street is non-contributing, and P. Sanborn seconded the motion.

J. Freeman initiated the second motion to approve the application as is. D. Parcon and P. Sanborn seconded the motion. The vote for both motions was 3-0 (DP, JF, PS).

19.195 SE Corner of Washington St. & Massachusetts Ave.

Representative: Tom Parks, Washington Gateway Main Street

Proposed Work: At the intersection of Washington Street and Massachusetts Ave, install artistic bike rack.

The applicant explained the only thing that is different from his previous proposal made in June, is the location of this 4th addition, and the height has been revised. Additionally, the applicant had worked with staff to locate the bike rack closer to the street light in order to prevent damage from snow plows and snow banks.

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

I. DISTRICT GUIDELINES UPDATE

Protection Area Height Increase

~~Vote to increase the height of protection area EDA South, Zone 3 from 200' 6.5 F.A.R. to 350' (Not Voted on, Super majority needed)~~

ADMINISTRATIVE REVIEW/APPROVAL

- 19.187 SE 107 Chandler St: At front façade level 1, replace two 2 over 2 aluminum-clad windows in kind.
- 19.172 SE 549 Columbus Ave: At front façade level three, strip and re-roof oriel roof.
- 19.180 SE 553 Columbus Ave: At front façade level two, three and four, repaint masonry HC-69.
- 19.184 SE 560 Columbus Ave: At front façade level three, replace two 2 over 2 non-historic wood windows in kind.
- 19.089 SE Cumston St (entire block): At front façade dormer level, remove and replace existing trim and paneling in kind.
- 19.081 SE 21 Gray St: At front façade dormer level, replace two non-historic 1 over 1 wood windows with two 2 over 2 wood windows.
- 19.193 SE 2 Lawrence St: A front façade roof level replace soffit, fascia and trim in kind. Install copper gutters.
- 19.149 SE 534 Massachusetts Ave: At front façade repoint brick, repair brownstone heads and sills, repair garden curb, repaint iron fence, repaint front steps all in kind.
- 19.196 SE 123/125 Pembroke St: On front façade dormers, replace rotted trim. At front façade, spot repoint as needed.

- 19.188 SE 52 Union Park: At front façade level 3, replace three non-historic wood 2 over 2 windows in kind. At side façade level 3 facing a public way, replace two 2 over 2 non-historic wood windows in kind.
- 19.155 SE 144 West Newton St: At front façade, repair front stairs in kind.
- 19.156 SE 219 West Springfield St: At front façade, repair front door surround in kind.
- 19.142 SE 29 Worcester Sq.: At front façade, repoint around entryway, repair front steps, restore brownstone arch around front door to match original materials, repaint brownstone arch in kind.
- 19.189 SE 12 Yarmouth St Unit C: At front façade level 2, replace wood trim around windows in kind.

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

COMMISSION VOTE:	FIRST			SECOND		
	A	N	ABS	A	N	ABS
Amodeo	[]	[]	[]	[]	[]	[]
Freeman	[]	[]	[]	[]	[]	[]
Hunt	[]	[]	[]	[]	[]	[]
Parcon	[]	[]	[]	[]	[]	[]
Sanborn (Alternate)	[]	[]	[]	[]	[]	[]
	[]	[]	[]	[]	[]	[]
	[]	[]	[]	[]	[]	[]

Attest: _____ Date _____

II. RATIFICATION OF 8/7/2018 PUBLIC HEARING MINUTES & 8/23/2018, 8/29/2018 Subcommittee Meetings

The minutes were approved. Peter Sanborn initiated the motion and John Freeman seconded the motion. The vote was 3-0 (JF, DP, PS).

6:27 PM Commissioner Sanborn adjourned the public hearing.