



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

October 2, 2018

Design Review Hearing

Commissioners Present: John Freeman, Peter Sanborn, John Amodeo

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

5:43 PM Commissioner Amodeo called the public hearing to order.

18.405 SE 655 Tremont Street #C2

Representative: Susan Busch

Proposed Work: At front façade storefront, install blade sign, pin-set letters on sign band, and vinyl letters on door glass.

The Representative summarized the application to the Commission. The representative clarified that for the purpose of the application, the windows appear gray in illustrations so that the signage can be properly recognized in the application. The representative also clarified that there is a pre-existing bracket they would hang signage on, and that they intend on utilizing the lights that were installed previous to their occupancy.

The Commission questioned what the materials were, and it was determined that the representative was unclear on what the materials are. The Commission also informed the representative that there is no problem with them using the lights that were installed previous to their occupancy because they have already been approved.

There was no public comment.

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

18.447 SE 112 Shawmut Avenue

Representative: Jason Gier, Dante Angelucci

Proposed Work: Demolish part of the existing structure and construct a 13 floor residential structure with the original façade integrated into the lower levels.

The representative presented the application. He clarified that this application is for 1 out of 4 buildings that are a part of a proposed project. The biggest modifications to this proposed work are the modifications to the parapet and the southernmost bay of the façade. They will also be demolishing a small section of the building, and cell antennas will be integrated into an enclosure on the building. Windows unoriginal to the building are being replaced, and the representative explained that regarding landscaping, each building will be in charge of their own area, but the buildings will all coordinate with each other. There are no definite plans yet for landscaping, but they have concept images for the areas. There is no plan to include retail on the premises, but it is possible that it could be included later. They also explained that there are cell antennas in the enclosures on the parapets, and there is no better location for the antennas and the companies they have contracts with will not allow placement of the antennas anywhere else on the building.

The Commission pointed out to the representatives that in protection areas, there are fewer requirements in place if the proposed work does not involve a demolition. The Commission also questioned whether the applicants would receive a historic tax credit on this property, and it was determined that they would not. The Commission expressed that a subcommittee may be necessary for this project, due to a lack of details being presented and a need for sectional detailing, details of garage entries, and details of sidewalks, trees, and landscapes. They also expressed that they felt that a live model of the building would help show the correct dimensions and angles.

There was no public comment.

In conclusion there were two votes. The first vote was for the proposed demolition of a section of the building. The motion to approve the demolition was passed, and the vote was 3-0. Finally, there was a motion to remand the proposed work to a subcommittee composed of Commissioners Amodeo and Freeman. J. Freeman initiated the motion and P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).

18.1383 SE 24 Braddock Park

Representatives: Judith Felton

Proposed Work: At front façade, replace railing between 24 & 26 Braddock Park, add railing attached to stringer at left side of the stoop.

The representative presented the application, and explained that her neighbor supports the proposed work. The railing would be installed into wood, and the representative stated that

she thought areas of main egress require railings on both sides, but it was clarified that it is a grey area because new construction is required to have the railings.

The Commission felt that the bottom post would be better if it were placed closer to the bottom of the rail, and also suggested that it should be painted black.

There was no public comment.

In conclusion the application was approved as presented with the following provisos. P. Sanborn initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

- The rails are to be painted black

19.457 SE 158 West Canton Street

Proposed Work: At front façade all levels, replace all windows.

Representative: Aaron Weinert

The applicant presented his application, and stated that all the windows are in various stages of disrepair, and they would like to replace them with something that looks similar. They intend on doing an in kind sash replacement only, with 2 over 2 windows. All the sashes are curved including the sash over the door, and excluding the dormer. The applicants stated that all the windows except for the dormer window are original, and they are in good condition despite needing a chain replacement

The Commission informed the applicants that according to the regulations, they must keep the original windows unless they are too deteriorated to be maintained.

In conclusion the application was denied without prejudice. J. Freeman initiated the motion and P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).

19.463 SE Blue Bikes (Various Locations)

Representative: Kim Foltz; Boston Transportation

Proposed Work: Install four new Bluebike stations at the following locations: Washington Street @ East Berkeley Street, Tremont Street @ Dartmouth Street/West Dedham Street, Tremont Street @ Northampton Street, Columbus Avenue @ West Canton Street

The representative presented the application, and explained that they plan to leave more open space than required by the ADA space requirements, and that they can easily work around any obstructions. There will not be any lighting in the fixtures, and all the work is completely reversible. The representative was willing to explore the possibility of alternative locations for two of the Bluebike stations. She also clarified that the systems for the bikes are all solar powered, so the location of the station is chosen very specifically to allow sunlight get to it.

The Commission showed concern over the possible interference of the bikes and the car doors that are near the stations, creating potential damage. They also questioned the permanence of the installation, and it was determined that all the proposed work is entirely reversible. The Commission suggested that alternative locations be explored, and questioned how the locations are initially chosen. These locations in the South End were chosen because there are not many bikes in the district, and certain data is analyzed to determine locations of the Bluebike stations.

Public commenting was opened, and abutters voiced concern about the bike locations. Bob, an abutter, stated that the station covers the entire front of his building, and doesn't have an issue with the bikes but feels that a different location could be better. Clarence, another abutter, felt that the chosen locations are incompatible with the neighborhood, as they are suggested in a residential area and most of the other bikes are in commercial areas.

In conclusion there was a motion to approve the 2nd and 3rd locations proposed, and a motion to continue the 1st and 4th locations. P. Sanborn initiated the motion and J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

19.465 SE 11A Taylor Street

Representative: Patrick, David

Proposed Work: At front façade, relocate recessed front door to the bottom of the front stairs.

The representatives presented their application, and stated that on the street of this property, there are both recessed doors, and doors flush with the facade. They also shared that they have safety concerns, as there was an attempted break-in over the summer, and that their neighbors are not opposed to the proposed work.

The Commission questioned whether there are other recessed entrances on the street, and the representative claimed there are some.

Staff N. Armata commented that the door is not original to the structure and determining a precedent of making the door flush would be necessary to approve the proposed work.

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

19.475 SE 61 Berkeley Street

Representative: Samantha Kane

Proposed Work: At front façade, install decal signage on front windows and door.

The representative presented her application, and clarified that the color of the window in her image was made that color so that the window decal could be clearly seen, and that the glass is not actually that color.

The Commission questioned the percent of window blockage allowed, and staff N. Armata stated that it is in line with the guidelines.

In conclusion the application was approved. J. Freeman initiated the motion and P. Sanborn seconded the motion. The vote was 3-0 (JA, 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

- 19.199 SE 11 Appleton Street #3 Proposed Work: At front façade level one, replace two aluminum 1 over 1 windows with two wood 2 over 2 windows.
- 19.460 SE 18 Appleton Street Proposed Work: At front façade levels one, two and dormer level replace six aluminum 2 over 2 windows with six 2 over 2 aluminum clad 2 over 2 windows. At dormer level, replace two 1 over 1 aluminum windows with two 1 over 1 aluminum clad windows. Repoint brick, stairs and masonry in kind. Restore original front door, trim, stair rails and fence in kind, install copper gutters and downspouts in kind.
- 19.472 SE 25 Appleton Street #1 Proposed Work: At front façade garden level and first floor, replace four 1 over 1 aluminum windows with four aluminum clad 2 over 2 windows.
- 19.238 SE 408 Columbus Avenue #5 Proposed Work: Install new roof deck.
- 19.476 SE 31 Hanson Street #5 Proposed Work: At front façade, level three, replace three 2 over 2 aluminum windows with three 2 over 2 aluminum clad windows.
- 19.477 SE 461 Massachusetts Avenue Proposed Work: At front façade, replace existing damaged blue stone slab. Restore historic coal chute cap to its original condition.
- 19.480 SE 155 Northampton Street Proposed Work: At north and south elevations of a non-contributing building, replace deteriorated mortar and broken bricks in kind. At north elevation, weatherproof door head and jambs.
- 19.459 SE 9 Saint Charles Street Proposed Work: At front façade, replace copper roof in kind, install copper gutters, repair wood on front hood in kind.
- 19.431 SE 301 Shawmut Avenue Proposed Work: At front entry stoop and columns repair spalled brownstone in kind. At Front and Waltham side entrance, columns, cheek wall, and stoop remove chipped paint and brownstone and repair/repaint in kind. Repair and repoint chimneys in kind.
- 19.481 SE 755 Tremont Street Proposed Work: At north and south elevations of a non-contributing building, replace deteriorated mortar and broken bricks in kind. Perform minor weatherproofing on door heads and jambs.
- 19.445 SE 59 Wareham Street Proposed Work: Replace rubber roof in kind.
- 19.450 SE 73 Warren Avenue Proposed Work: At front façade dormer level, replace four 1 over 1 aluminum windows with four aluminum clad 1 over 1 windows. At front façade level two, replace three aluminum 2 over 2 windows with aluminum clad two over two windows. At side oriel, replace three, 2 over 2 aluminum windows in kind. At rear façade dormer level, replace two 1 over 1 aluminum windows in kind.

- 19.479 SE 1701 Washington St Proposed Work: At north and south elevations of a non-contributing building, replace deteriorated mortar and broken bricks in kind. At east elevation remove brick veneer to repair underlying backup wall. Replace veneer in kind.
- 19.435 SE 175 West Brookline Street Proposed Work: At front façade all levels, restore original wood windows.
- 19.457 SE 158 West Canton Street Proposed Work: Replace hardware on front door, replace missing iron fence section in kind (*See additional items under design review*).
- 19.235 SE 207 West Canton Street Proposed Work: Replace slate roof and copper gutters in kind. At front façade, third and dormer level, replace aluminum two over two windows with wood two over two windows. At front dormer level replace two 1 over 1 aluminum windows with two 1 over 1 wood windows.
- 19.237 SE 209 West Canton Street Proposed Work: at front façade dormer level, replace asphalt shingles with real slate scalloped shingles. Install new copper gutters.
- 19.198 SE 145 West Concord Street Proposed Work: At front façade levels two and three, replace four 2 over 2 non-historic wood windows with four 2 over 2 wood windows. At front façade level two bay windows, replace four 1 over 1 non-historic wood windows with four 1 over 1 wood windows.
- 19.407 SE 37 West Newton Street Proposed Work: At front façade remove existing aluminum gutters and downspout and install new cooper gutters and downspouts.
- 19.461 SE 130 West Newton Street Proposed Work: At front façade all levels, replace all 2 over 2 windows that are vinyl with 2 over 2 wood windows. At dormer level, replace two 4 over 4 vinyl windows with 1 over 1 wood windows. Repoint brick in kind. Restore front door, copper gutters, copper downspouts, railings in kind. Install roof deck, install egress window.
- 19.197 SE 220 West Springfield Proposed Work: At front façade garden level, replace two 1 over 1 aluminum windows with two 2 over 2 aluminum clad windows.
- 19.464 SE 2 Worcester Square Proposed Work: At front façade garden level, replace two 1 over 1 aluminum windows with two 2 over 2 aluminum clad windows.

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.