



**South End Landmark District Commission  
Public Hearing Minutes**

*Boston City Hall, 1 City Hall Plaza Fifth Floor, Piemonte Room  
Boston, Massachusetts, 02201*

**December 4, 2018**

**Design Review Hearing**

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

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

**5:35 PM** Commissioner Hunt called the public hearing to order.

**19.245 SE 439 Tremont Street**

Representative: Mark Eulogiadis

Proposed Work: At commercial storefront, replace existing awning fabric and blade sign design using existing hardware.

Commissioner Amodeo entered the chambers.

The representative did not appear.

**19.296 SE 48A Clarendon Street/69 Appleton**

Representative: Brian Tierney

Proposed Work: At Appleton Street facade, renovate store front including windows. (Previously Approved Dec '15).

The representative presented his application, and explained that he had the same work approved in 2015 and there is only a slight difference in this presented application. There are not any definite

plans for retailers to come to the property, but it is a possibility in the future. The representative also clarified what his possibilities were regarding the types of paint color that are allowed by the Commission.

The Commission clarified details of potential retail use with the representative. In addition they felt that more details should have been included in the application, and were then referred to the original application. The Commission informed the representative that they do not have any purview over paint on wood, but when they do pick colors that they should use dark colors.

Staff informed the Commission that the proposed oriel can be approved administratively, and that the details provided in the original application are suitable to be reused.

In conclusion there was a motion to approve the application as submitted with the provisos that details are given to staff, and any changes to be made to the door or signage, the applicant must resubmit. J. Freeman initiated the motion, and D. Parcon seconded it. The vote was 4-0 (JA, JF, CH, DP)

**19.396 SE 109 Warren Avenue**

Representatives: Peter Ferreira

Proposed Work: At front façade garden level, replace wrought iron fence. (See additional items under administrative review).

The representative presented his application, and stated that they will be providing a granite curb onto the property, where the dividing fence will be placed.

The Commission asked for clarification to some details of the proposed work including the fence posts and the relation of the fence to the neighboring fence. The Commission deemed the fence to be acceptable but determined that the posts must be more decorative and submitted to staff for final sign-off.

In conclusion, the application was approved with provisos that the post detail is submitted to staff for final approval. C. Hunt initiated the motion and J. Freeman seconded it. The vote was 4-0 (JA, JF, DP, CH)

**19.397 SE 107 Warren Avenue**

Representative: Peter Ferreira

Proposed Work: At front façade garden level, replace wrought iron fence.

The representative presented the application, and explained that the work that is proposed for this property is the same as the work for the agenda item that was heard before this one (see 109 Warren Ave 19.396 SE).

The Commission clarified details of the project, ensuring it was the same scope of work.

In conclusion, the application was approved with provisos that the post detail is submitted to staff for final approval. C. Hunt initiated the motion, and D. Parcon seconded it. The vote was 4-0 (JA, JF, CH, DP).

**19.247 SE 29 Rutland Square**

Representative: Michael Sullivan

Proposed Work: Remove and reinstall roof deck. (See additional items under administrative review).

Commissioner P. Sanborn entered the chambers.

The representative presented the application, and explained that they will be redoing the rubber roof, and they plan on matching existing colors by painting the steel rail black. The existing roof deck rail is currently made from wood and rotting.

The Commission stated that they would prefer darker colors be used in the proposed work.

In conclusion there was a motion to approve the application with the proviso that the applicant installs a fascia board painted a dark color

during construction. J. Amodeo initiated the motion and J. Freeman seconded the motion. The vote was 5-0 (JA, JF, CH, DP, and PS).

**19.565 SE 599 Tremont Street**

Representative: Tagore Hernandez

Proposed Work: At front façade entrance, install vent to the left of the door on wooden panel. Replace existing windows with two over two wood windows.

The representatives presented his application, and explained that the property currently has 2 over2 aluminum windows, and would like to replace them with wood windows with a curved sash. The representative is open to doing either aluminum or black spacers. He also proposed installing a ventilation system painted brown to match existing paneling, but expressed concern over raising the height of the vent due to potentially compromising the lintel. The vent would be an intake port for internal machinery and would not have any steam, etc. coming from it.

The Commission stated that the proposed mullions are too big, and that he should use black spacers. They also expressed concern over unintentionally setting some type of precedent by approving the ventilation panel aspect of the application. The Commission suggested moving the vent higher on the proposed wooden panel.

In conclusion the application was approved as submitted with the understanding that ventilation systems be reviewed on a case by case basis, the mullions for the proposed windows are to be 7/8 inches, and the applicant should also look into raising the vent system so that it is less visible from the street. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

**Advisory Review**

**35 Bradford Street**

Representative: Campbell Edlund, CJ Barry

Proposed Work: Installation of a new front door and modify the rear of the structure facing Peters Park.

The representative discussed details to the proposal, including reopening the hay loft, replacing the front door, modifying the rear of the structure facing Peter's park with new materials, adding an oriel and other details to the side wall.

There was some discussion as to whether the side wall was under the purview of the Commission; the Commission determined it was because it is facing a public way.

### **211-213 West Springfield Street**

Representative: Andreas Hwang, Neselle Aponte

Proposed Work: Add a two level oriel to the front of the structure. Replace the windows at former mansard level.

The representative discussed the addition of several multi-layer oriels, modifying the top dormer level, adding a roof deck, other modifications to the façade.

### **85 West Newton Street**

Representatives: Vanessa Calderón-Rosado

Proposed Work: Updates on the status of the renovation project.

The representatives provided progress updates to the project ; the contractor and architects have since left the project. The building was discovered to have significant structural damage to the foundation, bell tower, roof top support beams, and brick work. Work was still ongoing to determine if the building is at all salvageable.

### **1767-1769 Washington St (Alexandra Hotel)**

Representatives: Thomas Calus, Vicki Alani, Jas Bhogal, Andrew Wang, Nick Colavito

Proposed Work: Restore façade of original structure; construct a new tower at the rear of the structure.

The representatives provided advanced updates to the design of the project including the height of the addition, façade details of the new

tower, the restoration of the historic details of the existing structure, the party wall materials and design, the Silver Line relocation, the buildings relation to the rest of the neighborhood as well as the location of the fenestrations.

## **ADMINISTRATIVE REVIEW/APPROVAL**

- APP # 19.387 SE**      **58 Berkeley Street (Ellis Memorial):** Spot repoint bricks at the wall on the north and west side of the building. Replace 2 deteriorated stone caps in kind.
- APP # 19.154 SE**      **103 Appleton Street #3:** At front façade, restore two original two over two wood windows.
- APP # 19.579 SE**      **495 Columbus Avenue #3:** At front & side façade level 3, replace 8, one over one, wood windows with 5, two over two, wood windows and 2, one over one, wood windows. (One over one windows will be installed in the smaller side bay windows).
- APP # 19.577 SE**      **23 Milford Street:** At front façade level 3 and dormer level, replace 5, non-historic, 2 over 2, wood windows with 5, two over two, wood windows.
- APP # 19.395 SE**      **320 Shawmut Avenue:** At front façade, repair and repoint bricks, restore garden fence, patch and paint cast stone ornaments, repair sills and headers in kind. Clean granite stairs and curbs. Repair and restore wood trim around front door.
- APP # 19.351 SE**      **552 Tremont Street:** At front façade, scrape and paint all existing trim around storefront, metal bay windows, and metal work at roof line in kind.
- APP # 19.383 SE**      **597-599 Tremont Street:** At front façade storefront and garden level, replace existing, non-historic doors.
- APP # 19.571 SE**      **617 Tremont Street:** At rear roof, remove asphalt shingles and replace with new asphalt shingles. (See additional items under design review).
- APP # 19.573 SE**      **48 Union Park:** At front façade reopen egress window well, restore existing front door, install new stoop door, repair sills and lintels in kind, repoint façade in kind, repair garden fence, restore all front windows in kind.
- APP # 19.396 SE**      **109 Warren Avenue:** At front façade, repair lintels and sills in kind. Paint existing window grills and hand rails in kind. Repair/replace gutters and downspout in kind. (See additional items under design review).

- APP # 19.564 SE**      **1411 Washington Street:** At front façade level 3, replace 2 vinyl windows with 2 aluminum clad windows with same (historic) pane configuration.
- APP # 19.568 SE**      **188 West Canton Street:** At front façade level 2, replace 3 aluminum, one over one windows with 3, two over two, wood windows.
- ~~**APP # 19.300 SE**      **2 Worcester Square:** Replace non-historic front double door with new wood door.~~
- APP # 19.335 SE**      **71 Worcester Street:** At front façade dormer levels, replace deteriorated wood trim in kind. Spot point front façade in kind.
- APP # 19.391 SE**      **81 Worcester Street:** At front façade, restore front steps in kind

In conclusion all administrative applications except for 19.300SE were approved as submitted. J. Freeman initiated the motion and C. Hunt seconded the motion. The vote was 5-0 (JA, JF, CH, DP, PS).

#### **I. RATIFICATION OF 11/6/2018 PUBLIC HEARING MINUTES**

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

**9:50 PM** Commissioner Amodeo adjourned the public hearing.