



South End Landmark District Commission Public Hearing Minutes

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

January 2, 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.

VIO.19.031 37 Warren Avenue

Representative: Jen West

Proposed Work: Ratification of unapproved fire pipe on the front façade

The representative presented her application, and explained that they are doing renovations in the property, and they had to install the fire pipe in question because of the sprinkler system. She stated that they are willing to paint the pipe black, but cannot conceal it entirely because firemen need to be able to find it and easily access it. She also stated that she was unaware of a suitable way to amend the violation.

The Commission acknowledged that the houses adjacent to the property were also in violation, but could not address them during the hearing. They explained that the South End Landmark District guidelines do not allow any exposed pipes, and that they do allow penetration to masonry for situations such as this. The Commission

stated that having the pipe mounted on the wall, or having it affixed to the façade is one way that the violation could be amended.

In conclusion there was a motion to deny the application without prejudice, and to give the applicant 2 months to develop a solution, and 4 months for implementation. D. Parcon initiated the motion, and C. Hunt seconded it. The vote was 4-0 (PS, JF, CH, DP).

VIO.19.028 172 West Brookline Street

Representative:

Proposed Work: Ratification of unapproved brownstone paint color

The applicant did not appear.

19.623 SE 482 Columbus Avenue

Representatives: Sam

Proposed Work: At front façade commercial storefront, install signage on sign band.

The representative presented his application and stated that he has the understanding that the façade is all wood. He is proposing to use plywood letters for the signage, and eventually plans to install lighting. The representative shared that he is open to affixing the window signage however The Commission feels it is most appropriate.

The Commission clarified what materials the façade was composed of, and clarified small details of the project. They told the representative that they need to include a proposed plan of how they want to affix signage to the windows, and could not initially dictate how to do it. They informed the representative to work with staff once they have those details figured out.

In conclusion, the application was approved, with the understanding that the applicant reapply for any future additional detail and lighting. C. Hunt initiated the motion and D. Parcon seconded it. The vote was 4-0 (PS, JF, CH, DP)

19.654 SE 45 West Newton Street

Representative: David Freed, John Meunier, Jim Flanagan, Randi Lathrop

Proposed Work: At rear elevation dormer level, reduce the size of the existing dormer and construct a roof deck.

Commissioner J. Amodeo entered the chambers.

The representative presented the application and scope of work, and explained that they plan on making the dormer less visible and want to relocate the satellite dishes to reduce their visibility. The homeowner stated that the dormer is not original and has already been altered. They also stated that the balcony is not hanging over the edge, and that the biggest visual changed would be the stairs leading up to the roof deck and that most of the stairs already exist as a fire escape.

The Commission had difficulty determining the visibility of the roof deck. They felt that the most distracting aspect of the proposed work would be the staircase, and questioned if there was any precedent for the proposed style of stairs. They expressed concern about the height of the dormer, internal access to the deck, and the asymmetry of the fenestration.

During public comments, abutter Kristin Beasley stated that she has a roof deck on her abutting property.

In conclusion, the application was approved in concept, with the approximate configuration of the dormer set back from the building's rear wall and increased height over the existing dormer, and the dimensions are to be worked out and brought back to The Commission, and that the windows are centered and sorted out with the configuration of the dormer, and the upper deck, railing, and access to the upper deck are not being approved. J. Freeman initiated the motion, and J. Amodeo proposed the amendment that the windows should not appear larger than the windows below them. C. Hunt seconded it. The vote was 5-0 (JA, JF, CH, DP, PS).

ADMINISTRATIVE REVIEW/APPROVAL

- APP # 19.387 SE58 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 SE495 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 SE48 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 SE1411 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 SE71 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 were approved as submitted. C. Hunt initiated the motion and J. Freeman 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).

7:10 PM Commissioner Amodeo adjourned the public hearing.