



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

Boston City Hall, Piemonte Room
Boston, MA, 02201

July 2, 2019

Commissioners Present: John Amodeo, John Freeman, Peter Sanborn

Commissioners Not Present: Catherine Hunt, Diana Parcon

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

5:42 Commissioner Amodeo called the public hearing to order.

I. VIOLATIONS

275 Shawmut Avenues

VIO.19.041

Applicant: Carlos Arias

Proposed Work: (Continued from 06/04/2019) Ratification of unapproved commercial exhaust at rear of structure that rises above the gutter line.

The representative explained that he is unsure how to move forward with amending his violation due to contradictory instructions. The Inspectional Services Department (ISD) instructed him that the exhaust cannot be installed below the gutter line (near a window), and South End Landmark District Commission guidelines state that the exhaust cannot be installed above the gutter line, which is the only portion of the property that is in the Commission's purview in the rear of this structure.

The Commissioners proposed a variety of examples of how the exhaust could potentially be installed in a way that respects the guidelines of both agencies involved. They also felt that addressing this violation without the contractor present would not be productive enough to produce a resolution. The Commission decided that the exhaust pipe must be removed within 30 days.

There was no public comment.

J. FREEMAN motioned to deny the violation ratification, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).



II. DESIGN REVIEW

27 Claremont Park

APP #19.1099 SE

Representative: Anthony Griseto; Pella Windows and Doors

Proposed Work: At first floor facing the street, replace one, four paned top-curved window with a two-way sliding window

The representative presented photos of the existing conditions and explained the proposed work. He stated that he was aware that the existing windows on the property were non-compliant with South End Landmark District Commission (SELDC) guidelines.

The Commissioners informed the representative that they cannot be allowed to match non-compliant windows in the district. They also suggested that they explore repairing the existing windows rather than replacing them, as that would be allowed per the standards and criteria for the SELDC. The Commission also suggested providing details about the historic configuration of the original windows on a sister building on the same block. If it could be confirmed that those windows were not original, there may be another configuration option.

There was no public comment.

P. Sanborn motioned to deny the application without prejudice, J.

Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

571 Tremont Street

APP #19.1211 SE

Applicant: Jefferson Macklin; 571 Tremont LLC

Proposed Work: (Previously hearing on 06/04/2019) At Union Park façade, install painted wall signage.

The representative explained the scope of work that was continued from the last SELDC hearing is application was heard at. He explained that he had located a historic photo proving that an advertisement did exist at the location in question in the past.

The Commissioners were satisfied with the newly presented evidence and motioned to approve the signage with the provisos that it will be painted on a material that will then be fixed to the wall using hardware drilled into the mortar joints.



There was no public comment.

J. FREEMAN motioned to approve the application with provisos, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, and PS).

4-18 Clarendon Street

APP # 19.1170 SE

Representatives:

Proposed Work: Reconstruct multiple elevations of the façade.

The representative did not appear.

400-402 Columbus Avenue

APP # 19.1306 SE

Representative: Mohammed Braumah

Proposed Work: Install hanging sign.

The representative presented the application and reviewed the proposed signage design. They explained that they are proposing the signage to more effectively draw attention to the lodging at the property. The representatives were open to altering the design and location of the sign as suggested by The Commission.

The Commissioners clarified the purpose of the sign, and suggested that the representatives explore using graphics on the glass door instead of the blade sign. They expressed some concern about the configuration of the sign, and felt that it should be placed either lower on the façade, or significantly higher. They encouraged the representatives to redesign the proposed signage.

During public comment, abutter Jane Westrich stated that she felt the signage was inappropriate, and expressed concern about the proposed lighting of the signage as it may lead the area to appear more commercial.

J. Freeman motioned to approve the application with provisos, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).

- **The sign must be raised**
- **Design must be resubmitted to staff**
- **Lighting must be removed from the proposal**



643 Tremont Street

APP # 19.1352 SE

Representatives: Don Devito

Proposed Work: Install hanging sign on existing hardware and vinyl graphics on storefront windows.

The representatives presented the application and explained that they will be keeping the existing bracket for their proposed signage, and removing the existing lighting. The proposed hanging sign will maintain the same width as the existing sign, but the length may be shorter. They explained that the proposed window graphic will be transparent and applied through the interior.

The Commission felt that the proposed sign appears smaller than the existing one, but it was determined that they are the same width but slightly shorter. They also clarified the installation method to be used in the installation of the window graphics.

There was no public comment.

P. Sanborn motioned to approve the application, J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

531 Massachusetts Avenue

APP # 19.1369 SE

Representatives: Robert DiPierro; DiPierro and Browa Construction

Proposed Work: Replace roof deck in kind.

The representative presented the application, and explained that nearly all the work will be done in-kind to the existing roof deck, and the only change is the adjustment of the railing for safety. He also stated that the existing satellite dishes belong to the property, but they will be removing them.

The Commission informed the representative of their concern over the railing, stating that they do not want it to be denser than it already is.

There was no public comment.

J. FREEMAN motioned to approve the application as submitted, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).



1670 Washington Street

APP # 19.1356 SE

Applicant: Matthew Phaneof,

Proposed Work: Replace existing skylight with new skylight of the same dimensions.

The representatives presented the application, and explained the scope of work and minimal change from what already exists. The project has already been completed without a building permit or approval from landmarks.

The Commissioners clarified small details of the project, and acknowledged the simplicity of the project. They also pointed out that it was an existing violation on the property.

There was no public comment.

J. Freeman motioned to approve the application as submitted, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).

320 Shawmut Avenue

APP # 19.1340SE

Applicant: N/A

Proposed Work: At front façade level two, replace three, original, two over two wood windows (2 curved sashes) with three, wood, 2 over 2 windows (2 with curved sashes).

The representative did not appear.

720 Harrison Avenue (Protection Area)

APP # 19.1240 SE

Applicant:

Proposed Work: At front façade, install generator and landscaping.

The representative did not appear.



41 Berkeley Street

APP # 19.1365 SE

Applicant: BFI

Proposed Work: Install two temporary art/solar sculptures in vacant side lot.

The representatives explained the proposed work and presented photos of the solar-powered flowers. The installment would teach and promote the use of renewable energy within the school. The models will be installed on concrete pads, and be removed after approximately 3 years or when the school finds a buyer for the property. Regarding maintenance; the application indicated that the maintenance staff for the property as well as the students at the school will be responsible for the day-to-day upkeep and operations. Additionally, the applicant indicated that no trees needed to be pruned or removed for the project and that the conduit wire will run under the topsoil to the school.

The Commission discussed the details of the project, and whether it was something that could/should be approved in the district. Since the project was temporary in nature, and not obscuring any historic details, it was determined that the project could move forward. The Commission also would like to promote the technology to the public by the addition of a plaque located on the fence somewhere in the public way.

J. Freeman motioned to approve the application with provisos, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).

- **An interpretive sign is installed with details remanded to staff**
- **The sculpture pad must be grey in color**
- **All materials must be removed from the site when the installation is removed**
- **Annual report must be submitted to staff**



435 Columbus Avenue

APP # 19.1354 SE

Applicant: Tim Anastasia

Proposed Work: At front façade commercial storefront, replace non-historic storefront window with an entryway.

The representative presented their application and presented photos of the existing conditions. He explained that there will be minimal additional signage above the new door, and that the door will not be made to match the residential door and instead will be a full wood frame door.

The Commission felt that they did not have the proper amount of information available so that they could make an informed vote on the application. They questioned if the storefront was historic, to which staff informed them that it most likely is not. The Commission requested seeing more details as to the trim and depth of the door, and recommended that the door is made to resemble the additional door on the opposite side of the property.

There was no public comment

J. Freeman motioned to continue the application, P. Sanborn seconded the motion. The vote was 3-0 (JA, JF, PS).

III. ADMINISTRATIVE REVIEW

19.1341 SE 103 Appleton Street: At mansard level, replace two 1 over 1, two 2 over 2 non-historic, wood windows with two 1 over 1, two 2 over 2 wood windows.

19.1322 SE 20 Dwight Street: At front façade level two, replace three, 2 over 2 wood windows (two with curved sashes) with wood, 2 over 2, wood windows (two curved, one straight sash).

19.1333 SE 157 W Concord Street: At mansard level, replace trim in kind. At street level, repair curb in kind. Repair existing gutter in kind.

19.1353 SE 36 West Concord Square: At front façade, repoint brick, repair masonry and trim in kind, remove front fire escape.

19.1235 SE 22 Holyoke Street: Repoint front façade and repair lintels and sills in kind.



- 19.1347 SE 108 East Brookline:** At mansard level replace five, wood windows, (two 1 over 1 and two 2 over 2 windows with new wood windows with the same pane configuration.
- 19.1277 SE 162 West Canton Street:** Rebuild brick wall surrounding property in kind.
- 19.1330 SE 700-708 Tremont (Adjacent):** Install telecommunication conduit partially under the sidewalk. Brick surfaces to be replaced in kind.
- 19.1350 SE 487 Massachusetts Avenue:** At parlor level replace two, 1 over 1 aluminum windows with two, 2 over 2 aluminum clad windows.
- 19.1323 SE 554 Massachusetts Avenue:** Replace asphalt roof shingles at rear in kind.
- 19.1291 SE 16 Milford Street:** Repoint front façade in kind.
- 19.1331 SE 218 Northampton Street:** Strip and reroof asphalt shingles in kind.
- 19.1357 SE 59 Rutland Street:** Repair and repoint brick, lintels and sills. Replace asphalt shingles with slate, repair and replace copper gutters and downspout. Repair and re-seal granite steps at front of building.
- 19.1366 SE 109 Warren Avenue:** At front façade, remove and replace slate shingles in kind, replace copper gutters and downspout in kind
- 19.1247 SE 129 Warren Avenue:** At front façade, repoint joints, repair brownstone, repaint lintels, and sills.
- 19.1321 SE 9 Waltham Street:** At front façade, replace existing, non-historic door with replacement door in the same color shape and frame.
- 19.1220 SE 45 West Newton Street:** At front façade level two, replace three 1 over 1, aluminum clad windows with three, 2 over 2 aluminum clad windows.
- 19.1319 SE 33 Worcester Street:** Repair lintels and sills in kind, repoint brick on front façade and sidewall of front stoop.

P. Sanborn motioned to approve the administrative items, J. Freeman seconded the motion. The vote was 3-0 (JA, JF, and PS).



IV. RATIFICATION OF 6/4/2019 PUBLIC HEARING MINUTES & 06/11/2019 SUBCOMMITTEE MEETING

J. Freeman motioned to approve the minutes, P. Sanborn seconded the motion. The approval was contingent on adjusting the subcommittee minutes to reflect the tension wire rail, in place of the indicated black metal rail, which was indicated in error on the draft. The vote was 3-0 (JA, JF, and PS).

V. Staff Updates

VI. Adjorn – 8:40pm

J. Amodeo motioned to adjourn the hearing, J. Freeman seconded the motion. The vote was 3-0 (JA, JF, PS).

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