



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

Boston City Hall, Piemonte Room  
Boston, MA, 02201

**September 3, 2019**

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

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

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

**I. DESIGN REVIEW**

**530 Columbus Avenue**

**APP #: 20.181 SE**

Applicants: Hal Abrams, Juan Jaramillo

Proposed Work: Installation of vinyl signage at the storefront

The representatives proposed two different options for signage to The Commission. They explained that their application is only for signage and that they do not have plans to propose any other type of work on the property.

The Commissioners clarified that the proposed application was only for decal signage on the front façade windows, and that there was no proposed lighting scheme. They discussed the two options presented, with no objections to either proposal. They informed the representative that he will be permitted to move forward with either of the proposed signage packages that they presented.

There was no public comment.

**C. Hunt motioned approve the application as submitted, P. Sanborn seconded the motion. The vote was 3-0 (JA, PS, CH).**

**83 Montgomery Street #3**

**APP #20.084 SE**

Representative: Bob Scribner

Proposed Work: At the roof, remove and reinstall existing roof deck.

The representative presented photos of the existing conditions and explained the proposed work. He stated that he is proposing to reinstall the roof deck in the



exact same layout that was originally approved.

Commissioners J. Freeman and D. Parcon enter the chambers.

The Commissioners informed the representative of the standards and criteria for the South End Landmark District regarding roof decks, quoting that they must always be reviewed as if it were a new deck. The Commission felt that remanding the application to a subcommittee would be the best way to conclude the design review.

Staff explained that the roof deck is not visible from any angle on Montgomery Street.

There was no public comment.

**C. Hunt motioned to remand the application to a subcommittee, J. Freeman seconded the motion. The vote was 3-0 (JA, PS, CH).**

**35 Bradford Street**

**APP #20.153 SE**

Applicant: Campbell Edlund

Proposed Work: Replace existing rooftop mechanical equipment, visible from a public way.

The representative explained the scope of work and the need for replacement of the existing equipment. She explained that she plans on using the lowest profile HVAC equipment that is available, and is still settling on choosing a specific location. She also added that she would be unable to paint the HVAC units alternative colors because doing so would void the warranty of the machines.

The Commissioners clarified small details of the project, and suggested that the equipment be painted a darker color to blend in with the surroundings.

There was no public comment.

**C. Hunt motioned to approve the application with provisos, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

- **The HVAC unit must be moved more to the rear of the rooftop**

**518 Shawmut Avenue #4**

**APP # 20.178 SE**



Representatives: Anthony Griseto, Pella Windows and Doors

Proposed Work: At the mansard level of the front façade, replace a five-part, non-historic bay window system with a three-part bay window with casements.

The representative presented the application and reviewed the proposed window configuration.

The Commissioners felt that the proposed windows were not appropriate for the building, and that he should work with staff so that appropriate examples can be provided to him. They also informed the applicant that he will need to implement a wider trim for the proposed windows. The Commission felt that the initial proposal was very far from something that could be approvable.

Staff informed The Commission that there were changes made in the application that was not brought to her attention prior to the SELDC hearing. She also informed The Commission of the suggestions she had made to the applicant to make his proposed work approvable.

There was no public comment.

**C. Hunt motioned to approve the application with provisos, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

- **Applicant must work with staff to establish appropriate window replacements.**

#### **45 West Newton Street**

**APP # 20.172 SE**

Representative: Anthony Griseto, Pella Windows and Doors

Proposed Work: At the rear roof level facing a public way, install a door. See additional items under Administrative Review.

The representative presented the application with photos of existing conditions, and reviewed the proposed door to be installed.

The Commissioners clarified small details of the project.

There was no public comment.

**C. Hunt motioned to approve the application, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

#### **88 Waltham Street #5**

**APP # 20.180 SE**



Representatives: Anthony Griseto, Pella Windows and Doors

Proposed Work: At the second floor of the front façade, replace three non-historic six-over-six, double-hung, wood windows with two-over-two, double-hung, aluminum-clad windows.

The representatives presented the application and the proposed replacement windows.

The Commission requested that shop drawings be submitted to them for review.

There was no public comment.

**C. Hunt motioned to approve the application with provisos, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

- **Applicant must submit shop drawings to staff.**

### **165 West Canton Street**

**APP # 20.1955 SE**

Representatives: Ron Payne

Proposed Work: At the roof, install a sunken deck with black iron railing, hatch, skylights, and new HVAC units. At the side elevation which faces a public way, create new window openings. See additional items under Administrative Review.

The representative presented the application, and explained the proposal for adding new openings into the façade for more windows. The representative suggested that if The Commission approves the deck, then there would be more space for the condensers.

The Commission felt that remanding the application to a subcommittee for review may be appropriate for concluding the design review, as there were many aspects to the proposed work. They also suggested placing the condensers in the backyard, and holding the subcommittee meeting in late October 2019 so that there will be little to no foliage blocking the view of the roof.

During public comment, the property abutter asked what entity has jurisdiction over the proposed window opening, because she felt that the permissions granted for new window openings is inconsistent. Abutter Craig Spector asked where the proposed roof deck would be, and also questioned if there was a proposed lighting scheme

**C. Hunt motioned to approve the application with provisos, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**



- **Roof deck and HVAC units are remanded to a subcommittee**

### **1767 Washington Street**

**APP # 20.185 SE**

Applicant: Jas Bhogal; Alexandra Partners, LLC

Proposed Work: Construct an eight-story addition at the roof, construct a new building on the adjacent vacant parcel of land, and restore facades of former Hotel Alexandra.

The representative began the presentation with the timeline of events that brought the applicant to the current application submittal. The proposal, which has changed significantly since it was presented to the Commission for the first time around a year ago, calls for the interior demolition of the existing structure and the construction of a 13 story glass and metal tower. Details that were discussed that were updated since the last time include, the crown of the proposed tower, the return of the party brick, the signage for the hotel, the South facing party wall design and fenestration, the metal mullions and their materials and color as well as area precedent.

Public comment was accepted at both the hearing as well as through email, which staff confirmed are available for the public to view. Staff indicated that there were approximately 167 letters of support and approximately 7 letters of concern/opposition.

The Commissioners applauded the current design but stressed the amount of work that it took the applicant to bring the project to its current state. While the Commission struggled to approve a tower that would normally not be approved, the hotel Alexandra was a unique situation due to its location, the precarious condition of the structure and the history of stalled redevelopment at the site. The Commission stated that while the tower would be approved, there was a significant amount of work needed before the final approval could be issued. J. Freeman stressed that if/when the tower was approved; it would not set a precedent in the district for adding tall additions to structures.

**J. Freeman motioned to approve the application with provisos subject to further conversations at subcommittees regarding the façade materials and preservation methods of the existing structure, C. Hunt seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

## **II. ADMINISTRATIVE REVIEW**



**APP # 20.165 SE 77 Appleton Street # 3:** At the front façade replace nine two-over-two, double-hung, vinyl windows with seven two-over-two, and two one-over-one, double-hung, aluminum-clad windows with a black finish.

**APP # 20.044 SE 39 Gray Street:** At the front façade dormer, replace existing soffit and trim and install cornice with brackets to match adjacent dormer.

**APP # 20.084 SE 83 Montgomery Street #3:** At the roof, repair wood rot on fascia.

**APP # 20.173 SE 10 Saint Charles Street.** At the roof, install a roof deck, not visible from the district

**APP # 20.090 SE 255 Shawmut Avenue #2:** At the second floor of the front façade, replace two, two-over-two, double-hung, wood windows in kind.

**APP # 20.196 SE 645 Tremont Street #2:** At the second floor oriole window at the Tremont Street elevation, replace four one-over-one wood windows with arched-headed panels in kind.

**APP # 20.171 SE 748 Tremont Street:** At the front and side roof, replace slate mansard shingles in kind. At the rear roof replace asphalt shingles.

**APP # 20.190 SE 94 Waltham Street #6.** At the roof rebuild an existing, non-visible roof deck.

**APP # 20.045 SE 143-145 Warren Avenue:** At all levels of the front façade, reopen two window wells (one at each façade); ~~re-center and re-build historic dormer window configuration at number 143;~~ repair all two-over-two, double-hung, curved sash windows (five at each façade); replace two two-over-two, double-hung, wood windows; replace wood roof dormer windows at number 145 in kind, and install one two-over-two and two one-over-one wood windows in the existing bay at number 143; repoint brick; replace copper gutters and downspouts in kind, repair front steps; replace slate mansard roof shingles in kind; refurbish entrance door; replace a non-historic entry door and one historic entrance door underneath the stoop to match the historic configuration; repair sills and lintels and paint a brownstone color (BM HC-69), and remove a non-historic fire escape. At the roof, install a non-visible roof deck.

**APP # 20.195 SE 165 West Canton Street:** At all levels of the front façade, replace all non-historic aluminum windows with six two-over-two, curved sash, double hung wood windows; four two-over-two, double-hung, wood windows; and two one-over-one, double-hung, wood windows. At the side façade, install four, two-over-two, double-hung, wood windows. Repoint masonry and clean; repair deteriorated brownstone lintels, sills, steps, and water table. Replace the mansard roof in kind and repair dormer cornice, trim, fascia, and brackets. Replace rubber roof.

**APP # 20.166 SE 188 West Canton Street #1:** At the front façade parlor level replace two one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows and two, two-light, aluminum slider windows at the front façade basement level with two-light, aluminum-clad awning windows.

**APP # 20.172 SE 45 West Newton Street:** At the third floor of the front and rear façade which faces a public way, replace five one-over-one, double-hung, vinyl windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 20.175 SE 139 West Newton Street #1:** At the garden level of the front façade, replace two one-over-one, double-hung, aluminum windows with new two-over-two, double-hung, aluminum-clad windows with a black finish.



**APP # 20.176 SE 139 West Newton Street #2:** At the parlor level of the front façade, replace two one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows with a black finish.

**APP # 20.177 SE 139 West Newton Street #3:** At the second floor of the front façade, replace three one-over-one, double-hung, aluminum windows with two-over-two, double-hung, aluminum-clad windows with a black finish.

**APP # 20.179 SE 17 Worcester Street:** At the second floor of the front and side elevation that faces a public way, replace six two-over-two, double-hung vinyl-clad window with two-over-two, double-hung, aluminum-clad windows with a dark green finish.

**C. Hunt motioned to approve the administrative items, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

### III. RATIFICATION OF 8/6/2019 PUBLIC HEARING MINUTES

**-P. Sanborn motioned to approve the minutes, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**

### IV. Staff Updates

### V. Adjourn – 9:01 pm

**J. Amodeo motioned to adjourn the hearing, D. Parcon seconded the motion. The vote was 5-0 (JA, JF, PS, CH, DP).**