



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

JULY 30, 2020

Commissioners Present: John Freeman, Catherine Hunt, Diana Parcon, David Shepperd

Recused: John Amodeo, Fabian D'Souza

Staff Present: Mary Cirbus, Preservation Planner; Nicholas Armata, Senior Preservation Planner

5:15 PM J. Freeman called the public hearing to order.

I. DESIGN REVIEW AGENDA

APP # 20.8277 SE

Continued from the 5/05/2020, 5/18/2020, and 7/7/2020 SELDC Public Hearings

Applicant: New Boston Ventures

Proposed Work: Construct a new building

566 COLUMBUS AVENUE

APP # 21.0042 SE

**566 COLUMBUS AVENUE/
450 MASSACHUSETTS AVENUE**

Applicant: CKG Columbus LLC

Proposed Work: Modifications to sidewalk including utilities, light poles, sidewalk material and blue bike stations; installation of bike racks and street trees; removal of bus stop on Massachusetts Avenue

The two applications were reviewed simultaneously.

David Goldman, Dennis Kanin, and Jonathan Garland were the project representatives and began by giving a brief overview of the project and the process so far.

The presentation was primarily given by architect Jonathan Garland. He confirmed that the presentation was the same as was posted on the public notices page with the exception of slides showing better documentation of the existing mural. He presented before and after renderings of the proposed building as modified based on the subcommittee review. He pointed out the matching datum lines at the West Springfield elevation. He also discussed the plan for the mural restoration/ replication (the demolition of the building was approved by the Commission in 2019) and the proposed sidewalk modifications, which includes the installation of a full brick sidewalk. He ended the presentation by summarizing the changes to the design since it was last reviewed by the full Commission.

Page 1 of 2



D. Shepperd asked questions about the proposed head houses. Mr. Garland responded that code requires an elevator head house, which will be placed in the middle of the roof; other head houses are eliminated from the design. D. Shepperd also asked additional questions about the building height, particularly on West Springfield Street, and the square footage of sidewalk affected.

During the public comment period, several constituents expressed support for the project, including Mike Kelly, David Manzo, Julia Johnson, David Lank, Rep. Byron Rushing, Marcie Bilodeau, Joann Rothschild, Chris Dearbeck, and Mark Douglass. Several constituents expressed opposition to the project, including Mike Reinders, Julie Landsvik, Bob Barney, and several residents of West Springfield Street. Staff also noted that several letters were received expressing support and opposition for the project, and that a petition opposing the project was received with 237 signatures on it.

During the Commissioner comment period, D. Shepperd expressed his concerns about the massing, height, and setback, and noted that much of what was discussed was not resolved. He also noted that he cannot compromise on height. C. Hunt felt comfortable with the design.

With regard to APP # 20.827 SE, C. Hunt motioned to approve the design as submitted with the following provisos:

- That the applicants will provide details to the Commission during design development and contract documents, and that the applicants will submit construction documents to staff at 90% completion;
- That all material mockups produced by the team must be reviewed by the Commission;
- That the applicants produce a signage master plan for the building to be reviewed by the Commission at a later date; and
- That all rooftop units will not be visible.

D. Parcon seconded the motion. The vote was 3-1 (Affirmative: JF, CH, DP) (Negative: DS).

With regard to APP # 21.0042 SE, C. Hunt motioned to approve the application as submitted. D. Parcon seconded the motion. The vote was 3-1 (Affirmative: JF, CH, DP) (Negative: DS).

II. ADJOURN – 7:29 PM

C. Hunt motioned to adjourn the hearing. D. Parcon seconded the motion. The vote was 4-0 (JF, CH, DP, DS).