



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

*Held virtually via Zoom*

**SEPTEMBER 1, 2020**

**Commissioners Present:** John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Fabian D'Souza, David Shepperd

**Staff Present:** Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review

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**5:32 PM** J. Amodeo called the public hearing to order.

**I. DESIGN REVIEW AGENDA**

**APP # 21.0120 SE**

**10 CLAREMONT PARK**

Applicant: Embarc Studio, LLC

Proposed work: Rebuild penthouse and roof deck.

Mark Van Brocklin was the project representative. He explained the scope of work and provided images of the property, penthouse and roof deck. He noted that the existing railing wall is higher than the proposed railings.

The Commissioners asked about the proposed roof deck and penthouse plan and asked about the railing position in relation to the existing railing at no. 12 Claremont Park. M. Van Brocklin also noted that the roof slopes from front to back. Staff M. Cirbus also explained the extent of visibility from Claremont Park and the Southwest Corridor. She expressed that the railings should be pushed back to reduce visibility over the front façade. The applicant confirmed that the new railings will be black metal in keeping with the Standards & Criteria. The roof deck will be 12" above the roof, and the railings will extend 36" beyond that.

D. Shepperd suggested that a subcommittee be formed to review a mockup. J. Freeman suggested that the Commission approve the proposal in concept, and that a subcommittee review the mockup once the existing deck is demolished.

There was no public comment.

**J. Freeman motioned to approve the application in concept, and to remand the final dimensions of the roof deck and setback of the railings to a subcommittee consisting of D. Parcon and C. Hunt, with F. D'Souza as an alternate member. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

**APP # 21.0064 SE**

**11 UNION PARK**

Applicant: 11 Union Park Condominiums

Proposed work: Replace double-leaf entry doors.



RoseAnne Joaquin was the project representative and explained the scope of the replacement to the Commission. She explained that the existing doors are not original to the building (installed in 1986) and deteriorated. She further explained that the condominium board desires a door more indicative of the South End and agreed to use the doors at no. 14 Union Park (which are original) as a model without the carved medallions. The scalloped/ dentil trim will remain. J. Freeman suggested that shop drawings be submitted to staff for approval.

The Commission looked at adjacent doors along Union Park and wondered if the applicants should match a neighboring door as a model. Ultimately the Commissioners decided that introducing another door style would not detract from the streetscape due to the lack of uniformity in terms of door styles along the block.

There was no public comment.

**C. Hunt motioned to approve the application with the proviso that the applicants submit specifications to staff. J. Amodeo amended the motion to include shop drawings in the specifications submittal. J. Freeman further amended the motion to request that installation drawings (including jamb, head, and frame details) also be included in the specifications submittal. C. Hunt accepted the amendments. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

**APP # 21.0119 SE**

**23 UPTON STREET**

Applicant: Next Phase Studios

Proposed work: Construct a stair head house.

Drew Ton-Morrison was the project representative. He explained that the scope of work, which includes the installation of a stair head house, which will not be visible from any public way. He showed photographs of the mockup and existing and proposed roof plans.

The Commissioners explained that the applicants are responsible for ensuring that the head house is not visible.

There was no public comment.

**C. Hunt motioned to approve the application as submitted. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

**APP # 21.0095 SE**

**59 APPLETON STREET**

Applicant: Lewis Legon

Proposed work: Construct a roof deck; at the front façade mansard level, replace existing casement windows with two-over-two, double hung wood windows. *See additional items under Administrative Review.*



Lewis Legon was the project representative. He explained the scope of work to the Commissioners using photographs and drawings. He also explained the visibility of the proposed roof deck. Staff M. Cirbus supplemented the presentation with satellite imagery and street views and provided additional context regarding visibility.

The Commissioners asked for additional clarification regarding the proposed air conditioning units. Mr. Legon noted that the HVAC units were not mocked up, but he was confident that the units will not be visible from a public way.

J. Freeman requested an elevation drawing of the dormer windows. He suggested that the windows be two-over-two. He added that nos. 19 and 21 Appleton Street should be used as models.

The Commission reiterated that the deck railings should be black metal picket with a flat top rail and slim profile in accordance with SELDC policy.

J. Amodio requested that the non-visible HVAC condenser units are written into the approval letter and that mitigation measures are required should the units become visible.

There was no public comment.

**C. Hunt motioned to approve the application with the following provisos:**

- That the proposed HVAC condenser units will not be visible from a public way;
- That an updated plan of the roof deck be submitted to staff showing the new footprint and black metal picket railings;
- That the applicant submit elevation drawings for the window replacements at the front dormer, and that the new windows be two-over-two sash and separated by a vertical mullion;

**J. Amodio amended the motion to include the proviso that the dormer windows are modeled after the configuration of nos. 19 and 21 Appleton Street. C. Hunt accepted the amendment. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

**APP # 21.0050 SE**

Applicant: Dan Kasmarek

Proposed work: Rebuild a roof deck.

**84 BERKELEY STREET**

Dan Kasmarek was the project representative. He explained that the scope of work includes rebuilding and expanding the footprint of the existing roof deck associated with the replacement of the flat roof. He showed the proposed roof deck plans and photographs showing the mockup. He noted that the proposed railings consist of a metal cable system with wood posts. The head house will remain.



The Commissioners reviewed visibility of the mockup. Mr. Kasmarek also noted that the roof deck will have installed lighting.

During questions, J. Freeman asked for more information regarding the side rails. He also asked for Staff's opinion of visibility. After reviewing on satellite imagery, the Commission determined that the railing at the rear (and any other visible rails) should be black steel picket in accordance with SELDC policy. The Commissioners also reviewed the views from the front (outside of the district) and determined that the front railings should be black metal picket as well.

There was no public comment.

**C. Hunt motioned to approve the application with the proviso that the railings at the front and back be a black steel picket in accordance with SELDC policy. While the Commission does not regulate the color of wood, the Commissioners encourage that the side wood rails be a dark color. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

**APP # 21.0117 SE**

**103 WARREN AVENUE**

Applicant: Sean Kennedy

Proposed work: At the front and rear façade mansard levels, replace casement windows with two-over-two, double-hung, wood windows. *See additional items under Administrative Review.*

John Moran was the project representative.

Staff M. Cirbus explained that this application was on the design review agenda because the replacement windows needed a vertical mullion in between them. Mr. Moran confirmed that there will be.

There was no public comment.

**C. Hunt motioned to approve the application as submitted. J. Freeman amended the motion to include the proviso that the applicant submits shop drawings showing the dormer and new windows. C. Hunt accepted the amendment. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

**APP # 21.0045 SE — ~~120 WEST CONCORD STREET~~  
MOVED TO ADMINISTRATIVE REVIEW**

~~Applicant: Abacus Builders & General Contractors~~

~~Proposed work: Rebuild a roof deck. *See additional items under Administrative Review.*~~

**APP # 21.0079 SE — 702 MASSACHUSETTS AVENUE**



**WITHDRAWN BY APPLICANT**

~~Applicant: John William Masonry BRS LLC~~

~~Proposed work: Demolish existing stoop and construct new stoop with bluestone treads and brick risers; install extension railings; coat entryway and cheek walls; and demolish a portion of the brick retaining wall facing Harrison Avenue. See additional items under Administrative Review.~~

**APP # 21.0053 SE — 10 MILFORD STREET  
MOVED TO ADMINISTRATIVE REVIEW**

~~Applicant: Abacus Builders & General Contractors~~

~~Proposed work: Rebuild a roof deck.~~

**APP # 21.0054 SE — 526 COLUMBUS AVENUE  
MOVED TO ADMINISTRATIVE REVIEW**

~~Applicant: Dias Restoration Inc.~~

~~Proposed work: Refinish the façade apron and stoop and apply coating to match existing grey color.~~

**APP # 21.0118 SE**

**1597 WASHINGTON STREET**

Applicant: 1597 Washington Street Condominium Trust

Proposed work: At sections of the fourth, fifth, and sixth floors of the Washington Street, Rutland Street, and West Concord Street elevations, remove existing EIFS and install new metal cladding system; modify existing and install new gutters and scuppers. See additional items under Administrative Review.

D. Shepperd recused himself.

Mat Spinoza and Katarina Orberg were the project representatives. They explained the scope of work to the Commission and presented photographs and renderings of the existing and proposed conditions. They explained that the exterior changes will be relatively minor.

During a question period, the Commissioners asked about the scuppers and the extent of the EIFS replacement. J. Freeman asked additional questions about the gutter and scupper conditions where the water will run down the façade.

During a comment period, J. Freeman noted that the removal of EIFS was a positive change but that the gutter at the Washington Street elevation looks tacked on. Mr. Spinoza explained that the profile of the gutter has not yet been determined. J. Freeman suggested that maybe the gutter should be painted to match the brick. The Commissioners also briefly discussed the shape of the metal panels but determined that the proposed shape is appropriate.

There was no public comment.



**C. Hunt motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 5-0 (JA, JF, CH, DP, FD) (DS recused himself).**

## II. ADVISORY REVIEW

**211-213 WEST SPRINGFIELD STREET.** Confirmation of design details as remanded to staff.

Staff M. Cirbus explained the context of the review. Ronald Burns, Nessa Aponte, and Bennie Ber were the project representatives. The Commissioners reviewed the presentation from the June 4, 2019 hearing, the approval letters, and the current dormers.

J. Amodeo noted that the slope of the window is appropriate but the issue is that the window is set back deep within the window framing, which is not typical of a historic dormer.

J. Freeman reviewed a section drawing. The window needs to line up with the wall below; mansard roof is set back from it. In the current drawing the windows line up but the roof does not slope back; rather, they are tacking on a sloped piece of material between the windows and a hood is attached on each window; there is no sloped roof; and planes need to be correct.

J. Amodeo has no issue with the slope, but the slope is springing from the wrong place; it is proud of the façade. The mansard needs to spring from an appropriate space and not from a false ledge.

C. Hunt expressed her concern with it appearing too imitative. D. Parcon added that the roof looks like it is sitting on a ledge.

The applicants want to retain the existing framing. To reframe would be a significant structural alteration.

J. Freeman noted that we need to see the end conditions – where it meets up with adjacent buildings.

With regard to 207 West Springfield Street, J. Amodeo noted that he does not feel comfortable using it as a precedent because the mansard also starts forward of the brick wall.

J. Amodeo appointed a subcommittee consisting of himself and J. Freeman.

**III. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly*



public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► **Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing.** Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [southendldc@boston.gov](mailto:southendldc@boston.gov). Thank you.

**APP # 21.0095 SE 59 APPLETON STREET:** At the front façade all levels, repoint front façade and front chimney with new mortar to match the historic mortar (sample to be approved by staff); repair sills; clean granite stairs with instruments not to exceed 500 PSI. See additional items under Design Review.

**APP # 21.0138 SE 22 BRADDOCK PARK:** At the front façade all levels, replace brownstone lintels and sills in kind (samples to be approved by staff); replace brownstone banding in kind.

**APP # 21.0120 SE 10 CLAREMONT PARK:** At the front façade all levels, patch and paint front façade as needed; repair and restore existing window sills and headers as requires; repair and restore stoop as required; remove eleven (11) one-over-one, metal windows with two-over-two, wood windows that are consistent with SELDC guidelines (**to be verified by staff**); and enlarge a window well at the basement level. See additional items under Design Review.

**APP # 21.0054 SE 526 COLUMBUS AVENUE** Refinish the façade apron and stoop and apply coating to match ~~existing grey color~~ **the color of the underlying brownstone (Moved from Design Review).**

**APP # 21.0098 SE 38 DWIGHT STREET #5:** At the front façade third level (below the mansard) restore three (3) two-over-two, wood windows including two (2) curved sash.

**APP # 21.0137 SE 53 RUTLAND STREET:** At the front façade fire escape, replace rotted bolts in kind, replace grating in kind, scrape the fire escape system(s) at the front and back and repaint black.

**APP # 21.0002 SE 456 SHAWMUT AVENUE:** At the roof replace select slate shingles in kind; install new flashing at eave and valley connection on front dormers and seal flashing and slate along dormers in needed.



**APP # 21.0063 SE 505 TREMONT STREET:** At the storefront facing Tremont Street, install three (3) wall signs at the signband and apply graphics to three (3) awnings, all in keeping with the signage master plan approved for this building.

**APP # 21.0055 SE 692 TREMONT STREET:** At the stoop, chip deteriorated masonry coatings, and recoat stoop.

**APP # 21.0097 SE 702 MASSACHUSETTS AVENUE:** At the front façade all levels, apply new sealant at the left expansion joint; scrape and repair carpentry at windows and apply new sealant; repoint select joints with new mortar to match historic mortar (sample to be approved by staff); patch lintels and sills and repaint to match the color of the underlying stone; paint stoop railings; at the rear façade scrape fire escape and repaint black. *See additional items under Design Review.*

**APP # 21.0053 SE 10 MILFORD STREET: Rebuild a non-visible roof deck (to be verified by staff) ((moved from Design Review).**

**APP # 21.0117 SE 103 WARREN AVENUE:** At the front façade parlor and second levels, replace five (5) two-over-two, double hung, wood windows with two-over-two, wood windows that are consistent with SELDC guidelines (original wood windows at the basement level to remain).

**APP # 21.0118 SE 1597 WASHINGTON STREET:** At the fourth, fifth, and sixth floors of the Washington Street, Rutland Street, and West Concord Street elevations, replace all aluminum windows, terrace doors and curtain walls at indicated areas in kind; replace select areas of brick veneer in kind; install weather barriers and temporarily remove and reinstall balcony railings associated with waterproofing work. *See additional items under Design Review.*

**APP # 21.0139 SE 1666 WASHINGTON STREET:** At the roof, cut chimney joints and repoint with mortar to match historic mortar; replace spalled and deteriorated brick in kind.

**APP # 21.0051 SE 18 WELLINGTON STREET:** Cut out brick joints and repoint façade with new mortar to match historic mortar (sample to be approved by staff).

**APP # 21.0045 SE 120 WEST CONCORD STREET:** At the roof level, replace head house siding with fiber cement lap siding and wood trim; and install new fiberglass/ steel door; **rebuild a non-visible roof deck (to be verified by staff) (moved from Design Review).**

**APP # 21.0124 SE 6 YARMOUTH STREET:** At the front façade all levels, replace eleven (11) one-over-one, double-hung, aluminum windows with nine (9) two-over-two and two (2) one-over-one, double-hung, aluminum-clad windows consistent with SELDC guidelines; repair damaged trim and sills at dormers; and relevel existing copper gutter.

C. Hunt asked about 702 Massachusetts Avenue. Staff M. Cirbus explained that the Design Review portion of the work is removed from the agenda to allow the applicant time to modify their proposal. The Administrative Review items remains on the agenda.

**J. Freeman motioned to approve the Administrative Review applications as submitted. C. Hunt seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

#### IV. RATIFICATION OF MINUTES





Ratification of minutes from **8/04/2020 (postponed)** and 7/30/2020 SELDC public hearings; ~~6/15/2020, 6/25/2020~~ (postponed), and 6/30/2020 subcommittee public meeting minutes

J. Amodio noted that the minutes from the 8/04/2020 public hearing and 6/15/2020 and 6/25/2020 subcommittee meetings are removed from the agenda.

**C. Hunt motioned to approve the minutes as submitted. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

#### **V. VOTE TO REAPPOINT CHAIR AND VICE CHAIR**

**J. Freeman motioned to appoint J. Amodio as Chair and D. Parcon as Vice-Chair. C. Hunt seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**

#### **VI. STAFF UPDATES**

The Commission decided to move the 11/3/2020 monthly hearing to a different day so as not to coincide with Election Day.

#### **VII. ADJOURNMENT: 8:44 PM**

**C. Hunt motioned to adjourn the hearing. D. Shepperd seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).**