



**SOUTH END LANDMARK DISTRICT COMMISSION**  
**PUBLIC HEARING MINUTES**  
*Held virtually via Zoom*

**NOVEMBER 5, 2020**

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

**Commissioners Absent:** None

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

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

**I. DESIGN REVIEW HEARING**

**APP # 21.0024 SE**

**11 EAST NEWTON STREET**

*Continued from the 8/04/2020 SELDC Public Hearing*

Applicant: New England Solar Hot Water, Inc.

Proposed work: At the roof install solar collectors and associated safety railings; at the side elevation install associated piping.

John Moore was the project representative. The Commissioners did not re-review the presentation from the previous hearing because the purpose of the continuation was for the Commissioners to better understand the visual impact of the proposed installation. The Commissioners discussed the mockup.

The Commissioners also asked about the required safety railings. Mr. Moore confirmed that safety railings will be required for the proposed location of the installation. They also further discussed the potential visibility of the installation.

The Commissioners supported the positive environmental impact of the installation but noted that the guidelines prevent them from approving a visible rooftop installation.

F. D'Souza initially motioned to deny the application without prejudice. D. Shepperd seconded the motion. Mr. Moore asked for clarification regarding the reason for denial. He explained that the project team will try to figure out a solution that is not visible. Nathaniel Dick (client) also expressed his support for the project. J. Freeman suggested that the motion be amended to continue the application.

There was no further public comment.

**F. D'Souza motioned to deny the application without prejudice. D. Shepperd seconded the motion. J. Freeman amended the motion to include continuing the application. F. D'Souza accepted the amendment. D. Shepperd seconded the**



**motion. The vote was 6-0; (Y: JA, JF, CH, DP, FD, DS) (N: None).**

**APP # 21.0022 SE**

**54-102 WEST NEWTON STREET**

*Continued from 8/04/2020 SELDC Public Hearing*

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed work: Replace aluminum storefront systems at 25 rowhouses with wood doors, transoms, and sidelights; and replace handrails (modify Certificate of Design Approval).

Paul Warkentin (Davis Square Architects) and Alisa Augenstein (PAL) were the project representatives. They explained the scope of work to the Commissioners. The continuation included the handrails at no. 84 West Newton Street. There is an existing historic newel post at the base of this stoop. The original rails were removed (mostly likely) prior to designation. Mr. Warkentin noted that fabricating a second newel post would be extremely expensive.

Mr. Warkentin also asked for clarification regarding installation of handrails into stringers. He noted that of all the rowhouses, 10 buildings have no stringers, 7 buildings have concrete stringers, and 8 have granite stringers.

The Commissioners wondered if the existing historic newel post might be vulnerable without a handrail attached to it. J. Amodeo suggested that it might be. The Commissioners asked several more questions regarding the proposed handrails.

J. Amodeo suggested that the proposed rails match the other rails going into the adjacent rowhouses.

J. Freeman agreed with J. Amodeo's assessment. He also noted that the population using the handrail required regulation height for safety.

Mr. Warkentin noted that they would use a flat bar to stabilize the existing newel post.

D. Shepperd returned to the question of whether or not the Commission should require a second newel post to be fabricated. He suggested there was evidence to show that there was a second newel post (ghost of the newel post on the tread). J. Amodeo agreed with D. Shepperd that a second newel post would improve the appearance.

Mr. Warkentin requested clarification about the installation of handrails into the stringers and asked for an example to review. The Commissioners asked that staff look into examples of side-mounted rails into stringers.

Staff also raised the question of material for the proposed newel post. J. Amodeo specified that cast iron would be required.



**D. Shepperd motioned to approve the application with proviso that a matching newel post be fabricated and installed on the other side of the stoop at 84 West Newton Street and that if the properties are sold at a future date, that the handrails be returned to a more historic model, and that the existing historic newel post be stabilized. F. D'Souza seconded the motion. J. Freeman amended the motion to include side-mounted railings into stoops with stringers. F. D'Souza seconded the amended motion. The vote was 6-0; (Y: JA, JF, CH, DP, FD, DS) (N: None).**

**APP # 21.0252 SE**

**12 CONCORD SQUARE**

Applicant: Kathleen Miskiewicz

Proposed work: Construct a roof deck.

Kathleen Miskiewicz was the project representative. She explained that the flat roof needs to be replaced. The roof also has a roof deck that needs to be replaced. The existing deck is pressure treated wood and cannot be seen from Concord Square. She also explained the plan and provided photographs showing the existing roof deck. She also showed views from Concord Square and Worcester Street.

J. Amodeo requested that drawings be corrected to include a black steel rail and not Azek material (Ms. Miskiewicz confirmed this was an error in the drawing). He also requested that a sketch or photograph be submitted to staff to confirm that the railing will match the SELDC Standards and Criteria. He also noted that the deck is only visible over a development parcel. He also added that any decking should be concealed by a fascia board painted a dark color.

There was no public comment.

**C. Hunt motioned to approve the application with the proviso that the railings be a black steel picket and that the corrections as discussed be incorporated into revised sketch; and that the applicant submit in writing that the steel picket rail will match with SELDC Standards and Criteria; and that any decking will be concealed with a fascia board painted a dark color. D. Parcon seconded the motion. The vote was 6-0; (Y: JA, JF, CH, DP, FD, DS) (N: None).**

**APP # 21.0253 SE**

**135 DARTMOUTH STREET**

Applicant: Extenet Systems Inc.

Proposed work: Replace a single acorn light fixture/ utility pole with double acorn light fixture/ utility pole and antennae.

David Hoogasian from Extenet Systems Inc. was the project representative. He explained the scope of work to the Commissioners. The Commissioners very briefly discussed the proposal. There is another similar utility pole across the street for a different carrier.



There was no public comment.

**F. D'Souza motioned to approve the application as presented. C. Hunt seconded the motion. The vote was 6-0 (Y: JA, JF, CH, DP, FD, DS) (N: None).**

**APP # 21.0320 SE**

**535-539 SHAWMUT AVENUE**

Applicant: Thuyloan T. Nguyen

Proposed work: Install new signage at the storefront

David Wen and Thuyloan T. Nguyen were the project representatives.

The Commissioners did not have any concerns with the proposal, but asked that the sign be centered under the bay window.

There was no public comment.

**F. D'Souza mentioned to approve the application with the proviso that the sign be centered under the bay. D. Parcon seconded the motion. The vote was 6-0 (Y: JA, JF, CH, DP, FD, DS) (N: None).**

**APP # 21.0250 SE**

**16 LAWRENCE STREET**

Applicant: Catamount Builders, Inc/

Proposed work: Construct a roof deck; replace historic windows. *See additional items under Administrative Review.*

Steven Deering and Zach Millay were the project representatives. They walked the Commissioners through the proposed work, which includes constructing a roof deck and replacing windows at the front façade.

The Commissioners expressed concern at the replacement of five windows at the front façade parlor and second levels because they appear very old. Staff was unable to inspect the windows in person due to a suspension of in-person site visits at the request of city leadership.

The Commission decided to remand the placement of the roof deck railings to staff.

There was no public comment.

**F. D'Souza motioned to remand the replacement of the five windows in question to staff and requested that the applicants provide a letter from a window restoration specialist; to approve the replacement of windows at the dormer level; and to remand the placement of the roof deck railings to staff. J. Freeman seconded the motion.**



## II. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 21.0237 SE**      **62 CHANDLER STREET:** At the parlor level of the front façade and rear façade which faces Lawrence Street, replace four (4) one-over-one aluminum windows with one (1) two-over-two and one (1) one-over-one wood windows at the front and two (2) two-over-two wood windows at the rear.
- APP # 21.0319 SE**      **107 CHANDLER STREET:** At the front façade all levels, grind all mortar joints and tuck repoint with new mortar to match historic mortar; repair lintels and sills with repair mortar and repaint to match the color of the underlying stone; scrape and paint cornice.
- APP # 21.0250 SE**      **16 LAWRENCE STREET:** At the front façade all levels, ~~replace five (5) two-over-two wood windows and two (2) one-over-one windows with seven (7) two-over-two wood windows;~~ restore window sills and wash masonry; restore front door. *See additional items under Design Review.*
- APP # 21.0236 SE**      **463 MASSACHUSETTS AVENUE #4:** At the front façade third level (below the mansard), replace three (3) one-over-one wood windows with two-over-two wood windows.
- APP # 21.0314 SE**      **555 MASSACHUSETTS AVENUE:** At the front stoop, repair and resurface brownstone steps, cheek walls, and entry surround.
- APP # 21.0313 SE**      **557 MASSACHUSETTS AVENUE:** At the front stoop, repair and resurface brownstone steps, cheek walls, and columns; and replace missing baluster trim to match existing.
- APP # 19.0044 SE**      **501 SHAWMUT AVENUE:** At the rear façade second and third levels, remove existing fire escapes and replace with two steel black metal balconies with wood decking and remove one window from each floor and replace with a patio door. Extension of Certificate of Design Approval to expire on 11/06/2018.
- APP # 21.0315 SE**      **18 UPTON STREET:** At the front façade, replace rotted or damaged wood trim in kind and repaint; scrape and repaint ten (10) windows.
- APP # 21.0310 SE**      **192 WEST BROOKLINE STREET #3:** At the front façade second level (above the parlor), replace one two-over-two wood window in kind.



**F. D'Souza motioned to approve the Administrative Review applications as submitted. J. Freeman seconded the motion. The vote was 6-0 (Y: JA, JF, CH, DP, FD, DS) (N: None).**

### **III. Ratification of Meeting Minutes**

**F. D'Souza motioned to approve the 10/06/2020 and 8/04/2020 Public Hearing minutes as submitted. D. Parcon seconded the motion. The vote was 6-0 (Y: JA, JF, CH, DP, FD, DS) (N: None).**

### **IV. Staff Updates**

### **V. Adjourn – 7:53 PM**

**C. Hunt motioned to adjourn the hearing. D. Parcon seconded the motion. The vote was 6-0 (Y: JA, JF, CH, DP, FD, DS) (N: None).**