



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

*Held virtually via Zoom*

**DECEMBER 1, 2021**

**Commissioners Present:** John Amodeo, John Freeman, Catherine Hunt, David Shepperd  
**Commissioners Absent:** Diana Parcon, Fabian D'Souza  
**Staff Present:** Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant

A full recording of the hearing is available at: <https://www.boston.gov/historic-district/south-end-landmark-district>

---

Lauren Bennett (The Boston Sun) announced her presence.

**5:35 PM:** Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing.

Following this brief introduction he called the first Design Review application.

**I. DESIGN REVIEW HEARING**

**APP # 21.0024 SE**

**TIMES: 3:49 - 13:00 on Recording**

**ADDRESS: 11 East Newton Street**

*Continued from 8/04/2020 and 11/05/2020 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.

**Project Representatives:** John Moore was the project representative.

**Documents Presented:** The Commission reviewed photographs of the new mockup and a map of the new location of the units. The new location has a 40" parapet which eliminates the need for a safety railing. The Commission also briefly discussed the piping but determined

**Discussion Topics:** The Commission discussed the new location for the solar collectors which has a 40" parapet that eliminates the need for a safety railing. The Commission also discussed the piping but determined that staff should review the piping prior to issuing final approval.



**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application as submitted with the proviso that the piping from the collectors into and including through the light wells will be reviewed in the field by staff for final placement and that the piping will only be minimally visible. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).**

**APP # 20.0418 SE**

**TIMES: 13:01 – 33:25 on Recording**

**ADDRESS: 34 Clarendon Street**

*Continued from 3/03/2020 SELDC Public Hearing*

Applicant: Christopher Lapan

Proposed work: At the front and rear façade which faces a public street, replace six-over-six wood windows.

**Project Representatives:** Jose Rodriguez was the project representative.

**Documents Presented:** The Commission reviewed photographs and drawings from the original application.

**Discussion Topics:** The Commissioners briefly discussed the window policy for the South End and discussed whether 6/6 or 2/2 configuration was appropriate. The basement levels were replaced approximately 10 years ago. They also discussed the existing windows and determined that the windows are not historic.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application as submitted with the proviso that details and shop drawings be submitted to staff showing new construction windows. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).**

**APP # 21.0336 SE**

**TIMES: 33:26 – 54:53 on Recording**

**ADDRESS: 1 St. Charles Street**

Applicant: Timothy Burke Architecture Inc.

Proposed work: At the front stoop and entrance, install steel railings and wood columns; and relocate downspout. *See additional items under Administrative Review.*

**APP # 21.0337 SE**

**ADDRESS: 3 St. Charles Street**

Applicant: Timothy Burke Architecture Inc.



Proposed work: At the front stoop and entrance, install steel railings and wood columns; and relocate downspout. See additional items under Administrative Review.

**Project Representatives:** Timothy Burke was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of historic photographs, current photographs, and elevation and detail drawings.

**Discussion Topics:** The Commission discussed specific details of the proposal, including the columns, cheek wall, handrails, and top rail. They also reviewed other examples of similar columns in the area.

**Public Comment:** There was no public comment.

**JF motion to approve the application with the following provisos: that the columns be made more slender to match stoop walls; that the railings have returns to the at the columns and stoop wall at bottom with molded handrail with lamb’s tongue profile and that the all details be submitted to staff; and that the downspout be remanded to staff and be discreet. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).**

**APP # 21.0345 SE**

**TIMES: 54:53 – 56:50 on Recording**

**ADDRESS: 55 Clarendon Street**

Applicant: Scott William Grady Architect, Inc.

Proposed work: At the front façade garden level, enlarge a window well.

The applicant did not show.

The Commission suggested that this project could likely be handled as an Administrative Review item.

**APP # 21.0367 SE**

**TIMES: 56:51 – 1:21:30 on Recording**

**ADDRESS: 26 Braddock Park**

Applicant: LDa Architecture & Interiors

Proposed work: Enlarge a previously approved roof deck; construct wood privacy walls and glass railing.

**Project Representatives:** Kyle Sheffield was the project representative.

After a discussion about the proposed plans the applicant chose to withdraw the application from review. There was no public comment.



**APP # 21.0369 SE**

**TIMES: 1:21:42 – 1:33:24 on Recording**

**ADDRESS: 187 Warren Avenue**

Applicant: Joseph Fratoni Assoc, AIA

Proposed work: Construct a roof deck.

**Project Representatives:** Joseph Fratoni and Aaron Weinert were the project representatives.

**Documents Presented:** The Commission reviewed a presentation consisting of elevation and section drawings and photographs.

**Discussion Topics:** The Commissioners discussed the existing deck which was constructed in 1992. They also discussed visibility from Warren Avenue and other areas.

**Public Comment:** There was no public comment.

**J. Freeman motioned to remand the placement of the railings to staff with the directive that the deck be minimally visible. He also added that the any deck replacement must be treated as a new deck. He also added that any visible portions of deck must fit with the guidelines. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).**

**APP # 21.0373 SE**

**TIMES: 1:33:25 - on Recording**

**ADDRESS: 794 Massachusetts Avenue**

Applicant: City of Boston, Public Facilities Department

Proposed work: Demolish a portion of the existing five story building and construct a three-story addition.

**Project Representatives:** J. Michael Sullivan was the project representative.

**Documents Presented:** The Commissioners reviewed photographs, elevation drawings, and section drawings showing the proposed plans for a new addition onto the Woods Mullen Shelter.

**Discussion Topics:** The Commissioners discussed the portions of the building affected by the proposed addition and the purview of their review. They also discussed the massing and views into the district. They also encouraged the applicants to revise the design to better harmonize with the existing Art Deco structure.

**Public Comment:** Peter Sanborn offered public comment and echoed the Commissioners' concerns.

**J. Freeman motioned to approve the application for height, landscaping, setback, and massing with the request that the applicant review Commissioner comments and consider a modified massing to improve the design. Although not under SELDC**



purview due to its location in the South End Harrison/ Albany Protection Area, the Commission also requested that the applicant consider Commissioner comments with regard to fenestration and proportions of the walls and incorporate if possible. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).

## II. ADMINISTRATIVE REVIEW/ APPROVAL

C. Hunt motioned to approve the Administrative Review/ Approval items as submitted. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).

## III. RATIFICATION OF MEETING MINUTES

J. Freeman motioned to approve the Hearing minutes as submitted. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).

## IV. Staff Updates

There were no staff updates.

## V. Adjourn – 10:10 PM

C. Hunt motioned to adjourn the hearing. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).