



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

**February 1, 2022**

**Commissioners Present:** John Amodeo, Fabian D'Souza, and John Freeman

**Commissioners Absent:** Diana Parcon, Catherine Hunt

**Staff Present:** Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

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**5:32 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. Lauren Bennett of the Boston Sun was present.

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

**DESIGN REVIEW**

**APP # 22.0617 SE**

**TIME: 6:09 PM**

**ADDRESS: 71 Rutland Street**

Applicant: Alex Afonso

Proposed Work: Replace non-historic front door with new double door.

**Project Representative:** Alex Afonso was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the probability that the doors found in the basement were actually original. A picture from the South End Historical Society was reviewed as well. Commissioners would like to an architectural drawing or shop drawing. They would also like an interior set of photos. Concerned about the new door and surround fitting into the existing opening (that the top transom should meet the curve of the existing opening).

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

**J. Freeman motioned to remand the application to staff. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

**APP # 22.0704 SE**

**TIME: 5:37 PM**

**ADDRESS: 1 CHANDLER STREET**



Applicant: Chris Scovel

Proposed Work: Replace the aluminum storefront system at four openings, with four operable Nanawall window system units

Note: Applicant was not present when called and did not make an appearance at the hearing.

**APP # 22.0793 SE**

**TIME: 5:39 PM**

**ADDRESS: 60 WEST RUTLAND SQUARE**

Applicant: Peter Scheve

Proposed Work: Renew approval for installation of decorative fence around front garden (previously #19.274 SE).

**Project Representatives:** Peter Scheve was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commission discussed re-approval for the exact same design from two years ago.

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

**F. D'Souza motioned to approve the application. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

- **The approval was based on previous approval of the same specifications on the three-sided garden fence.**

**APP # 22.0716 SE**

**TIME: 5:46 PM**

**ADDRESS: 33 Worcester Street**

Applicant: Jose Guzman

Proposed Work: Replace roof deck with new, construct solid wood screen to shield deck from rooftop mechanicals at adjacent building.

**Project Representative:** Jose Guzman was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the existing deck, its footprint and materials as well as appropriate materials and design for a deck in the South End. They also discussed the lack of precedence for building a permanent screen (or "wall") to block the HVAC equipment located on 31 Worcester Street and believe 31 will have to address the violation.

**Public Comment:** Belinda Borrelli of 33 Worcester Street asked about replacing the deck without any expansion as well as a timeline for the 31 Worcester violation and next



steps.

**F. D'Souza motioned to deny without prejudice the barrier and remand the deck to staff as commented on by Commissioners. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

**APP # 22.0779 SE**

**TIME: 6:20 PM**

**ADDRESS: 149 West Newton Street**

Applicant: Pedro Lucas

Proposed Work: Install new door at stoop, reconstruct steps down to stoop entry door, restore masonry openings, open one existing lightwell down to garden level. (See additional items under Administrative Review)

**Project Representative:** Pedro Lucas was the project representative.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the scope of work, opening up an area for a window, the possibility of the opening to follow the curve of the bowfront, and that this could be an opportunity to restore the garden. Discussed garden rail. Also viewed a photo from the South End Historical Society.

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

**F. D'Souza made the original motion, J. Freeman amended the motion and J. Amodeo seconded the amended motion which states to approve with proviso that the applicant submits a plan drawing at the street level; egress allowed because we allow one per unit – designed to meet minimal code – and if possible match the curve of the bow. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

**APP # 22.0792 SE**

**TIME: 6:44 PM**

**ADDRESS: 14 Rutland Street #4**

Applicant: Timothy Burke

Proposed Work: Construct a new roof deck with metal railing, construct new hatch. Relocate existing front doors at entry to top step.

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

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the proposed deck from garden and community views “difficult to find a view where don't see this roof deck.” Commissioners discussed how the relocation of the door is not approvable because goes against what was approved for the original design of the building.



**Public Comment:** There were four public comments in opposition to the application. Gabby read into the record that letters of opposition were received from seven people.

**F. D'Souza motioned to deny without prejudice the application for both bringing the front doors forward as well as the roof deck in its current dimensions. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

**APP # 22.0794 SE**

**TIME: 7:03 PM**

**ADDRESS: 541 Massachusetts Avenue**

Applicant: John Burns

Proposed Work: Install Fire Department Connection at front stoop, install intercom system at front door, relocate gutter to front of building.

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

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed recessing the alarm bell and the connection located on the stoop wall.

**Public Comment:** Applicant requested copies of all of their approval letters.

**J. Freeman motioned to approve the application as submitted as long as a sketch was provided (to scale) of how the bell and the Siamese connection were located on the stoop wall and that the intercom be partially recessed if possible to minimize how far it comes out of the wall. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

#### **ADVISORY REVIEW**

**1395 Washinaton Street**

**TIME 7:24PM**

Proposed work: Demolish existing 1-story commercial structure and construct a 7-story multi-family building above ground floor retail.

**Project Representatives:** Marc LaCasse

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** Commissioners were pleased with the height reduction, new selection of materials and colors, more incorporation of "South End Building" details. Would still like to see a rendering of the building and its relationship to the Greek Orthodox Church, more distinct residential entrance, and more shared characteristics with the contributing building to the left. On the way to approval.



**Public Comment:** no public comment

#### **ADMINISTRATIVE REVIEW/ APPROVAL**

**F. D'Souza motioned to approve the Administrative Review/Approval applications. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

#### **RATIFICATION OF HEARING MINUTES**

**F. D'Souza motioned to approve the 1/4/2022 hearing minutes. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, FD, JF) (N: None) (Abs: None).**

**Adjourn – 8:37pm**