



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

**May 3, 2022**

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

**Commissioners Absent:** Diana Parcon

**Staff Present:** Rachel Ericksen, Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at:

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

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**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. Lauren Bennett of the Boston Sun was present.

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

**DESIGN REVIEW**

**APP # 22.1071 SE**

**TIME: 5:36PM**

**ADDRESS: 456 SHAWMUT AVENUE**

Applicant: Linda Hickman

Proposed Work: Install 6" high divider wall covered with copper cap at boundary lines of roof between neighbor's property.

**Project Representative:** Brian Jack was the project representative.

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

**Discussion Topics:** The Commissioners explained that the divider wall should be 6x6.

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

**J. Freeman motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **Commission recommends using a 6x6 divider.**



**APP # 22.1098 SE**

**TIME: 5:49 PM**

**ADDRESS: 24 RUTLAND STREET**

Applicant: Fritz Klaetke

Proposed Work: Install 6" high divider wall covered with copper cap at boundary lines of roof between neighbor's property.

**Project Representative:** Fritz Klaetke was the project representative.

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

**Discussion Topics:** The Commissioners discussed the view of the wall from the street.

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

**J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **End cap must be copper.**
- **Submit street wall edge detail for review by staff.**
- **Commission recommends using a 6x6 divider.**

**APP # 22.1060 SE**

**TIME: 5:59 PM**

**ADDRESS: 164 WEST NEWTON STREET**

Applicant: Matthew Serreze

Proposed Work: Install new roof deck.

**Project Representative:** Matthew Serreze was the project representative.

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

**Discussion Topics:** The Commissioners discussed the visibility of the proposed roof deck.

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

**F. D'Souza motioned remand the application to a subcommittee. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **Subcommittee to consist of: F. D'Souza and J. Amodeo.**



**APP # 22.1094 SE**

**TIME: 6:13 PM**

**ADDRESS: 505 TREMONT STREET**

Applicant: Daniel Brennan

Proposed Work: Install vinyl cut window graphics applied inside facing out.

**Project Representative:** Daniel Brennan was the project representative.

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

**Discussion Topics:** The Commissioners discussed the importance of the master plan to provide context for the project.

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

**J. Freeman motioned to continue the application. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **Master Plan must be updated to include this work.**
- **Commission recommends more minimal signage.**

**APP # 22.1072 SE**

**TIME: 6:35 PM**

**ADDRESS: 1 APPLETON STREET**

Applicant: Scott Spaulding

Proposed Work: Install three replacement faces to existing sign band; replace two awnings.

**Project Representative:** Scott Spaulding was the project representative.

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

**Discussion Topics:** The Commissioners discussed the quantity of graphics and requested removal of the graphic on the smaller awning.

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

**F. D'Souza motioned to remand the application to a subcommittee. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **Subcommittee to consist of: J. Amodeo and C. Hunt, F. D'Souza as alternate.**



**APP # 22.0998 SE**

**TIME: 6:58 PM**

**ADDRESS: 665 TREMONT STREET**

Applicant: Zihao Zhou

Proposed Work: Install new sign on storefront wall.

**Project Representatives:** Zihao Zhou was the project representative.

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

**Discussion Topics:** The Commissioners had no comments.

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

**F. D'Souza motioned approve the application as submitted. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

**APP # 22.1101 SE**

**TIME: 7:07 PM**

**ADDRESS: INTERSECTION OF COLUMBUS AVENUE, WEST CANTON AND APPLETON STREETS**

Applicant: Cheryl Dickinson

Proposed Work: Substitute three new trees with plantings; install mosaic on wall of 380 Columbus Building.

**Project Representatives:** Cheryl Dickinson was the project representative.

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

**Discussion Topics:** The Commissioners discussed how the mosaic would be mounted to the wall. They emphasized that if the mosaic design meets Commission standards, it can be permitted because of the benefit it would provide to the public. They also discussed the appropriateness of the planting.

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

**J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **Edge detail of mural to be reviewed by staff.**
- **Staff to confirm content of mural design meets standards.**



**APP # 22.1110 SE**

**TIME: 7:51 PM**

**ADDRESS: TREMONT STREET**

Applicant: Michael Donaghy

Proposed Work: Convert 120 street light poles on Tremont Street from Massachusetts Avenue to Herald Street to: Boulevard, "Pendant-Style" lighting including DAS street lights.

**Project Representative:** Michael Donaghy was the project representative.

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

**Discussion Topics:** The Commissioners noted that the light poles should be consistent along Tremont Street.

**Public Comment:** Neighbor Sheila Gove emailed to oppose the project, stating that they prefer historic lighting.

**F. D'Souza motioned approve the application as submitted. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

**APP # 22.1119 SE**

**TIME: 8:07 PM**

**ADDRESS: 321-323 COLUMBUS AVENUE**

Applicant: Hezekiah Pratt

Proposed Work: Remove existing windows and install new aluminum windows with arched headers at both bays; remove existing windows at brick facade and install new aluminum windows with arched headers; remove deteriorated metal cladding at both bays and install new prefinished metal cladding; restore two existing wood entrance doors; remove deteriorated storefronts and install new aluminum prefinished storefronts; remove deteriorated first floor cladding and install new granite panels.

**Project Representative:** Hezekiah Pratt was the project representative.

**Documents Presented:** Photos of existing conditions and details.

**Discussion Topics:** The Commissioners discussed

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

**J. Freeman motioned to continue the application. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).**

- **Staff to research approval history for the property.**
- **Commissioners to visit the site**
- **Provide existing elevations.**
- **Applicant to provide inventory of work that has been done.**



**APP # 22.1108 SE**

**TIME: 8:46 PM**

**ADDRESS: 1395 WASHINGTON STREET**

Applicant: Marc LaCasse

Proposed Work: Demolish existing one story commercial building and construct new 6-story building w/ 3 retail/commercial spaces at grade and 33 residential units on floors 2-6 above.

**Project Representative:** Marc LaCasse was the project representative.

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

**Discussion Topics:** The Commissioners discussed the visibility of the roof deck and balconies. They also discussed the appropriateness of the glass pane Juliet balcony. They supported the sidewalk extension and appreciated the relationship between the proposed changes and the neighboring building.

**Public Comment:** Neighbor Leonard Alberts stated his concern about alley access and noise due to the project. Stephen Jerome expressed concern about the color of the building and the design of the Juliet balcony.

**J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

- **Site mockup(s) to include the Commissioners and cover:**
  - All materials
  - Options for the treatment of the glass railings
- **Additional Mockup for the roof deck before the posts are finally placed**
- **One more meeting and presentation on the façade near or at 75% which should include:**
  - Views of the mechanical head house from Washington Street
  - Some development of the façade and detail that reflects the building to the left (the contributing building).

**COMMISSIONER F. D'SOUZA LEFT AT 9:00 PM**

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

**APP # 22.0996 SE**

**ADDRESS: 5 BRADFORD STREET**

Proposed Work: Replace various sections of the roof.

**APP # 22.1011 SE**

**ADDRESS: 3 COLUMBUS SQUARE**

Proposed Work: Repair and paint existing concrete steps to original building design.

**APP # 22.1107 SE**

**17 Hanson Street Unit 1**



Proposed work: Replace four non-original straight windows with bowed sash mahogany windows with bowed screens.

**APP # 22.1093 SE**

**351-367 Massachusetts Avenue:**

Proposed Work: Replace roof membrane, gutter and downspouts in kind; demo existing cladding at turret (not original) and install new copper cladding.

**APP # 22.1105 SE**

**558 Massachusetts Avenue:**

Proposed Work: Repair 15 original wood windows and replace 2 non-original wood windows with wood; install low profile storm windows; Facade restoration: cut out and repoint all brick joints; remove existing and replace with cast stone “brownstone” replica units for head, jamb and sill trim for 11 windows; remove, repair and reinstall existing stone balustrade, urns, cornice/roof (monolithic unit) at front portico balcony; remove existing and replace columns and arched panels with cast stone “brownstone” replica units; remove and replace steps and landing with cast stone “brownstone” and/or hone steps and use patching compound; hone, stabilize and detail existing basement level ashlar at all locations and repoint bricks; hone stabilize, and detail existing stair jamb walls including newel posts and extending from grade to front door – repointing all joints including spot repointing of interior face of brick cheek walls supporting steps.

**APP # 22.1041 SE**

**ADDRESS: 82 MONTGOMERY STREET**

Proposed Work: Repair existing mansard metalwork in kind; repair mansard slate in kind.

**APP # 22.1044 SE**

**ADDRESS: 255-265 NORTHAMPTON STREET**

Proposed Work: Remove (12) existing windows and store for reinstallation. Install membrane flashing and metal sill pan flashing at window openings. Reinstall existing windows. Install backer rod and sealant at window perimeter joint.

**APP # 22.1004 SE**

**ADDRESS: 111 PEMBROKE STREET**

Proposed Work: Repair and replace copper shelf to match existing; replace windows.

**APP # 22.1098 SE**

**ADDRESS: 24 RUTLAND STREET**

Proposed Work: Replace existing asphalt roof in kind.

**APP # 22.0990 SE**

**ADDRESS: 48 RUTLAND STREET**

Proposed Work: Demolition of existing playground equipment and safety surfacing; excavation and re-grading of site; installation of: new play structure and a 24" high play hill with plastic embankment slides, artificial turf surfacing, 3' high steel picket fence enclosing toddler play area, triangular fabric shade structure with steel posts, basketball hoop, and asphalt paving. Existing benches to be refurbished.



**APP # 22.1067 SE**

**ADDRESS: 287 SHAWMUT AVENUE**

Proposed Work: Repair front steps.

**APP # 22.1016 SE**

**ADDRESS: 320 SHAWMUT AVENUE**

Proposed Work: Repoint front facade chimney in kind.

**APP # 22.1071 SE**

**ADDRESS: 456 SHAWMUT AVENUE**

Proposed Work: Remove and retain non-damaged existing slate; replace underlying plywood as needed, apply "ice and water" membrane, install copper flashing, valleys, and caps; reinstall saved slate and install new matching slate as needed; inspect wood trim at dormers, replace, and paint to match existing.

**APP # 22.1047 SE**

**ADDRESS: 500 TREMONT STREET**

Proposed Work: Replace precast concrete curbing with granite; remove finials from fence design.

**APP # 22.1094 SE**

**ADDRESS: 505 TREMONT STREET**

Proposed Work: Install sign band text painted silver metallic along the storefront on Berkeley Street and Warren Avenue.

**APP # 22.1061 SE**

**ADDRESS: 558 TREMONT STREET**

Proposed Work: Chip cement off arch surrounding main door and refinish, recreating the details to match existing, prime and paint to match existing.

**APP # 22.1069 SE**

**ADDRESS: 1721 WASHINGTON STREET UNIT #2**

Proposed Work: Remove old signage and replace with new.

**APP # 22.0974 SE**

**ADDRESS: 26 WELLINGTON STREET**

Proposed Work: Waterproofing/siding of head house.

**APP # 22.1056 SE**

**ADDRESS: 153 WEST CANTON STREET**

Proposed Work: Remove areas of EPDM roofing and wet insulation, replace roof in kind.

**APP # 22.0997 SE**

**ADDRESS: 189 WEST CANTON STREET UNIT #4**

Proposed Work: Replace roofing on main roof and mansard; replace rotted trim and framing as needed.





**APP # 22.1090 SE**

**ADDRESS: 192 WEST CANTON STREET**

Proposed Work: Repoint front facade, refinish lintels and sills to match existing, replace rotted wood as needed in kind, chip the hollow cement off stairs and refinish, paint stairs to match existing.

**APP # 22.1015 SE**

**ADDRESS: 216 WEST CANTON STREET**

Proposed Work: Replace three front facing windows and ~~three rear facing windows~~ (exempt).

**APP # 22.1100 SE**

**ADDRESS: 116 WEST NEWTON STREET**

Proposed Work: Replace five, two-over-two, non-original wood windows in kind.

**APP # 22.1099 SE**

**ADDRESS: 92 WORCESTER STREET**

Proposed Work: Replace five, non-original, aluminum windows with wood/aluminum clad windows; replace exterior trim with painted black wood trim with historically accurate profiles.

**C. Hunt motioned to approve the Administrative Review/Approval applications as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**RATIFICATION OF HEARING MINUTES**

**C. Hunt motioned to approve the 3/1/2022 hearing minutes. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**Adjourn – 9:46 PM**