



**SOUTH END LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING STAFF NOTES**

*Held virtually via Zoom*

**September 06, 2022**

**Commissioners Present:** John Amodeo, Catherine Hunt, and John Freeman

**Commissioners Absent:** Diana Parcon and Fabian D'Souza

**Staff Present:** Gabriela Amore, Preservation Planner; 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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**5:44 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 # 23.0201 SE**

**TIME: 5:45PM**

**ADDRESS: 30 DWIGHT STREET**

Applicant: Preston Lemanski

Proposed Work: Replace garden level entry door.

**Project Representative:** Preston Lemanski was the project representative.

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

**Discussion Topics:** The Commissioners discussed the inappropriate design of the proposed door in the context of the neighborhood.

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

**J. Freeman motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**



**APP # 23.0159 SE**

**TIME: 5:59PM**

**ADDRESS: 149 WEST NEWTON STREET**

Applicant: Pedro Lucas

Proposed Work: Replace existing railings at the front stoop with new.

**Project Representative:** Pedro Lucas 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 repairing original material versus replacing it. They also requested documentation stating that the railings cannot be repaired.

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

**C. Hunt motioned to deny the application without prejudice. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).**

**APP # 23.0149 SE**

**TIME: 6:10PM**

**ADDRESS: 623 TREMONT STREET**

Applicant: Jae-da Turner

Proposed Work: Install new sign.

**Project Representative:** Jae-da Turner was the project representative.

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

**Discussion Topics:** The Commissioners discussed the design of the proposed signage, and the way it is to be affixed to the building.

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

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

**APP # 23.0127 SE**

**TIME: 6:19PM**

**ADDRESS: 607 COLUMBUS AVENUE**

Applicant: Suneeth P. John

Proposed Work: Install new sign.



**Project Representative:** Madeline Lee was the project representative.

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

**Discussion Topics:** There was no discussion as the Commission felt the proposed work was appropriate and approvable as submitted.

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

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

**APP # 23.0130 SE**

**TIME: 6:24PM**

**ADDRESS: 557 TREMONT STREET**

Applicant: Bruce Bisbano

Proposed Work: Replace existing light fixture and install additional fixtures on commercial building.

**The applicant failed to appear.**

**APP # 23.0118 SE**

**TIME: 6:25PM**

**ADDRESS: 398 TREMONT STREET**

Applicant: Keenan Brinn

Proposed Work: Installation of Small Cell Facility on existing light pole.

**Project Representative:** Keenan Brinn was the project representative.

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

**Discussion Topics:** There was no discussion as the Commission felt the proposed work was appropriate and approvable as submitted.

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

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



**APP # 23.0087 SE**

**TIME: 6:29PM**

**ADDRESS: 484 TREMONT STREET**

Applicant: Smartlink AT&T Agent

Proposed Work: Remove (8) existing antennas and (3) existing Remote Radio Units, and install (9) new antennas.

**Project Representative:** Smartlink AT&T Agent was the project representative.

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

**Discussion Topics:** There was no discussion as the Commission felt the proposed work was appropriate and approvable as submitted.

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

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

**APP # 22.0963 SE**

**TIME: 6:40PM**

**ADDRESS: 20 UNION PARK UNIT #1**

Applicant: Jim Maccario

Proposed Work: Replace (2) original bow front windows.

**Project Representative:** Jim Maccario was the project representative.

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

**Discussion Topics:** The Commissioners discussed the extent of the damage to the windows and the design of the proposed windows.

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

**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).**

- Commission notes receipt of letters confirming need for replacement.
- Shop drawings to be approved by staff prior to work beginning.

**APP # 23.0119 SE**

**TIME: 6:57PM**

**ADDRESS: 10 UNION PARK**

Applicant: David Tabenken



Proposed Work: Replace (2) original bow front windows.

**Project Representative:** David Tabenken was the project representative.

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

**Discussion Topics:** The Commissioners discussed the extent of the damage to the windows.

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

**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).**

- Dimensions of replacement windows to be approved by staff prior to work beginning.

**APP # 23.0152 SE**

**TIME: 7:06PM**

**ADDRESS: 41 WORCESTER STREET**

Applicant: Mark Waldron

Proposed Work: Repair roof; remove and replace existing roof deck in kind.

**Project Representative:** Mark Waldron 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.

**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).**

- Roof deck to be pushed back two feet from roof edge.
- Clear steel picket to be used.
- Dimensions, plans, and details to be approved by staff prior to work beginning.
- Fascia details remanded to staff.

**APP # 23.0138 SE**

**TIME: 7:25PM**

**ADDRESS: 30 CONCORD SQUARE**

Applicant: Guy Grassi



Proposed Work: Replace landscape planting; replace ground floor concrete entryway with new brick pavers; install new roof deck and heat pumps. *See additional items under administrative review.*

**Project Representative:** Guy Grassi was the project representative.

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

**Discussion Topics:** The Commissioners discussed the maintenance of the landscaping, the design and appropriateness of the concrete entryway, and the visibility of the roof deck and heat pumps.

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

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

**APP # 23.0125 SE**

**TIME: 7:31PM**

**ADDRESS: 116 APPLETON STREET**

Applicant: Eben Kunz

Proposed Work: Construct roof deck with hatch; construct deck projecting from rear second floor oriel window; change center window in oriel to a door with glass to match window removed; preserve window removed.

**Project Representative:** Eben Kunz 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 the importance of retaining the oriel.

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

**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).**

- Drawing with dimensions and details of previous proposed roof deck and proposed roof deck to be submitted to staff.
- Details and dimensions of oriel and door to be submitted to staff.
- Material removed from oriel must be retained.



**APP # 23.0141 SE**

**TIME: 7:49PM**

**ADDRESS: 500 R COLUMBUS AVENUE**

Applicant: Peter Spellios

Proposed Work: Redevelopment of parking lot into a 5.5 story residential building.

**Project Representative:** Peter Spellios and Kyle Coburn were the project representatives.

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

**Discussion Topics:** The Commissioners discussed the appropriateness of the building in the context of the neighborhood. They also requested more details.

**Public Comment:** Bob Barney, resident, requested more green space on the Northampton street side of the building. Alison Pultinas, resident, requested the applicant use the Northampton street address and emphasized the importance of a clear entryway.

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

**APP # 23.0155 SE**

**TIME: 8:30PM**

**ADDRESS: 1767-1796 WASHINGTON STREET**

Applicant: Dartagnan Brown

Proposed Work: Retain and restore facade of the existing historic building and recreate and/or refurbish original historic design elements. Behind the facade and on the adjacent parcel build a 13 story multifamily residential building.

**Project Representative:** Marc LaCasse, Dartagnan Brown, and Thomas Calus were the project representatives.

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

**Discussion Topics:** The Commissioners discussed the height of the proposed residential building and the importance of maintaining original historic features.

**Public Comment:** Staff received 67 letters in support of the project and 4 letters in opposition. Bud Larievy, abutter, supported the project. Connie Forbes, Roxbury



resident, opposed the project. Jared Katsiane, neighbor, supported the project.

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

#### ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 23.0064 SE** **109 Appleton Street:** One side facade repoint brick joints; refinish lintels and sills in kind; repair and refinish front stairs in kind, paint to match existing.
- APP # 23.0138 SE** **30 Concord Square:** Repair and restore exterior: repair and repaint windows/trim; replace existing storms/screens; restore/repaint stone work to match brownstone color; refinish existing doors; repair and repaint front stoop to match existing; replace fiberglass shingles with slate at mansard level; repair and repaint existing cast iron fence and stoop railing.
- APP # 23.0068 SE** **28 Dartmouth Street:** On the front facade repoint brick; refinish lintels, sills and apron as needed and refinish in kind; at rear facade repoint brick; refinish lintels and sills as needed in kind and paint to match existing.
- APP # 23.0062 SE** **67 Dartmouth Street:** On side facade repoint brick joints; refinish lintels and sills and paint to match existing; scrape, prime and paint window trims to match existing.
- APP # 23.0132 SE** **100 East Brookline Street:** Restore/repair in kind: dormer, window casings, and roofline woodwork and copper flashing; replace existing slate on mansard roof in kind; restore current squared off cornice roof to original bowed design and install copper cornice roof and new copper gutters; restore/replace original entablature and wood corbel detail; restore stoop roof and detail; re-point brick on building front and rear; repair lintels and sills as required; replace all 1980s aluminum windows with new historically correct windows; restore front masonry stairs; paint wood and masonry as appropriate.
- APP # 23.0148 SE** **44 East Springfield Street:** Replace three non-original vinyl windows with wood/aluminum clad windows.
- APP # 23.0150 SE** **59 East Springfield Street:** Repair/rebuild two chimneys; repoint masonry on front and side elevations; repair sills, lintels, quoins, brownstone areas and belting as needed.
- APP # 23.0066 SE** **9 Greenwich Park:** Repair and refinish front stairs in kind.
- APP # 23.0050 SE** **40 Greenwich Park:** replace two exterior side facing doors and storm doors in kind.
- APP # 23.0096 SE** **519 Massachusetts Avenue:** Replace two non-original all wood windows with two all wood windows; paint to match existing; trim to be replaced with wood trim to match existing.
- APP # 23.0145 SE** **537 Massachusetts Avenue:** Repair and refinish front stairs in kind including recreating details in kind.





- APP # 23.0065 SE** **555 Massachusetts Avenue:** At soffit replace rotten wood as needed in kind and paint to match existing.
- APP # 23.0126 SE** **558 Massachusetts Avenue:** Archaeological survey of property.
- APP # 23.0123 SE** **59 Rutland Square:** Installation of heat pump condenser at the rear of the building.
- APP # 23.0045 SE** **688 Tremont Street:** Repair and refinish front stairs in kind.
- APP # 23.0147 SE** **89 Waltham Street:** Replace two non-original wood windows with wood windows.
- APP # 23.0046 SE** **171 Warren Avenue:** Repair and refinish front stairs in kind.
- APP # 23.0089 SE** **7 Worcester Square:** Replace five non-original aluminum windows with wood/aluminum clad windows.
- APP # 23.0069 SE** **10 Worcester Square:** Repair and refinish front stairs in kind.
- APP # 23.0061 SE** **90 Worcester Street:** Repair and refinish front stairs and columns in kind.
- APP # 23.0193 SE** **143 West Brookline Street:** Remove, repair and replace lower asphalt shingle roof.
- APP # 23.0156 SE** **216 West Canton Street:** Repair in kind: slate roofing system, copper gutters, door entrance and window trim boards, mortar joints, masonry and brownstone elements.
- APP # 23.0047 SE** **225 West Canton Street:** Repair and refinish front stairs in kind.
- APP # 23.0014 SE** **233 West Canton Street:** Replace two rear windows in kind.
- APP # 22.1427 SE** **238 West Canton Street:** Repair and refinish front stairs in kind.

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).

C. Hunt motioned to ratify the 8/2/2022 Hearing Minute. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

Adjourn – 9:52PM