



## SOUTH END LANDMARK DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

**April 04, 2023**

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

**Commissioners Absent:** None

**Staff Present:** Rachel Ericksen, Preservation Planner; Gabriela Amore, Preservation Planner; Kira Torrieri, Preservation Assistant; Chelsea Blanchard, Staff Architect

A full recording of the hearing is available at:

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

---

**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.

Following this brief introduction he called the first design review application.

### I. DESIGN REVIEW

**APP # 23.0716 SE**

**TIME 5:34PM**

**ADDRESS: 499 SHAWMUT AVENUE**

Applicant: Patricia Burke

Proposed work: Installation of new iron handrails along granite steps.

**Project Representative:** Celeste Hernandez, Eddie's Iron Works, was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed simplifying the design of the proposed railings. They also discussed the proper methods through which to attach the posts to the step.



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

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

- Rings and secondary rail below the rings are removed from the handrail design.
- Rail to be mounted to the inside face of cheek while rather than
- Bottom of rail to align with end of cheek wall
- details remanded to staff.

**APP # 23.0657 SE**

**TIME 5:46 PM**

**ADDRESS: 7 WORCESTER STREET**

Applicant: Jay Hajj

Proposed work: Replace 24 green one-over-one non-original vinyl windows, with new bronze-colored aluminum one-over-one windows.

**Project Representative:** Jay Hajj was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriate configuration for the proposed window replacement

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

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

- top sash be replaced with a muntin configuration that matches the Washington St elevation
- submit shop drawings to staff
- details remanded to staff

**APP # 23.0662 SE**

**TIME 6:00 PM**

**ADDRESS: 1140 WASHINGTON STREET #3D**

Applicant: Cory Yarrington

Proposed work: Replace nine, non-original aluminum one-over-one windows with new.



**Project Representative:** Will Lyon and Dana Nichols were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriate configuration of the proposed windows.

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

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

**APP # 23.0717 SE**

**TIME 6:10 PM**

**ADDRESS: 210 WEST SPRINGFIELD STREET**

Applicant: Greg McCarthy

Proposed work: Adjust the configuration of the retaining wall 6" to expose the blocked window, restore paneling detail at oriel.

**The applicant failed to appear.**

**APP # 23.0726 SE**

**TIME 6:12 PM**

**ADDRESS: 18 RUTLAND SQUARE**

Applicant: David Silverman

Proposed work: Replace existing dormer material with slate; replace eight original wood windows and non-original dormer windows; enlarge garden level windows.

**Project Representative:** David Silverman and Mark Schwartz were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriate configuration of the proposed windows. They also recommended repairing the eight original wood windows versus replacing them.

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



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

- **Proposed window replacement is not part of the application**
- **Windows at the dormer must be 2-over-2 configuration, shop drawings remanded to staff**
- **Window well will be as shallow as is needed to match original opening**
- **Wood paneling to be used at the arch on the dormer, approval of an alternative material is remanded to staff**
- **Horizontal depth of areaway be reduced to 2ft**

**APP # 23.0709 SE**

**TIME 6:59 PM**

**ADDRESS: 1411 WASHINGTON STREET**

Applicant: Jeffrey Fishbein

Proposed work: At recessed entryway on Washington Street demo damaged 90's era granite tiles and replace with wood paneling; refinish existing wood door.

**Project Representative:** Jeffrey Fishbein was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriateness of the proposed wood paneling and door.

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

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

## II. ADMINISTRATIVE REVIEW

**APP # 23.0660 SE**

**32 BRADFORD STREET:** Replace six, non-original windows with wood windows.

**APP # 23.0710 SE**

**286 COLUMBUS AVENUE:** Repair window lintels, sills, and door surround at front facade in-kind, patch and repair



**APP # 23.0721 SE**

brownstone with Conproco Matrix Brownstone Mix and paint to match original color of masonry.

**406 COLUMBUS AVENUE:** Emergency EPDM rubber membrane replacement at 3rd floor roof, reflash skylight, replace asphalt shingles in-kind.

**APP # 23.0786 SE**

**518 COLUMBUS AVENUE:** Emergency repair and repaint fire escapes in-kind.

**APP # 23.0801 SE**

**535 COLUMBUS AVENUE:** Extend private patio into the public walkway by 5'8". No construction is involved as the project will be accomplished by moving existing plant boxes to extend the patio.

**APP # 23.0789 SE**

**15 CONCORD SQUARE:** Emergency repair and repaint fire escapes in-kind.

**APP # 23.0680 SE**

**131 DARTMOUTH STREET:** At 5th floor, repair and replace flat roof and flashing in-kind.

**APP # 23.0692 SE**

**93 EAST BROOKLINE STREET:** Replace four non-original windows with aluminum/wood clad windows.

**APP # 23.0693 SE**

**95 EAST BROOKLINE STREET:** Replace four non-original windows with aluminum/wood clad windows.

**APP # 23.0723 SE**

**48 MONTGOMERY STREET:** Remove four non-historic windows at the mansard level, and replace with 4 new historically accurate wood double-hung windows, painted black.

**APP # 23.0726 SE**

**18 RUTLAND SQUARE:** Remove green paint from all sills and lintels, restore stone as required, apply new coating to match natural stone finish; replace flashing with copper. Retain, repair and repaint exterior trim in kind; repoint brick on existing chimney in kind; replace existing gutter with new copper gutter; replace downspout to copper; repoint existing brick facade in kind; retain garden railing and repaint in kind; repair and replace existing fire escape balconies in kind; remove existing green paint at door archway and re-paint.

**APP # 23.0676 SE**

**619 MASSACHUSETTS AVENUE:** Remove wood fencing at rear along Comet Place, and replace with a new brick wall facade for a single-car garage with deck above.

**APP # 23.0698 SE**

**10 MILFORD STREET:** Emergency removal and replacement/repair 4 rear fire escape balconies.

**APP # 23.0790 SE**

**128 PEMBROKE STREET:** Emergency removal and replacement of existing scalloped slate, copper roof, and



copper gutter, repair fascia and soffit. All work to be done in-kind.

**APP # 23.0719 SE**

**4 ST. CHARLES STREET:** Repoint front facade with type N mortar; refinish lintels, sills and brownstone band in kind. Paint to match existing.

**APP # 23.0703 SE**

**590 TREMONT STREET:** Emergency repairs to building envelope including facade and chimney repointing to be done in kind; replacement of slate and copper flashing in kind; re-fastening of oriel band and paint to match existing; repair lintels and paint to match existing.

**APP # 23.0722 SE**

**141 WEST NEWTON STREET:** Patch and repaint masonry including foundation wall below windows, front garden curb, and front stairs & curb. Repaint stair railing, front garden railing, parlor level door casing, and parlor level transom window trim. All work to be done in-kind.

**APP # 23.0668 SE**

**169 WEST SPRINGFIELD STREET:** Install a small cell facility on existing street light.

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

III. ADJOURNMENT: 7:17 PM

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