



## SOUTH END LANDMARK DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

May 02, 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

A full recording of the hearing is available at:

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

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**5:33 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. VIOLATIONS

**APP # 23.0439 SE**

**TIME 5:35 PM**

**ADDRESS: 427 SHAWMUT AVENUE**

Applicant: William Duffy

Proposed work: Paint existing railings, window sills, door to match existing; remove paint from existing granite.

**Project Representative:** William Duffy 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 importance of adhering to proper design review procedures. They also discussed the appropriate method for removing the paint from the existing granite.

**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).**

- **Applicant to submit an application for this work**
- **No further work is to be done until the application is approved by staff.**

## II. DESIGN REVIEW

**APP # 23.0726 SE**

**TIME 5:45 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; build garden level window well.

**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 applicant noted that they are no longer proposing to replace their windows, but will be repairing them instead. The Commissioners discussed the center panel at the dormer windows between 16 & 18 Rutland Square, and suggested using painted wood shingles rather than slate. They also suggested discussing the proposal with their neighbor so that the whole panel can be redone, not just one half of it. They also discussed the garden level window wells and felt that it would be appropriate to restore them to their original depth.

**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).**

- **The 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 the 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 is to be reduced to 2ft.**

**APP # 23.0736 SE**

**TIME 6:09 PM**

**CITY of BOSTON**

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**ADDRESS: 96 WALTHAM STREET**

Applicant: Leslie Pomarole

Proposed work: Replace four original curved sash windows at the garden and first floor level in-kind.

**Project Representative:** Marilyn Garrett was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work. Two letters from window restoration experts were also provided, stating that the existing windows were beyond repair.

**Discussion Topics:** The Commissioners discussed the materials and documentation presented, and felt that all necessary requirements were satisfied for a proposal to replace the existing original windows.

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

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

**APP # 23.0869 SE**

**TIME 6:15 PM**

**ADDRESS: 1411 WASHINGTON STREET**

Applicant: Jeffrey Fishbein

Proposed work: Install an additional course of new brick, and bluestone cap at each of 8 de-commissioned chimneys. New brick course incorporates vent bricks for ventilation.

**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 were content with the proposal and did not feel that the proposed alterations would not be highly visible or negatively impact the building.

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

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

**APP # 23.0873 SE**

**TIME 6:22 PM**



**ADDRESS: 139 APPLETON STREET**

Applicant: Derrick Tyler

Proposed work: Install new stoop railing; *See additional items under administrative review.*

**Project Representative:** Derrick Tyler 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 rail replacement design standards for non-original rails. They stated that the applicant should install a simple plain rail with the posts mounted into the inside face of the cheek wall. The rail design should be just posts and a top rail, with no pickets.

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

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

- **Remove rails and retain one top rail.**
- **Use only posts and top rail, and mount inside of the cheek wall.**

**APP # 23.0852 SE**

**TIME 6:40 PM**

**ADDRESS: 507 MASSACHUSETTS AVENUE**

Applicant: Armando Hernandez

Proposed work: Replace existing chain link fence with new garden rail. *See additional items under administrative review.*

**Project Representative:** Armando Hernandez 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 inquired about historic evidence or precedents for the rail, and suggested looking into existing rail casts for replication for a new garden rail.

**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).**



- **Request to explore pursuing cast iron rails similar to the other existing cast iron rails on the same block.**

**APP # 23.0876 SE**

**TIME 6:53 PM**

**ADDRESS: 473 MASSACHUSETTS AVENUE #5**

Applicant: Alessandra Di Credico

Proposed work: Repair existing roof deck.

**Project Representative:** Erik Katsavounidis and Alessandra Di Credico 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 stated that the rear visibility of the deck needs to be reduced, and that the deck must meet South End Landmark District Commission standards in terms of design. They requested clarification on the proposed rail details.

**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).**

- **Application approval remanded to staff**
- **Submit construction details with all dimensions to staff.**

**APP # 23.0749 SE**

**TIME 7:16 PM**

**ADDRESS: 131 APPLETON STREET**

Applicant: Ronaldo Solano

Proposed work: Remove roof decks and build new.

**Project Representative:** Ronaldo Solano 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 explained that the visible rear deck on the ell is allowed per the South End Landmark District Commission Standards & Criteria because it historically served as a drying yard. They explained that drying yard deck rails must follow the historic configuration of wooden horizontal rails. The Commissioners suggested a site visit regarding the upper roof deck.



**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).**

- **Remand upper roof deck to a subcommittee of Commissioner J. Amodeo and Commissioner C. Hunt.**
- **The deck on the ell must follow the configuration of typical drying yard wood horizontal rails.**

**APP # 23.0877 SE**

**TIME 7:32 PM**

**ADDRESS: 85 WEST NEWTON STREET**

Applicant: Vanessa Calderon-Rosado

Proposed work: Build new four story building; streetscape improvements along West Newton Street.

**Project Representative:** Vanessa Calderon-Rosado, Ann Beha, and Natasha Espada 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 integration of the salvaged stained glass from the previously extant building at the site, into a public history display within the new building accessible to the public. They also expressed support for the streetscape design. They discussed the front entrance design and configuration, and the cornice and roof screening. They were overall very satisfied with the final proposal. They also confirmed there is no additional planned signage.

**Public Comment:** Sherrill Curtis expressed concern about the bike entry and ADA accessibility. Divya Mani, and Juan Carlos Gonzalez expressed their support for the project.

**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).**

- **70%-80% completed construction document update to be submitted to staff.**
- **Submit all final construction documents to staff.**
- **Include staff on all mockups.**

### III. ADVISORY REVIEW



#### **410-412 MASSACHUSETTS AVENUE**

**TIME 8:51 PM**

Proposed Work: Preserve the front facade and add three stories to the existing two story building.

**Project Representative:** 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 height of the proposed addition, and discussed potential rear jurisdiction over the visibility of the roof deck from the Southwest Corridor Park. They suggested the penthouse should be set back more, and had general concern about the massing. They also explained that more reference from historic buildings is needed, punched windows would not be appropriate, that there should not be any visible balcony rails at the pediment or the top of the bays.

**Public Comment:** Sherrill Curtis expressed concern about the height of the building and blocking neighbors windows. Mike Reinders expressed his support for the project. Joe Lichtblau expressed concern about the south side of the building, and the projecting “roofs” over the proposed bay decks. Carol Streiff expressed her opposition to the project. Steve Jerome suggested that the new addition should not follow the contemporary abutting building, they should follow the historic buildings.

#### **IV. ADMINISTRATIVE REVIEW**

**APP # 23.0870 SE 53 APPLETON STREET:** Emergency repairs to install new roof and new gutter on front of building in kind.

**APP # 23.0888 SE 92 APPLETON STREET:** Emergency repairs on slate mansard. Replace broken or missing slate causing leaks. Slate to match existing.

**APP # 23.0873 SE 139 APPLETON STREET:** Repaint trim around entry door and front steps; replace missing window shutters to match existing; replace non-original windows with 2/2 windows; replace downspout with copper downspout; replace all rotted trim around dormer window to match existing color; replace wood fascia at roof level.

**APP # 23.0731 SE BERKELEY STREET:** Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant. The ramp on the South Corner of Berkeley St & Warren Ave will be concrete not brick.



- APP # 23.0740 SE 1 BRADFORD STREET:** Replace asphalt shingles in kind.
- APP # 23.0859 SE 108 CHANDLER STREET:** Emergency repairs at fire escapes: replace all damaged square bolts, and secure connections including guard rail, brackets, and grating bars. Hand scrape existing rust and flaking paint off the fire escape, and repaint black in-kind.
- APP # 23.0833 SE 57 CLARENDON STREET:** Emergency repair to strip and replace existing rubber roof with a new rubber roof.
- APP # 23.0881 SE 1 DARTMOUTH PLACE:** Replace all existing 1-over-1 windows and bay casement windows dated from 1975 at the oldest to conform with Landmarks 2-over-2 wood exterior black windows.
- APP # 23.0848 SE 17 DARTMOUTH STREET:** At front stairs: chip the hollow cement off as needed and rebuild in kind. Overhang above main door: replace rotted wood as needed in kind and paint to match the existing.
- APP # 23.0743 SE 31 EAST CONCORD STREET:** Emergency repairs to front of building including repointing and sill and header repair. All work to match existing.
- APP # 23.0872 SE 10 HOLYOKE STREET:** Remove roof and copper flashing, replace in kind.
- APP # 23.0875 SE 473 MASSACHUSETTS AVENUE:** Repair in-kind existing dormers, mansard, soffit and cornice of the building. Replace roof. Repoint masonry as needed in-kind.
- APP # 23.0853 SE 603 MASSACHUSETTS AVENUE:** Install a Small Cell Facility. The existing pole will be replaced and an equipment cabinet and antenna will be installed on the replacement pole. All wires and cables will be run through the inside of the pole.
- APP # 23.0864 SE 1140 WASHINGTON STREET UNIT 3B:** Replace nine non-original windows in kind.
- APP # 23.0831 SE 1411 WASHINGTON STREET:** Emergency repairs to re-secure entire fire escape egress with all bolts necessary, remove all old square head bolts throughout the entire egress & replace them with new steel bolts. Scrape and clean off all old masonry around bracket supports and restore in-kind. Scrape off all old paint & rust and repaint black in-kind.
- APP # 23.0826 SE 191 WEST BROOKLINE STREET:** At front and side façades: cut 3/4" into the joints of the bricks and repoint in kind to address an





active water damage. Refinish lintels and sills to match the existing.

- APP # 23.0822 SE 57 WORCESTER STREET:** Repairing roof in kind.
- APP # 23.0727 SE WORCESTER STREET:** Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant.
- APP # 23.0729 SE WORCESTER SQUARE:** Sections of deteriorated brick sidewalk will be replaced in kind and made ADA compliant. Pedestrian ramps will be made ADA compliant.
- APP # 23.0834 SE 8 RINGGOLD STREET:** Repair roof in kind; repair dormer in kind; re-lead chimney.
- APP # 23.0819 SE 58 RUTLAND STREET:** Cut and repoint masonry joints in kind.
- APP # 23.0874 SE 78 RUTLAND STREET:** Emergency repairs: Repointing of front façade; Replace copper drip cap missing on window headers on front façade; Repaint front bay window.
- APP # 23.0850 SE 427 SHAWMUT AVENUE APT. 2:** Repair wood windows in kind; clean and repair cast iron security and paint.
- APP # 23.0733 SE 585 TREMONT STREET:** Remove all existing exterior and window signage. Install new 5"(h) x 83.65"(w) wall sign, primary and 24" x 21" secondary window lettering.
- APP # 23.0735 SE 623 TREMONT STREET:** Paint exterior of shop with new paint color.
- APP # 23.0730 SE 633 TREMONT STREET:** Change out existing hanging front entrance sign with new.
- APP # 23.0849 SE 655-659 TREMONT STREET:** Emergency repairs including replacing all window trims for wood through ladders/fire escapes; seal/caulk the new trims; prepare and paint the new trims in black; cut and spot repoint the fire escapes and windows surrounding in kind; Cement patch broken window sills to match existing; Prepare and paint all window sills to match existing.
- APP # 23.0792 SE 662 TREMONT STREET:** Re-roof mansard and replace shingles in kind.
- APP # 23.0852 SE 507 MASSACHUSETTS AVENUE:** Repair and repoint existing brick masonry facades, cornices and chimneys; repair existing brownstone lintels, sills and decoration in kind; repair and repaint wood cornices, corbels, trims, overhang; repair and restore front stoop in kind; restore existing front door, glass transom; repair and restore side entry door; replace



non-original windows with wood windows; replace slate tile roof in kind; replace existing gutter and downspouts in kind; repair trim at doors and windows in kind.

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

**V. RATIFICATION OF 4/4/2023 MEETING MINUTES**

The vote for the 4/4/2023 Meeting Minutes was postponed to the next meeting on 6/6/2023.

**VI. ADJOURNMENT TIME: 10:00PM**

**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).**