



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

JULY 2, 2024

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Catherine Hunt, Chris DeBord, Felicia Jacques.

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Gabriela Amore, Preservation Planner and Rachel Ericksen, Preservation Planner.

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks).

5:34 PM: Commissioner Hunt called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing. There were no members of the press present.

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

I. DESIGN REVIEW

~~APP # 24.1102 SE~~ _____ **APPLICANT DID NOT APPEAR/CONTINUED?**
~~ADDRESS: 90 WARREN AVENUE~~ _____

~~Applicant: Fatima Seek~~

~~Proposed Work: This project proposes improvements to the fence surrounding the garden at the back of the Mel King South End Academy, including repairing a broken gate, installing new ones, and replacing missing finials.~~

~~APP # 24.0985 SE~~ _____
~~150 APPLETON STREET~~ **REMOVED BY STAFF**

~~Applicant: Rose Harrison~~

~~Proposed Work: Replace 5 non-original aluminum clad windows in-kind with new aluminum clad windows.~~



APP # 24.1048 SE

567 TREMONT STREET MOVED TO ADMINISTRATIVE REVIEW

Applicant: ~~Ryan Clancy~~

Proposed Work: ~~Replace 9 double hung 2-over-2 windows in-kind.~~

APP # 24.1073 SE

ADDRESS: 24 BRADDOCK PARK

Applicant: John Felton

Proposed Work: Replace deteriorated bluestone slab at stoop with new, reinstall cast iron coal chute in-kind.

PROJECT REPRESENTATIVES: Judith Fleton was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace a deteriorated bluestone slab at the stoop and reinstall a cast iron coal chute in-kind.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and slab details.

DISCUSSION TOPICS: Discussion topics included the existing conditions, the removal of deteriorated stone, the replacement with a New York bluestone smooth face set in cement, reinstalling the existing cast iron coal chute cover as before, the 1 / 2 inch joints against the concrete walkway being filled with appropriate caulking to match the sidewalk, and whether the bluestone is cracked and the edges are rotting away.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing condition of the bluestone slab, whether the slab is repairable, whether there are any cracks in the slab, whether the applicant examined if the coal chute was leaking or cracked underneath the slab, the possibility of reusing the existing slab if the other side did not deteriorate, the dimensions of the existing slab, whether the existing slab would be replaced completely with a new stone or just reworked.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

- *Investigate whether the existing stone can be reused.*



APP # 24.1113 SE

ADDRESS: 218 WEST CANTON STREET #1

Applicant: Zachary Millay

Proposed Work: Install new stoop door, repaint lintels and sills to match existing. *See additional items under Administrative Review.*

PROJECT REPRESENTATIVES: Zachary Millay was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install a new stoop door, repaint lintels and sills to match existing.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed street level window elevation drawings, the proposed paint color sample, existing and proposed stoop entry door drawings, enlarged stoop entry door drawings.

DISCUSSION TOPICS: Discussion topics included the existing conditions, an overview of the interior renovation and level configuration of the building, the proposal to remove the existing windows and grates, plans to strip the existing paint and patch and repair on the existing sills and lintels, the existing and proposed paint color for the lintels and sills, work done previously on the building, an overview of the existing stoop entry and gate, the proposed stoop door, the proposed panel and gate configuration, dimensions, an material, and paint color of the proposed door, method for installing the proposed door, an overview of the submitted shop drawing.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the guidelines for the district concerning windows and the painting of sills and lintels, the proposed dimensions of the door and railing height, an overview of the proposed proportions of the stoop door, the proposed lights, whether the lintels are original, the existing paint color of the lintels, the number of windows and grills that will be replaced, the proposed window configuration, the proposed material and paint color of the windows, the proposed masonry color.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

- *Paint sills and lintels to match existing stone.*



- *Submit drawing(s) of updated door proportions to staff.*

APP # 24.0600 SE

ADDRESS: 1 CONCORD SQUARE

Applicant: Andrew Wales

Proposed Work: Construct a new roof deck.

PROJECT REPRESENTATIVES: Pete Donovan and Bob and Mara Riemer Goldstein, were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to construct a new roof deck.

DOCUMENTS PRESENTED: Documents presented included photo of the existing conditions, photographs of the pre-existing deck, photographs of mock up deck with posts and construction tape, roof deck drawings, roof deck sketch all documents pertaining to the original development and roof deck, roof plan, roof deck framing plan, typical handrail elevation, proposed deck connection, and fourth floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the management agent for the property and the work approved by the Condominium Association, an overview of when the property was purchased and current owners, the proposal to replace the existing roof deck with a new roof deck, the measurements of the existing roof deck, an overview of the original plans from the previous roof deck, why the roof deck was bigger than the what was outlined in the original plans, why the larger roof deck was made to accommodate a safe landing for exiting the roof hatch where a handrail would be attached, an overview of the mock up deck, an overview of the code requirements for the handrails, plans to reusing the existing railings and replace the deck boards, a summary of the site visit conducted by staff, the visibility of the proposed work from a public way, the existing canvas surrounding the railing.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposed material and dimensions of the rail, what aspects of the plans were originally approved, the dimensions of the original and proposed drawing, the visibility of the proposed work from a public way, the possibility of adjusting the shape of the roof deck to retain the same square footage of the previous deck, the existing and proposed railing, whether the existing railings are compliant with district guidelines, the policy made within the guidelines to allow minimal visibility of railings.



PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

- *Remand to the subcommittee of Commissioner Amodeo and Commissioner DeBord.*

APP # 24.1104 SE

124 WEST NEWTON STREET EXEMPT BY STAFF

Applicant: Alex van Dijk

Proposed Work: Construct a new roof deck. See additional items under Administrative Review.

APP # 24.1130 SE

ADDRESS: 96 CHANDLER STREET #3

Applicant: Christopher Barry

Proposed Work: Construct a new roof deck with hatch access.

PROJECT REPRESENTATIVES: Christopher Barry was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to construct a new roof deck with hatch access.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing roof with demolition drawings, roof level plan and roof construction, building section and overall street section with view lines, map images, deck elevations, photographs of the mock up at roof and ground levels, Chandler and Lawrence street elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposal for a new roof deck, plans to remove the existing metal chimney, HVAC equipments, and skylights, the removal of the HVAC equipment that is owned by another unit, the existing dimensions of the parapet wall, the visibility of the proposed work from a public way, the visibility of the deck rails, an overview of the roof deck mock-up, the proposed framing of the roof deck, the proposed dimensions for the deck.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposed dimensions of the roof deck and railings, whether the Commission or staff should conduct a site visit to determine the visibility.

PUBLIC COMMENT: During the public comment period, Chris Hosford offered



comments regarding the code requirements and the possibility of reducing the height of the railing.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

- *Work with staff to minimize visibility from Lawrence Street with the option to return to the Commission to clarify.*

APP # 24.1132 SE _____

7 EAST SPRINGFIELD STREET EXEMPT BY STAFF

Applicant: Beth Sitterly

Proposed Work: Construct a new roof deck.

APP # 24.1093 SE _____

19 BRADDOCK PARK MOVED TO ADMINISTRATIVE REVIEW

Applicant: Edwin Tiffany

Proposed Work: Repairs to roof over front entry, repair and paint front steps, window sills, headers and cornice.

APP # 24.1128 SE

ADDRESS: 12 BOND STREET

Applicant: Charlotte Rose

Proposed Work: Replace the existing front door, side lights, transom and vestibule paneling with custom new 6 panel wood Marvin Ultimate door. *See additional items under Administrative Review.*

PROJECT REPRESENTATIVES: Chris Hosford was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace the existing front door, side lights, transom and vestibule paneling.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed south elevations, historical photograph of the front facade, and proposed entry door and vestibule paneling.

DISCUSSION TOPICS: Discussion topics included the existing condition of the front door, an overview of the district guidelines regarding original doors and both visible elements of vestibule, whether the existing door is original, the five light continuous transoms across the top of the door, an overview of the existing door at 16 Bond Street, plans to keep the satellites a little higher to maintain the mailbox, the dimensions of the mail slot at thirty inches, the panel configuration of the proposed door, the dimensions and material of the proposed door, other egress



doors within the building, the proposal to install a single door, previous changes to the front facade, an overview of the buildings construction.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the historic configuration of doors within the district, whether there were any parts on the inside of the door that were original, whether there were single panel doors approved by the Commission, an overview of historic configurations of single and double doors on Bond Street, whether there was evidence of a single door at this property.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

- *That a double door be used in the matching configuration of 16 Bond Street.*
- *Option to consider new evidence regarding an alternative door configuration.*

APP # 24.1131 SE

ADDRESS: 16 BOND STREET

Applicant: Mark Van Brocklin

Proposed Work: Rebuild existing roof deck, and expand rear dormer. *See additional items under Administrative Review.*

PROJECT REPRESENTATIVES: Mark Van Brocklin was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to rebuild an existing roof deck and expand a rear dormer.

DOCUMENTS PRESENTED: Documents presented included existing condition photograph, existing and proposed site plans, site context photographs, existing and proposed west elevation, perspective view 3D drawings, dormer elevation, proposed partial north elevation and typical deck railing details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the location of the property, the existing and proposed site plan, the dimensions and style of the existing roof deck, a summary of the previous Advisory Review with the Commission, the architectural style of the building and deck, the existing and proposed dimensions of the roof railing, the dimensions of the existing chimney, examples of other railing heights within the district, the existing dimensions and style of the dormer, the material of the existing shingles on the



dormer, the proposed material and paint color for the dormer shingles, deck details for the boards, the visibility of the proposed work, the existing and skylights,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the location of the existing skylights, changes to the skylights, the existing and proposed railings, details of the proposed changes to the railing and skylights.

PUBLIC COMMENT: Received a written comment from Boston City Councilor Ed Flynn's office in support of the proposed work.

COMMISSIONER HUNT MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

The Chair announced that the Commission would next review Administrative Review/Approval applications.

II. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 24.1075 SE** **88 BERKELEY STREET:** At front, replace 3 non-original one-over-one windows with three, aluminum, one-over-one windows.
- APP # 24.1128 SE** **12 BOND STREET:** Replace 6 non-original windows with two-over-two double-hung wood windows. Paint the dormer window trim on the front facade in HC- 187 - Black Forest Green. *See additional items under Design Review.*
- APP # 24.1131 SE** **16 BOND STREET:** Replace skylights, replace side wall masonry cap; Repair front door, side garden door, front garden rail, existing window wells, transom, and stoop handrails in-kind. *See additional items under Design Review.*
- APP # 24.1093 SE** **19 BRADDOCK PARK:** Repairs to roof over front entry, repair and paint front steps, window sills, headers and cornice.
- APP # 24.1042 SE** **2 CLARENDON STREET:** Paint rails to match existing; waterproof decks.
- APP # 24.1090 SE** **418 COLUMBUS AVENUE:** At front stairs & apron: chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint (HC69).
- APP # 24.1027 SE** **6 COLUMBUS SQUARE:** Restore and waterproof the existing bluestone and coal (shute) cap. *Continued from the June 4th, 2024 hearing.*
- APP # 24.1098 SE** **77 CHANDLER STREET:** Replace non-original side entry door with new wood single lite door.



APP # 24.1123 SE

APP # 24.1114 SE

APP # 24.1101 SE

APP # 24.1064 SE

APP # 24.1127 SE

APP # 24.1094 SE

APP # 24.1121 SE

APP # 24.1048 SE

APP # 24.1086 SE

APP # 24.1067 SE

APP # 24.1067 SE

APP # 24.1092 SE

APP # 24.1143 SE

APP # 24.1095 SE

APP # 24.1045 SE

APP # 24.1113 SE

1 CUMSTON STREET: Emergency window replacement.

HARRISON AVENUE: In the South End Protection Area - roadway and streetscape improvements along the portion of Harrison Avenue between East Berkeley Street and Herald Street.

562 MASSACHUSETTS AVENUE: At front stairs & main door surround: Chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint - HC69.

30 MONTGOMERY STREET: Repoint front facade in-kind.

34 PLYMPTON STREET: One story rooftop addition at back third of the existing roof.

42 RUTLAND SQUARE: Repoint 5 courses of brick in-kind, repair downspout in-kind.

433 SHAWMUT STREET: Emergency repair due to leaks - strip and replace existing asphalt shingle roof in kind.

567 TREMONT STREET: Replace 9 double hung 2-over-2 windows in-kind. *Moved from Design Review.*

600 TREMONT STREET: At front stairs: chip the hollow cement off as needed and refinish in kind. Prime and paint with Tammscoat waterproof paint, HC69.

609 TREMONT STREET: At front façade cut 3/4" into the joints of the bricks and repoint with Promasonry Type N cement to match the existing. Refinish lintels, sills and apron as needed in kind. Prime and paint with Tammscoat HC69.

655 TREMONT STREET: Wash the entire façade on Brookline Street; cut out 100% of the mortar joints of the façade on Brookline Street and repoint the Brookline St. façade to match the original. Replace any missing/broken brick and reset any loose brick in kind; Waterproof all fire escape connections; Rebuild all 27 lintels and sills as needed matching the original color and aesthetics. Repair as needed façade corner at W. Brookline & Tremont. Wash down the side façade with muriatic acid. Apply a coat of masonry sealer in the entire side façade.

7 UPTON STREET #4: At roof level, replace 2 non-original windows in-kind, in the existing historically appropriate configuration.

7 UPTON STREET: Emergency repointing due to leaks.

9 UPTON STREET: Replace two, two-over-two windows with two, two-over-two wood windows.

105 WARREN AVENUE: Replace existing aluminum gutter with new copper gutter and downspout.

218 WEST CANTON STREET #1: Replace 2 non-original ground floor windows with new wood double-hung 2-over-2 windows. Patch and repair brick in-kind as needed at the stoop doorway. *See additional items under Design Review.*



APP # 24.1043 SE	157 WEST CANTON STREET: Replace copper gutters in-kind, repair window trim and fascia in-kind and paint to match existing. Replace cornice brackets with Borel brackets to match historic profile in-kind, replace flat EPDM roof in-kind.
APP # 24.1088 SE	185 WEST CANTON STREET: At front stairs, chip the hollow cement off as needed and refinish. Prime and paint with Tammscoat waterproof paint to match the existing HC69.
APP # 24.1182 SE	144 WEST CONCORD STREET: At front stairs, chip the hollow cement off 100% and refinish. Prime and paint with Tammscoat waterproof paint HC69.
APP # 24.1104 SE	124 WEST NEWTON STREET: Replace roof in kind.
APP # 24.1069 SE	34 WORCESTER SQUARE: At front replace two aluminum windows with two, two-over-two, aluminum clad windows.
APP # 24.1066 SE	61 WORCESTER STREET: Repair roof in kind.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the project listed for Harrison Avenue that was listed as a major construction, the possibility of removing the Harrison Avenue project to design review during the August hearing.

COMMISSIONER DEBORD MOTIONED TO REMOVE THE HARRISON AVENUE ADMINISTRATIVE REVIEW ITEM. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: FJ, CH, CD, JF, JA)(N: NONE)(ABS: NONE).

- *That the Harrison Avenue landscaping and streetscape changes be reviewed during a Design Review meeting.*

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, FJ)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 6/4/24 meeting minutes.

COMMISSIONER HUNT MOTIONED TO APPROVE THE MINUTES. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: CH, CD, JF, JA)(N: NONE)(ABS: FJ).



III. STAFF UPDATES

Gabriela Amore, Preservation Planner, announced that Commissioner Felicia Jacques will be a new Commissioner on the South End Landmark District Commission.

IV. ADJOURN – TIME

COMMISSIONER HUNT MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FREEMAN SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.

DRAFT