



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

NOVEMBER 6, 2024

COMMISSIONERS PRESENT: John Amodeo, Chris DeBord, John Freeman, Catherine Hunt, Kevin Ready.

COMMISSIONERS ABSENT: Felicia Jacques.

STAFF PRESENT: Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner; Sarah Lawton, Preservation Assistant.

A full recording of the hearing is available at Boston.gov/landmarks.

5:00 PM: Commissioner 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. There were no members of the press present.

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

I. DESIGN REVIEW

APP # 25.0361 SE

ADDRESS: COLUMBUS AVE AT PEMBROKE ST, WARREN AVE AT DARTMOUTH ST, WASHINGTON ST AT DEDHAM ST, WASHINGTON ST AT NORTHAMPTON ST, SHAWMUT AVE AT E BERKELEY ST.

Applicant: Louise Gag

Proposed Work: Install (5) stations consisting of a payment kiosk, a map/advertising panel, and fifteen or nineteen docks for bikes. The stations are fully solar-powered, wireless, and modular. No excavation or utility hookup is required. Stations located at: Columbus Ave at Pembroke St (42.34364269, -71.07817807) Warren Ave at Dartmouth St (42.34429609, -71.0740817) Washington St at Dedham St (42.34036941, -71.07164123) Washington St at Northampton St (42.33625888, -71.07756446) Shawmut Ave at E Berkeley St (42.344607, -71.06702).



PROJECT REPRESENTATIVES: Kim Foltz was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs of existing conditions, images of station components, standard station details, a map of South End blue bike stations, map of each Blue Bike station, a diagram showing where the bike station would be placed on the sidewalk, and illustrations of street views.

DISCUSSION TOPICS: Discussion topics included existing conditions, previous SELDC approvals for Blue Bike stations, background on the Blue Bike program and plans for expansion, the location of Blue Bike stations in the South End, an overview of Blue Bike station components and details, the proposed dimensions of the bike docking stations, the proposed plans for each new Blue Bike station in the South End, the proposed street and pedestrian clearance dimensions, the proposed distance between the curb and Blue Bike station, the plans for the proposed Blue Bike station adjacent to or on BPS property.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: approval from other city agencies and departments, community engagement efforts and notice of Blue Bike public meetings, current Blue Bike locations within the South End, and the proposed pedestrian clearance.

PUBLIC COMMENT: During the public comment period, Jim Lundy, offered comments regarding bicycle and electric bikes in the South End.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 3-1-1 (Y: JA, CD, JF)(N: CH)(ABS: KR)

- *The Washington Street and Dedham Street station be the 45 degree option.*

APP # 25.0350 SE 90 WARREN AVENUE – WITHDRAWN BY APPLICANT

~~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. This project proposes having youth creatively re-design the missing finials on the fence surrounding the garden on Montgomery Street.~~



APP # 25.0313 SE

ADDRESS: 662 MASSACHUSETTS AVENUE

Applicant: Monique Yaptenco

Proposed Work: Install a ductless, mini-split system at the front garden. Install new garden plantings.

PROJECT REPRESENTATIVES: Monique Yaptenco was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs of existing conditions and details regarding three ductless mini-split systems.

DISCUSSION TOPICS: Discussion topics included an overview of the conditions of their property during warmer seasons, the existing square footage of their property, the proposed dimensions, material and installation method for three ductless mini-split systems, the visibility of the proposer work, district guidelines regarding HVAC units, a summary of the recommendations from their Condominium Association, alternative locations to place the proposed ductless mini-split systems.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: district guidelines regarding HVAC systems in front gardens, previous SELDC decisions regarding HVAC systems in front gardens, the proposed clearance between planting and the HVAC system, the plans to replace bars designed to accommodate a unit in the window, the response from the Condominium Association, whether a soffit could be placed in the rear of the building.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER HUNT MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, KR)(N: NONE)(ABS: NONE).

- *The proposed location of the mini-split system was visible from a public way.*

APP # 24.0849 SE

ADDRESS: 770 TREMONT STREET

Applicant: Gregory McCarthy



Proposed Work: Proposed 4 story mixed use building maintaining existing building with 2 story addition. Renovate facade on West Springfield Street and Tremont Street.

PROJECT REPRESENTATIVES: Greg McCarthy was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs of existing conditions, historic photographs, elevations, material specifications and window details.

DISCUSSION TOPICS: Discussion topics included existing conditions, an overview of the project timelines, the current ownership, a summary of the Commission's recommendations during Advisory Reviews, an overview of the proposed changes and materials for the front facade, the proposed storefront design, the current condition and design of the neighboring townhouse, the current condition of the existing windows, and an overview of the plans for new construction.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions of the windows, whether the retail space was located on the ground floor, the plans and details for the proposed windows on the second floor, and the proposed window rhythm.

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, KR)(N: NONE)(ABS: NONE).

- *The application has been remanded to a Subcommittee of Commissioner Freeman and Commissioner DeBord. The Subcommittee will discuss window details.*
- *Final drawings at 75% completion or greater are shared with staff for final approval*
- *Material mockups are held on site for the shingles, brick, and lintels and sills.*

APP # 25.0251 SE

ADDRESS: 59 WORCESTER STREET

Applicant: : Jose Guzman

Proposed Work: ~~Install new windows at front facade, install new gutters, new window brick molds~~ (moved to Administrative Review), hand railings at front stoop, expand front dormer; ~~expand rear dormer~~ (Removed by Staff).

PROJECT REPRESENTATIVES: Jose Guzman and Derric Small were the project representatives.



DOCUMENTS PRESENTED: Documents presented included photographs of existing condition, proposed site plans, existing and proposed floor plans, elevations, and building sections, proposed window and railings details.

DISCUSSION TOPICS: Discussion topics included existing conditions of the front facade, plans for the proposed dormer expansion on the front facade, plans and details for the proposed railing on the front entry, the proposed material and dimensions of the front railing, and details regarding similar railings at 173 W Brookline.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: district guidelines regarding dormers, the existing window dimensions, details regarding the proposed railing, and the method for installing the proposed railing.

PUBLIC COMMENT: There were no public comments.

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

- *The proposed dormer expansion is denied without prejudice.*
- *New rail to be installed, with top rail not to extend out past front post, rails installed into the sidewall rather than treads, and top post to be omitted since it is installed directly into masonry.*

COMMISSIONER AMODEO LEFT THE MEETING.

APP # 25.0328 SE

ADDRESS: ~~100 WEST DEDHAM STREET(EXEMPT FROM REVIEW), 1, 3 & 5 AGUADILLA STREET, 4, 6, 8, 10, 12, 14, 18, 20 & 22 AGUADILLA STREET, 7, & 9 AGUADILLA STREET /111 WEST BROOKLINE STREET, 1, 3, 5, 7, 9, 11 & 13 SAN JUAN STREET(EXEMPT FROM REVIEW), 4, 6, 8 & 10 SAN JUAN STREET, 12, 14, 16, 18, 20,~~



22, 24, 26, 28 & 30 SAN JUAN STREET, ~~15, 17, & 19 SAN JUAN STREET (EXEMPT FROM REVIEW), 91, 93, 95, 97 & 99 WEST BROOKLINE STREET/21 AND 23 SAN JUAN STREET, 50, 52, 54, 56 & 58 WEST DEDHAM STREET, 389 & 391 SHAWMUT AVENUE, BOSTON, MA 02118-2029.~~

Applicant: Vanessa Calderon-Rosado

Proposed Work: Install solar panels on the following IBA buildings.

PROJECT REPRESENTATIVES: Dr. Vanessa Calderon-Rosado and Keegan Resonant were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photographs of existing conditions, a site map, and photographs of properties with solar panels.

DISCUSSION TOPICS: Discussion topics included existing conditions, background information on the IBA organization, an overview of BERDO requirements, district guidelines regarding solar panels, similar solar panel projects in the South End, visibility of the proposed work, the proposed design for seven buildings with solar panels, the proposed materials and dimensions of the solar panels, an overview of the electrical wiring and installation method for the solar panels, whether the installed panels could be reversible.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the seven buildings were contributing buildings, whether the solar panels could be uninstalled, and the visibility of the proposed work.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER HUNT MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, JF, CH, KR)(N: NONE)(ABS: NONE).

APP # 25.0344 SE

ADDRESS: 534 MASSACHUSETTS AVENUE

Applicant: Ivan Hernandez



Proposed Work: At West Springfield Street elevation, construct a new rear deck at 3rd floor, ~~enlarge window opening to accommodate a new door~~ (removed by staff).

PROJECT REPRESENTATIVES: Ivan Hernandez was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations and floor plans, proposed materials specifications, and window details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed materials, and dimensions for the new deck, the width of the existing building, the location of the existing party walls and steel posts, the visibility of the proposed work, the materials and dimensions of the existing and proposed windows, the proposed window configuration, the existing materials and dimension of the roof railing, and the plans to install a gutter and downspout.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposed window serving as an egress door and the proposed materials for the windows.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER HUNT MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, JF, CH, KR)(N: NONE)(ABS: NONE).

APP # 25.0338 SE — 11 DARTMOUTH PLACE — WITHDRAWN BY APPLICANT

Applicant: Scott Doughman

Proposed Work: ~~Replace one wood window.~~

APP # 25.0358 SE — 10 CONCORD SQUARE — WITHDRAWN BY APPLICANT

Applicant: James Brooks

Proposed Work: ~~Installation of a cast iron garden fence.~~

The Chair announced that the Commission would next review Advisory Review item(s).

II. ADVISORY REVIEW

APP # 25.0384 SE

ADDRESS: 10 CHANDLER STREET



Proposed Work: Demolish existing building, build new three-story facility and site improvements. The project will be phased to allow Animal Rescue League (ARL) to fully operate its shelter and veterinary services during construction.

PROJECT REPRESENTATIVES: Bob Baldwin and Dr. Edward Schettino were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and plans for proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, plans to demolish the existing building, the proposed plans to construct a new three story facility, information about the Animal Rescue League, whether the proposed project required zoning relief, the current needs for the new facility, the number of existing greenery, the proposed dimensions and materials for the new building, plans and details regarding the proposed parking area, an examples of other buildings designs and materials in the South End,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the existing building was a contributing building, plans to demolish the existing building, the proposed materials and design of the new building, the existing and proposed greenery, and the visibility of the proposed work.

PUBLIC COMMENT: There were no public comments.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 25.0356 SE** **16 APPLETON STREET:** Emergency repair - rubber roof replacement.
- APP # 25.0355 SE** **18 APPLETON STREET:** Emergency repair - rubber roof replacement.
- APP # 25.0312 SE** **56 CHANDLER STREET:** Emergency repair due to leak - Strip back shingles either direction (approx 36"), install ice and water shield, reinstall existing shingles. Install vertical copper flashing at the seam. Inspect any deficient masonry along the gutter line.
- APP # 25.0337 SE** **66 CHANDLER STREET:** At front stairs: chip the hollow



- cement off the front stairs 100% and refinish. Prime and paint with Tammscoat waterproof paint HC69.
- APP # 25.0318 SE** **495 COLUMBUS AVENUE:** At front facade: chip the hollow cement off the entire façade and refinish. Refinish all lintels, sills and bands. Prime and paint with HC69 Tammscoat paint. Replace rotted wood at the window trims as needed in kind.
- APP # 25.0330 SE** **500 COLUMBUS AVENUE:** Remove and replace roof top deck in kind, strip and re-roof.
- APP # 25.0352 SE** **560 COLUMBUS AVENUE:** At front garden level paint facade, paint stoop to match existing. Paint railings and gate black to match existing. Replace broken bricks in kind.
- APP # 25.0296 SE** **17 CONCORD SQUARE:** Replce roof deck in kind; hatch door replacement in kind.
- APP # 25.0347 SE** **725 HARRISON AVNEUE:** Emergency repair due to leak - at 2nd floor window seal joints around windows and control joints. Install flashing behind brick wall. Repoint in affected areas. All work to be done in kind.
- APP # 25.0253 SE** **11 HOLYOAKE STREET:** At stoop, chip the hollow cement off as needed and refinish the front stairs and curb walls. Prime and paint with Tammscoat waterproof paint HC69.
- APP # 25.0364 SE** **694 MASSACHUSETTS AVNEUE:** Emergency repair due to leak - remove and install new custom copper gutter that will match the existing profile.
- APP # 25.0305 SE** **117 PEMBROKE STREET:** Emergency repair - pieces of rotted wood are falling - repair in kind: wood flashing directly under the gutter line, reinstall soffit fixtures; wooden window sills and framing.
- APP # 25.0291 SE** **14 RUTLAND STREET:** Replace 10 windows to match existing.
- APP # 25.0273 SE** **42 RUTLAND SQUARE:** Remove top left course of bricks, reset, reuse existing bricks, replace copper flashing, reuse existing gutter, downspout.
- APP # 25.0314 SE** **72 RUTLAND STREET:** At front facade replace four windows with wood windows.
- APP # 25.0286 SE** **458 SHAWMUT AVENUE:** At Front: Cut 3/4" into the joints of the bricks and repoint the front. Refinish the lintels and sills in kind. Prime and paint all trims and dormers to match the existing.
- APP # 25.0310 SE** **530 TREMONT STREET:** Emergency fire escape repair in-kind.
- APP # 25.0311 SE** **567 TREMONT STREET:** Remove existing exterior siding and trims down to the sheathing on 7 dormers; install wood trim replica of the existing trim pieces, oil and prime all trim and wood. Apply 2 finish coats. Remove existing metal roofing. Furnish and install new Acewater and new metal roof.
- APP # 25.0341 SE** **73 WARREN AVENUE:** Emergency repair - Cut and repoint at



front facade, repair and replace masonry at garden level in kind; re-caulk granite stoop in kind; replace non-original chimney cap in kind.

APP # 25.0348 SE

73 WARREN AVENUE: Remove and replace 4 windows.

APP # 25.0343 SE

101 WARREN AVENUE: Repair and repaint damaged soffit, lintels, and sills in kind. Spot point at front in kind.

APP # 25.0317 SE

187 WARREN AVENUE: At front stairs and curb walls: chip the hollow cement off as needed and refinish. Prime and paint with HC69 Tammscoat waterproof paint. Waterproof the garden area.

APP # 25.0353 SE

21 WELLINGTON STREET: Replace non-original windows with wood windows.

APP # 25.0358 SE

26 WELLINGTON STREET #4: At fourth floor facade, replace 5 non-original windows with 5 new 2-over-2 double-hung aluminum-clad windows.

APP # 25.0327 SE

44 WEST NEWTON STREET: Do not need to remove roof deck. At roof - Strip and re-shingle the back shingle in kind; Strip rubber roof and one layer of roll roof the insulation that is currently there. Install insulation and non-reinforced EPDM black roof membrane.

APP # 25.0302 SE

199 WEST NEWTON STREET: Emergency repair - window leaks - at mansard level replace all existing aluminum windows at dormers with all wood windows, black exterior. Two-over-two windows for the dormer center and the single window. Once-over-one windows for the small flanking windows.

APP # 25.0251 SE

59 WORCESTER STREET: Install new windows at front facade, install new gutters, ~~new~~ window brick molds (*repair*). See additional items under design review.

APP # 23.0155 SE

1767-1769 WASHINGTON STREET: 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.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, JF, CH, KR)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 10/1/24 meeting minutes.

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



IV. STAFF UPDATES

Rachel Ericksen, Preservation Planner, offered comments regarding South End commissioner training.

V. ADJOURN – 8:35 PM.

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