



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

FEBRUARY 4, 2025

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

COMMISSIONERS ABSENT: Felicia Jacques.

STAFF PRESENT: Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner; Sarah Lawton, Preservation Assistant; and Joseph Cornish, Director of Design Review.

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

5:30 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 Violation application.

I. VIOLATION

APP # 25.0564 SE

ADDRESS: 665A TREMONT STREET

Applicant: Eric Zhou

Proposed Work: Install new storefront signage, VIO.24.910

PROJECT REPRESENTATIVES: Eric Zhou was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and the proposed signage design and specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the reasons for installing new storefront signage, the Commission's



previous decision, details about mechanicals installed behind the unapproved signage, when the unapproved mechanicals were installed, the location of the unapproved signage, district guidelines regarding signage and illumination.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, CD, JF, CH)(N: NONE)(ABS: NONE).

- *That the unapproved signage be removed within thirty days and sixty days if the applicant would like to submit another application.*

II. DESIGN REVIEW

APP # 25.0570 SE

ADDRESS: 52 EAST SPRINGFIELD STREET

Applicant: Brian Anderson

Proposed Work: Replace non-original ganged window unit at mansard level with new. See additional items under Administrative Review.

PROJECT REPRESENTATIVES: Danny Stevens was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed elevation drawing, and proposed window cut sheets.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed material and dimensions of the replacement windows, the configuration of the existing and proposed windows, examples of similar window projects within the South End, and whether the existing windows were centered.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, CD, JF, CH)(N: NONE)(ABS: NONE).

- *A two-over-two window in the center; two, one-over-one windows flanking the larger central window separated by larger mullions that give the look of height to that gang of windows.*

APP # 25.0561 SE



ADDRESS: 59 EAST SPRINGFIELD STREET

Applicant: Peter Sanborn

Proposed Work: Install new handrail on left side of stairs adjacent to restaurant addition.

PROJECT REPRESENTATIVES: Greg Jackson was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the height and material for the existing and proposed railing, the method for installing the proposed railing, the removal of the railing on the left side near the restaurant, and whether the proposed railing would protrude beyond the restaurant front and recommendations for the handrail termination.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEBORD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JA, CD, JF, CH)(N: NONE)(ABS: NONE).

- *Design details remanded to staff: the handrail should terminate at the top and bottom in either a true lambs tongue or true volute design.*

COMMISSIONER SANBORN JOINED THE MEETING.

APP # 25.0540 SE

ADDRESS: 558 COLUMBUS AVENUE

Applicant: Daniel Kasmarek

Proposed Work: Install new roof deck.

PROJECT REPRESENTATIVES: Daniel Kasmarek was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, and proposed roof plans.

DISCUSSION TOPICS: Discussion topics included existing condition photographs, visibility of the proposed work, the proposed dimensions and material of the new deck and railing, the proposed configuration of the roof deck, whether the mock-up was accurate, district guidelines regarding railings, and whether a transparent railing would be compliant with district guidelines.



COMMISSIONER FREEMAN MOTIONED TO REMAND THE APPLICATION TO A SUBCOMMITTEE. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: JA, CD, JF, CH, PS)(N: NONE)(ABS: NONE).

- *Size of deck remanded to a subcommittee of Chris DeBord and John Amodeo.*

COMMISSIONER READY JOINED THE MEETING.

APP # 25.0560 SE

ADDRESS: 18 MILFORD STREET

Applicant: Zach Millay

Proposed Work: Existing areaway to be replaced with new bluestone and landscaping.

Install new egress well at lower garden level, install new window, expand existing window opening. *See additional items under Administrative Review.*

PROJECT REPRESENTATIVES: Zach Millay and Louis Lagon were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevation drawings, and proposed window sections.

DISCUSSION TOPICS: Discussion topics included existing conditions, the plans to enlarge the mason reopening, the proposed dimensions for the egress well, egress code requirements, the proposed paving and landscape materials, the proposed dimensions for the new window, whether the window opening was original, whether a garden could be included at the garden level, and the plans to remove the existing brick and replace the lintel and sills.

COMMISSIONER DEBORD MOTIONED TO APPROVE THE APPLICATION.

COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: CD, JF, CH, PS)(N: JA)(ABS: NONE).

III. REVIEW AND DISCUSSION OF REVISED WINDOW STANDARDS & CRITERIA

Joseph Cornish, Director of Design Review, engaged Commissioners in discussing the new outdoor dining guidelines for the South End that would go into effect in 2026 and changes to the window guidelines in the Standards and Criteria.

Discussion topics included recommendations for new window guidelines, outdoor dining regulations on sidewalks and private and public properties, outdoor dining installation methods, an overview of outdoor dining standards that the Commissions



used when previously reviewing outdoor dining applications, the commission's purview regarding outdoor dining, and whether the new outdoor dining guidelines could include lighting and illumination levels.

A window subcommittee was created that would consist of Commissioner Freeman, Commissioner Debord, and Commissioner Sanborn.

An outdoor dining subcommittee was created that would consist of Commissioner Amodeo, Commissioner Ready, Commissioner Freeman

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0569 SE	<u>69 APPLETON STREET:</u> Emergency Repair at existing canopy: remove the existing structure, salvage and refurbish the decorative pieces, and replace the canopy with an updated structure, but maintain the existing trim, corbels, and re-install for a same look finish to the canopy with updated components that are either not rotten or refurbished.
APP # 25.0547 SE	<u>122 CHANDLER STREET:</u> Replacing six non-original wood double hung windows in-kind.
APP # 25.0571 SE	<u>282 COLUMBUS AVENUE:</u> Exterior envelope restoration and repairs including brick masonry, stone, and slate mansard roof. Full window replacement.
APP # 25.0548 SE	<u>2 CLARENDON STREET:</u> Remove and replace 36 damaged existing aluminum windows.
APP # 25.0515 SE	<u>36 CLARENDON STREET:</u> Replace copper gutter and downspout in-kind, replace slate mansard roof with new slate to match existing, replace window trim at mansard level with new wood trim.
APP # 25.0555 SE	<u>47 CLARENDON STREET:</u> Install new signage and window graphics.
APP # 25.0549 SE	<u>73 DARTMOUTH STREET:</u> Emergency repair - repointing to address leak, refinish lintels and sills in kind, repoint chimney.
APP # 25.0565 SE	<u>23 EAST CONCORD STREET #2:</u> Replace two non-original 2-over-2 curved sash windows with new wood two-over-two curved sash windows.
APP # 25.0570 SE	<u>52 EAST SPRINGFIELD STREET:</u> Replace 11 non-original vinyl windows with new aluminum clad two-over-two windows, replace wood garden level entry door with new to match existing, repair and replace shingles at the dormer with



APP # 25.0522 SE

synthetic replacement shingles to match existing, repair entry canopy in-kind. *See additional items under Design Review.*

725 HARRISON AVENUE: Install a Small Cell Facility, consisting of attaching an antenna and equipment box to an existing pole owned by the City of Boston per the existing Small Cell Agreement.

APP # 25.0567 SE

26 HANSON STREET: At the main door header: chip the hollow cement off and refinish in kind, recreating the details under the header. Upon completion, prime and paint with Tammscoat waterproof paint to match the existing.

APP # 25.0511 SE

19 HOLYOKE STREET: Replace two non-original windows with new two-over-two wood windows.

APP # 25.0566 SE

455 MASSACHUSETTS AVENUE: Remove section of brick above bay window and repair in-kind, reuse existing bricks.

APP # 25.0523 SE

552 MASSACHUSETTS AVENUE: Repair masonry building walls with Tammscoat painting to match in-kind, replace 14 damaged wood window trim in the front and 14 in the rear in-kind with new wood trim, repair copper gutters in-kind as needed, repair rear metal copper cladding in-kind.

APP # 25.0560 SE

18 MILFORD STREET: Replace existing non-original windows with new, two-over-two, wood windows painted Benjamin Moore HC-190; Repair existing granite curb in kind. Patch and repair in kind all existing sills, lintels and banding. Mimic tinted HC-69 brownstone color. Existing ornament over front entry door to be patched and repaired in kind, painted Benjamin Moore HC-69. Clean, power wash and repoint 100% masonry front facade. Existing ornamental railing at front stairs to remain. patch and repair in kind and paint black. Existing granite front steps to remain. Patch and repair in kind. Replace existing non-historic metal fence at front areaway with new metal fence. At street level remove existing metal gate and replace with new wood four panel door with top two lites to be glass. Demolish existing non-historic headhouse and build new in kind; install new rooftop mechanicals. Existing Roof deck to be removed in its entirety and replaced with a new deck with black metals railings. Restore and repair existing historic front entry doors. *See additional items under Design Review.*

APP # 25.0518 SE

204 NORTHAMPTON STREET: Emergency repair of rear fire escapes in kind.

APP # 25.0517 SE

206 NORTHAMPTON STREET: Emergency repair of rear fire escape in kind.

APP # 25.0544 SE

590 TREMONT STREET: Cut 3/4" into the joints and repoint in kind. Refinish lintels and sills as needed in kind. Replace rotted wood at trims and dormers as needed. Replace slate mansard with Grand Manor Asphalt shingles to match existing.



- APP # 25.0534 SE** **6-14 & 16-24 UNION PARK STREET:** Remove and replace all storefront landings in-kind, to facilitate structural repairs.
- APP # 25.0550 SE** **88 WALTHAM STREET:** Strip and re-roof 6 sq of asphalt shingles in kind.
- APP # 25.0563 SE** **141 WEST CANTON STREET:** Paint existing double hung windows in masonry openings and at bay windows. Repair screens and replace weather stripping as required. Paint existing window bay with minor carpentry repairs to address joints at trim intersections. Repainting to be done in kind.
- APP # 25.0572 SE** **68 WEST CONCORD STREET:** Exterior envelope restoration and repairs including brick masonry, stone, and slate mansard roof. Full window replacement.
- APP # 25.0558 SE** **158 WEST CONCORD STREET:** Replace 8 non-original windows with new two-over-two wood windows, and 2 garden level fixed-pane in-kind.
- APP # 25.0568 SE** **21 WORCESTER STREET:** Recaulk bluestone treads, refinish risers and sides of stairs in-kind with Tammscoat and repaint with Benjamin Moore HC69.

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

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 1/7/25 meeting minutes postponed until the March 4, 2025 hearing.

V. STAFF UPDATES

Gabriela Amore, Preservation Planner, announced that she will be transitioning to the role of Preservation Project Manager and will be assisting with the Commission as needed.

VI. ADJOURN – 8:03 PM

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