



**SOUTH END LANDMARK DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201

Held virtually via Zoom

**JANUARY 7, 2024**

**COMMISSIONERS PRESENT:** John Freeman, Catherine Hunt, Felicia Jacques, Kevin Ready.

**COMMISSIONERS ABSENT:** John Amodeo & Chris DeBord.

**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).

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**5:33 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 she called the first Design Review application.

**I. DESIGN REVIEW**

**APP # 25.0507 SE**

**ADDRESS: 429 COLUMBUS AVENUE** *Removed by applicant*

*Applicant: Sheree Marcante*

*Proposed Work: Refresh existing signage.*

**APP # 25.0482 SE** *Moved to Administrative Review*

**ADDRESS: 453a COLUMBUS AVENUE**

*Applicant: Geoffrey Janey*

*Proposed Work: Install new signage and window vinyls.*

**APP # 25.0494 SE**

**ADDRESS: 193 WEST SPRINGFIELD STREET** *Exempt by Staff*

*Applicant: Andrew Litchfield*

*Proposed Work: Install a new roof deck.*



**APP # 25.0499 SE**

**ADDRESS: 150 CHANDLER STREET**

Applicant: Thomas Glynn

Proposed Work: Install new deck.

**PROJECT REPRESENTATIVES:** Giuseppe Puglisi was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, visibility of the proposed work, the plans to remove and replace an existing roof deck, the materials and dimensions for the new deck and privacy screen.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the visibility of the proposed work, the dimensions of the proposed mechanical units, and the proposed material and dimensions for the new privacy screen.

**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER READY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: JF, CH, KR)(N: NONE)(ABS: NONE).**

**APP # 25.0443 SE**

**ADDRESS: 1673-1675 WASHINGTON STREET**

Applicant: Arthur Choo

Proposed Work: Alter storefront to include new door and entryway.

**PROJECT REPRESENTATIVES:** Arthur Choo was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and building elevations.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of alterations made to the storefront, the original location of the storefront door, and details regarding the proposed plans for a new door and entryway.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the existing condition of the storefront, whether there was evidence of a door or



openings in the storefront, and the plans for the new door and entryway.

**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER READY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: JF, CH, KR)(N: NONE)(ABS: NONE).**

- *That the Proposed new door must be centered.*
- *That the applicants provide details matching the more traditional storefront on site at the left side.*
- *Details to be confirmed by staff.*

**COMMISSIONER JACQUES JOINED THE MEETING.**

**APP # 25.0436 SE**

**ADDRESS: 10 CHANDLER STREET**

Applicant: Jonathan C. Garland

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:** Jonathan C. Garland, Bob Baldwin, Ashton Schlundt, Tracy Hudak, and Edward Schettino were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing conditions photographs, building elevations, proposed floor, site, and landscape plans, material palettes, and streetscape images.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions and streetscape, background on the services offered at the ARL, the location of existing and proposed trees, the proposed tree removals, plans to protect greenery during construction, the proposed building height, massing, and materials for the new building, the proposed parking area, the visibility of the proposed work, the proposed streetscape improvement plans, the proposed demolition plan for the existing building, and the proposed material palette for the new building.

**COMMISSIONER COMMENTS AND QUESTIONS:** Commissioners discussed the existing conditions of the surrounding sidewalks, the number of entrances on the new building, district guidelines regarding signage and sidewalks, the proposed materials for sidewalk repairs, whether the applicants intended to propose signage,



and the visibility of mechanical units.

**PUBLIC COMMENT:** There were no public comments.

**COMMISSIONER FREEMAN MOTIONED TO ALLOW DEMOLITION. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JF, CH, FJ, KR)(N: NONE)(ABS: NONE).**

**COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER READY SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JF, CH, FJ, KR)(N: NONE)(ABS: NONE).**

- That existing trees are retained as much as possible, that staff be consulted, and that any issues be identified as early as possible during the construction process of protecting the trees and retaining them.
- A mechanical mock-up will be installed to determine visibility. Staff will be included in any mock-ups for materials or other construction on the site.
- At 75% to 80%, completion of documents be given to staff for review of details
- A signage master plan should include all exterior signage and site signage, as well as some proposed possibilities, and be submitted for review.
- The applicant returns to the Commission if they change the design from brick.

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

## **II. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 25.0454 SE 27 BRADDOCK PARK:** Repair active leak at entry staircase.

**APP # 25.0482 SE 453a COLUMBUS AVENUE:** Install new signage and window vinyls.  
*Moved from design review.*

**APP # 25.0428 SE 150 CHANDLER STREET:** Emergency repair - active leak on the roof below existing roof deck at the rear ell of the property. Existing privacy wall to remain.

**APP # 25.0455 SE 26 CONCORD SQUARE #2:** Replace two non-original one-over-one vinyl windows with new two-over-two aluminum clad wood windows, painted black.

**APP # 25.0481 SE 10 EAST SPRINGFIELD STREET:** Install nine new wood windows.



**APP # 25.0430 SE 27 GREENWICH PARK:** Install two, wood bow front windows at the garden level.

**APP # 25.0438 SE 578 MASSACHUSETTS AVENUE:** Strip and re-roof.

**APP # 25.0396 SE 32 RUTLAND SQUARE #2:** Remove 2 original wood two-over-two curved sash windows and replace with 2 new wood two-over-two curved windows in-kind.

**APP # 25.0448 SE 47 RUTLAND SQUARE:** Repoint entire building in-kind.

**APP # 25.0452 SE 1690 WASHINGTON Street UNIT 8:** Replace five windows at rear.

**APP # 25.0501 SE 41 WORCESTER STREET:** Emergency repair - in kind spot repointing, seal gaps, repair and seal gaps around windows.

**COMMISSIONER READY MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JF, CH, FJ, KR)(N: NONE)(ABS: NONE).**

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Ratification of 12/3/24 meeting minutes.

**COMMISSIONER READY MOTIONED TO APPROVE THE MINUTES. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: JF, CH, FJ, KR)(N: NONE)(ABS: NONE).**

#### **III. REVIEW AND DISCUSSION OF REVISED STANDARDS AND CRITERIA**

Joseph Cornish, Director of Design Review, engaged Commissioners in discussing the new outdoor dining guidelines for the South End and changes to the window guidelines in the Standards and Criteria. Discussion topics included a summary of the outdoor dining guidelines in the Back Bay Architectural District, where outdoor seating could be installed, other agencies that review outdoor dining applications, and guidelines for lighting and lighting levels. The discussion also included language changes to the window guidelines.

#### **IV. STAFF UPDATES**



Rachel Ericksen, Preservation Planner, announced that Peter Sanborn will join the South End Landmarks District Commission as a new Commissioner. Also, that South End Commissioner training will take place in February.

**V. ADJOURN – 8:00 PM**

**COMMISSIONER FREEMAN MOTIONED TO ADJOURN THE HEARING.  
COMMISSIONER JACQUES SECONDED THE MOTION. A VOICE VOTE WAS CALLED  
AND ALL COMMISSIONERS PRESENTED VOTED IN FAVOR OF ADJOURNMENT.**