



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING STAFF NOTES**

Held virtually via Zoom

August 02, 2022

Commissioners Present: John Amodeo, Fabian D'Souza, and John Freeman

Commissioners Absent: Diana Parcon and Catherine Hunt

Staff Present: 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>

5:32 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. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Violation application.

VIOLATIONS

APP # VIO.22.558

TIME: 5:33PM

ADDRESS: 67 APPLETON STREET

Applicant: Tariq Siyam

Proposed Work: Replace shattered commercial glass window panel, leave existing panels above window. Replace with black historical wood windows with inside screens. Replace shattered commercial glass door, replace with wood door that matches apartment next door and neighborhood aesthetic.

Project Representative: Anthony LN was the project representative.

Documents Presented: Photos of existing conditions.

Discussion Topics: The Commissioners discussed the design and appropriateness of the windows and door

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

- Violation to be remediated within sixty (60) days.
- Windows at front façade to be returned to a commercial design.
- Drawings to be approved by staff prior to work beginning.



DESIGN REVIEW

APP # 22.1418 SE

TIME: 5:50PM

ADDRESS: 488 COLUMBUS AVENUE

Applicant: Sabrina Cohn

Proposed Work: Install street level garden wall along a public way.

Project Representative: Sabrina Cohn was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners explained that brick tile is not allowed in the South End Landmark District. They also discussed the concrete block at the ends of the wall and the appropriateness of a limestone cap.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

- Brick tile must be replaced with full size brick, to be approved by staff prior to construction.
- Cap must either be brownstone, bluestone, or granite with a minimum thickness of 4 inches.
- Jointing mixture to be approved by staff.
- Wall must be raised to height required by Building Code.
- Ends of the proposed wall are to be no more than 4 inches away from the existing party wall.
- Concrete is not to be exposed at wall ends.
- Revised drawings and materials are to be approved by staff prior to construction beginning.

APP # 22.0026 SE

TIME: 6:13PM

ADDRESS: 34 CLAREMONT PARK #1

Applicant: Chris Gardner

Proposed Work: Replace three non-original one-over-one windows with wood windows; exterior paint to match existing.

Project Representative: Chris Gardner was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.



Discussion Topics: The Commissioners discussed the configuration of the windows.

Public Comment: John Neale of the South End Historical Society requested further research on the historical configuration of the windows.

J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

- Windows are to be in a 2/2 configuration.
- Drawings must be approved by staff prior to work beginning.

APP # 22.1405 SE

TIME: 6:32 PM

ADDRESS: 1 TAYLOR STREET

Applicant: Skyler Kramer
Proposed Work:

Project Representative: Skyler Kramer was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the significance of the original chimney pots and the visibility of the vent.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

- Mockup to be approved by staff prior to work beginning.

APP # 22.1432 SE

TIME: 6:47 PM

ADDRESS: 30 BRADFORD STREET

Applicant: Girolamo DiPierro
Proposed Work: Bring front entry door forward.

Project Representative: Girolamo DiPierro was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.



Discussion Topics: The Commissioners requested historical evidence of the front door being located at the street-wall.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

APP # 22.1432 SE

TIME: 6:57 PM

ADDRESS: 532 MASSACHUSETTS AVENUE

Applicant: Jason Amos

Proposed Work: Rebuild and replace the rear oriel in kind; Clean, patch, and reset garden curbing; Clean/strip original cast iron, repair damage, re-cast pieces as necessary, sand paint, and re-install garden fence and stoop balustrades and handrail; Remove the balcony balustrade, repair, paint black, and reinstall it with a new attachment system; Replace deteriorating brownstone sills and lintels with cast stone to match undamaged details, patch deteriorated brownstone to restore original details, stabilize deteriorated brownstone, cut out and repoint all brownstone to brownstone and brownstone to brick joints at stone to remain.

Project Representative: Jason Amos was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the color of the cast iron balcony and the replacement brownstone. They also discussed the extent of the damage to the cast iron. The requested that detailed documentation of all work with shop drawings be presented to staff.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

- Applicant must work with Commission towards an appropriate documentation strategy.

APP # 23.0027 SE

TIME: 7:30 PM

ADDRESS: 149 WEST NEWTON STREET

Applicant: Pedro Lucas

Proposed Work: Replace railings at front stoop; remove existing brick patio and replace with landscaped front yard; construct new roof deck and head house.



Project Representative: Pedro Lucas was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the significance of the existing handrails, balconies, and balustrades, which all must be retained. They also requested that the entire garden be planted.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

- Roof deck railing must be moved back to not be visible from a public way, to be confirmed by staff.
- Applicant must update staff with the location of the existing removed rails, which must be retained.
- Balconies and balustrades are to be retained.
- The garden must be planted and not left as mulch.

APP # 23.0041 SE

TIME: 7:54 PM

ADDRESS: 551 TREMONT STREET

Applicant: Lauren Cook

Proposed Work: Replace existing play structure with new; replace cracked rubber surfacing with artificial turf safety surfacing; Add new plant beds with perennials at the base of existing trees; Touchup existing metal fence with paint and repair existing chain link fencing.

Project Representative: Joanne Hiromura and Lauren Cook were the project representatives.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the maintenance plan for the proposed trees.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).



APP # 23.0036 SE

TIME: 8:09 PM

ADDRESS: 157 WEST SPRINGFIELD STREET

Applicant: Mike Dellefave

Proposed Work: Convert existing church into a nine unit residential building including an addition to occupy the roof space of the existing building.

Project Representative: was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the design of the bench at the front façade. They also discussed their preference for the simpler fence design, the design of the garden rail, the importance of continuing the guardrail, and the green metal cladding on the roof. They requested samples of proposed materials.

Public Comment: There was no public comment.

F. D'Souza motioned to remand the application to a subcommittee consisting of J. Freeman and J. Amodeo. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

ADMINISTRATIVE REVIEW/ APPROVAL

APP # 23.0037 SE 145 Appleton Street: Remove and replace rubber roof in kind with new copper drip edge; remove and dispose of deck.

APP # 22.1401 SE 14 Clarendon Street: Replace 11 all aluminum windows with wood/aluminum clad windows to match existing.

APP # 22.1402 SE 435 Columbus Avenue: Replace four non-original windows with all wood windows; replace and repaint wood trim in kind.

APP # 23.0033 SE 552 Massachusetts Avenue: Replace five non-original windows in kind with wood windows.

APP # 23.0009 SE 443, 445, 447 Shawmut Avenue: Strip existing shingles, apply black rubber flat roof, and re-shingle three roofs in kind.

APP # 23.0039 SE 604 Tremont Street: Replace three non-original windows with wood windows.



APP # 23.0001 SE 688 Tremont Street: Repair two non-original windows with all wood windows and paint to match existing.

APP # 22.1405 SE 1 Taylor Street: Replace six non-original windows with aluminum clad windows.

APP # 23.0023 SE 53 Warren Avenue Unit #3: Replace existing non-original windows with all wood two-over-two windows.

APP # 22.1426 SE 1411 Washington Street Unit #5: Replace four non-original windows with wood windows. APP # 22.1378 SE 1686 Washington Street: Repair front stairs to match existing.

APP # 22.1379 SE 1688 Washington Street: Repair front stairs to match existing.

APP # 23.0022 SE 204 West Brookline Street: Replace one non-original window with wood window in-kind.

APP # 22.1425 SE 236 West Canton Street: Repair front stairs – scrape, prime and paint the front stairs and curb wall (already painted), patch as needed, all work to match existing.

APP # 23.0003 SE 194 West Springfield: Replace two non-original vinyl windows with wood windows.

APP # 22.1365 SE 14 Worcester Square Unit #4: Replace three non-original aluminum windows with aluminum clad windows; replace wood trim in kind.

F. D'Souza motioned to approve the Administrative Review/Approval applications as submitted. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

F. D'Souza motioned to ratify the 7/5/2022 Hearing Minute. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, FD) (N: None) (Abs: None).

COMMISSIONER F. D'SOUZA LEFT THE HEARING.

ADVISORY REVIEW

ADDRESS: 78 WEST NEWTON STREET

TIME: 9:06PM

Proposed Work: Install historical plaque.

Project Representative: Marry Battenfeld was the project representative.



Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed other possible locations for the plaque.

ADDRESS: 65 WAREHAM STREET

TIME: 9:15PM

Proposed Work: Construction of an approximately 79,600 square foot 5-story office/laboratory building, containing approximately 2,000 square feet of first floor retail and approximately 44 below grade parking spaces.

Project Representative: William Young and Dave Wilkinson were the project representatives.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the importance of preserving the Wareham Street façade and the extent of the proposed demolition. They also discussed the color and material of the bays. They requested views of the site from the South End Landmark District, as this property falls within the Protection Area.

Adjourn – 10:14PM