



SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES
Held virtually via Zoom

JUNE 2, 2020

Commissioners Present: John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Fabian D' Souza, David Shepperd

Staff Present: Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review

5:33 PM J. Amodeo called the public hearing to order.

I. VIOLATION/DESIGN/ADVISORY

APP # 20.696 SE

591 TREMONT STREET

Applicant: Structure Construction Management

Proposed Work: At the garden level entrance under the stoop, install a door and tile at the landing; repaint masonry stoop and façade apron. *See additional items under Administrative Review.*

Stephanie Seeley (Structure Construction Management) was the project representative. She explained that the owners of the building aim to emulate the garden level treatment at no. 593 Tremont Street, including a new door, tiling, and a light fixture. The painting is removed from the scope of work. Staff clarified that exterior lighting is exempt from SELDC review.

The Commissioners asked about the existing wood jamb, which appears to be old. They also asked about the materiality of the door, and the materiality of the proposed tile. F. D' Souza noted that that tile is not typically found in areaways in the South End.

J. Freeman discussed the configuration of the door. J. Amodeo added that the proposed door configuration is typically reserved for commercial entries. J. Freeman also added that the Commission needs to know more about the existing jamb and a detail drawing to show the new installation. D. Shepperd commented about the presence of an existing door. The Commissioners noted any historic door needs to be retained.

F. D' Souza expressed concern with the introduction of tile to the areaway. D. Sheppard echoed this concern. J. Amodeo explained that the installation of tile is not appropriate because it is not in the language of the South End.

There was no public comment.



J. Freeman motioned to deny the installation of tile without prejudice; and to remand the door to staff, citing that staff should make a site visit to examine the existing door, and that the applicants should submit detail drawing showing the new door, jamb, and installation details. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).

APP # 20.1035 SE

181 WARREN AVENUE

Applicant: Derek Rubinoff

Proposed Work: At the roof, construct a roof deck with head house/ hatch access.

Derek Rubinoff (architect) was the project representative. He explained the scope of work, which is to replace an existing roof deck, expand the footprint, and relocate the head house/ angled hatch. He also explained that the proposed railing is an airplane cable system.

The discussion moved to the visibility of the proposed roof deck. J. Amodeo noted that there seems to significant visibility from the street. F. D' Souza also brought up the issue of lighting. Staff showed a photograph of the mockup.

J. Freeman expressed the need for a subcommittee and explained that the railings must be black metal picket.

Taruno Steffensen (owner) noted that the existing mockup appears much higher than will be required. The Commission asked for a revised mockup. The Commissioners agreed that a subcommittee would be required to view the mockup on site. J. Amodeo also noted that any decking visible at the rear should be concealed by a wood fascia board.

J. Amodeo also noted that the mock-up will need to include the hatch. There was also mention that the hatch may be tweaked to be less visible.

There was no public comment. Carrie Steffensen thanked the Commissioners.

J. Freeman motioned to remand review of the roof deck to a subcommittee consisting of C. Hunt and F. D' Souza. D. Shepperd seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP# 20.971 SE **40 GRAY STREET:** At the roof, clean, repair, and repoint chimney; at the front facade all levels, clean surfaces using a mild detergent (no powerwashing), repair as required, and repoint brick joints using a soft mortar mix to match the historic mortar in terms of color, texture, profile, width, and tooling; repair brownstone trim, lintels, and sills and repair to match the color of the underlying stone;



at the stoop and entry, restore steps, trim, entry hood, and front door; repair and restore wood frame windows, and install new address number; **construct a roof deck, not visible from a public way.** ~~See additional items under Design Review.~~

APP # 20.1028 SE **32 RUTLAND SQUARE:** At the front façade mansard level, replaced asphalt shingles in kind.

APP # 20.969 SE **591 TREMONT STREET:** At the front façade entry, refinish double leaf entry doors. ~~See additional items under Design Review.~~

APP # 20.1034 SE **103 WARREN AVENUE:** At the roof, clean, repair, and repoint chimney; at the front façade all levels, clean surfaces using a mild detergent (no powerwashing), repair as required, and repoint brick joints using a soft mortar mix to match historic mortar in terms of color, texture, profile, width, and tooling; repair brownstone trim, lintels, and sills and repaint to match the color of the underlying stone, repair and replace wood trim in kind, and replace gutter and downspouts in kind; repair and restore existing wood frame windows and trim; at the stoop and entry, repair steps, repair metal railings and repaint black, repair wood overhang, corbels, and trim, restore front door, and repair existing gate at side entry and repaint black; at the front yard, repair existing fence and repaint black; **construct a roof deck, not visible from a public way; at the front façade, remove iron grilles at the basement level.** ~~See additional items under Design Review.~~

APP # 20.859 SE **190 WEST BROOKLINE STREET:** At the roof, construct a roof deck and sliding hatch/ head house, not visible from a public way.

APP # 20.982 SE **28 WORCESTER SQUARE:** At the front façade parlor level, replace two (2) aluminum windows with new two-over-two, double-hung, aluminum-clad windows.

F. D' Souza motioned to approve the Administrative Review items. C. Hunt seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).

III. RATIFICATION OF MINUTES

Staff noted that the minutes from the May 5, 2020 hearing are postponed until the July 7, 2020 hearing.

D. Parcon motioned to approve the minutes from May 11, 2020 and May 18, 2020. F. D' Souza seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).



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IV. Adjourn – 7:00 PM

C. Hunt motioned to adjourn the hearing. D. Parcon seconded the motion. The vote was 6-0 (JA, JF, CH, DP, FD, DS).