



## South End Landmark District Commission Public Hearing Minutes

*Boston City Hall, Fifth Floor, Piemonte Room  
Boston, Massachusetts, 02201*

**February 5, 2018**

### **Design Review Hearing**

**Commissioners Present:** John Freeman, Catherine Hunt, Peter Sanborn

**Staff Present:** Nicholas Armata; Preservation Planner; Gabriela Amore, Preservation Assistant

**5:37 PM** Commissioner Freeman called the public hearing to order.

### **VIO.19.027 177 Warren Avenue**

Representative: Charlie Rockwell

Proposed Work: Ratification of unapproved painted slate on front mansard.

The representative explained that they had hired a contractor in 2018 to paint the trim on the mansard, and was unaware of the South End Landmark District's regulations.

The Commission informed the representative that they must submit an application when proposing to do exterior work on a property. The Commission also questioned if there was evidence proving that the white slate should be painted grey instead.

Staff N. Armata stated that to his knowledge, there is not a way to remove paint from slate.

In conclusion there was a motion to approve the solution proposed by staff. An application must be submitted for the proposed work, and it must be completed by June 30<sup>th</sup>, 2019. C. Hunt initiated the motion,

and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH).

**VIO.19.028 172 West Brookline Street**

Applicant: Phillip Burke

Proposed Work: Ratification of unapproved brownstone paint color

The applicant did not appear.

**19.654 SE 45 West Newton Street**

Representatives: John Meunier, David Freed, Jim Flanagan

Proposed Work: At rear elevation dormer level, reduce the size of the existing dormer and construct a roof deck.

The representative presented his application and the adjustments that have been made to the proposed work from the previous hearing the application was heard at. He explained that they lowered and centered the proposed dormer.

The Commission clarified what materials the façade was composed of, and clarified small details of the project. They told the representative that they need to include a proposed plan of how they want to affix signage to the windows, and could not initially dictate how to do it. They informed the representative to work with staff once they have those details figured out.

In conclusion, there was motion to approve the application as presented, with the modification that the lower fascia board be eliminated and the upper fascia board will be reviewed by staff. J Freeman proposed the amendment that staff verifies the separation of the dormers. P. Sanborn initiated the motion, and C. Hunt seconded it. The vote was 3-0 (JF, PS, CH).

**19.659 SE 73 Rutland Street**

Representative: Michael Gothier

Proposed Work: Rebuild roof deck.

The representative presented the application and scope of work, and explained that they plan on rebuilding their deck to exactly how it was prior to it being destroyed by a fire.

The Commission expressed concern about the visibility and that they thought that forming a subcommittee may be helpful to determine any compromise of visibility, and suggested that reducing the size of the deck so that it falls behind the hatch may reduce its visibility. Staff person N. Armata indicated that the way the deck was positioned on the roof would not allow for any visibility modifications.

C. Hunt indicated that while the deck is significantly visible, it was originally an approved deck and that the loss of the deck was no fault of the applicants. It was only fair to approve the deck so long as it is indicated in the approval that it was not to set any sort of precedent and that the views from the streets (not from alleyways) are significant to the district.

In conclusion, the application was approved as submitted. C. Hunt initiated the motion, and P. Sanborn seconded it. The vote was 3-0 (JF, PS, CH).

### **19.724 SE 29 Rutland Square**

Representatives: Gary Stoloff

Proposed Work: At front façade levels G,1,2,3 replace 8 original (6 curved, 4 straight sash) wood, two over two windows and 2 non-original (Fl. G & 1) two over two, wood windows with wood, two over two windows (8 curved and 2 straight sash).

The representative complied with the provisos of the continuance of his application by providing documentation from window restoration companies stating that the proposed window sashes are not worth repairing.

The Commission reiterated the need to adhere to the standards and criteria of the district, and that maintaining historic fabric is important. Staff N. Armata stated that although the windows seem to need work, they are still functional and do not appear to be unrepairable. Staff also mentioned that he calls all of the references that are provided by applicants to understand their perspective. Staff

mentioned that after speaking with Anthony Greenwood of Old Bostonian, Mr. Greenwood said that he could repair the windows; they would not look brand new as the applicant has requested. Staff suggested continuing the application to next month's hearing so that the Commission can confer with Mr. Anthony Greenwood

In conclusion, the application was continued, with the request of a presentation of Mr. Greenwood and with thorough photo documentation of each historic window and well. P. Sanborn initiated the motion and C. Hunt seconded it. The vote was 3-0 (PS, JF, CH)

**19.724 SE 615 Massachusetts Avenue**

Representatives: Beth McDougal; McDougal Architects,

Proposed Work: Install roof deck.

The representative presented his application and explained that they would like to add a roof deck on the back of their building.

The Commission clarified small details of the project such as the fascia boards and any mechanical equipment that will need to be located/relocated on the roof.

Staff N. Armata stated that the mockup provided shows that the proposed deck would not be visible from Massachusetts Avenue but will be visible from Comet Place which is directly behind the structure but does read and is used as an alley.

In conclusion, the application was approved as submitted. C. Hunt initiated the motion and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH).

**19.693 SE 439-441 Tremont Street**

Representatives: Mark Conserva; Metro Sign Awning

Proposed Work: At front façade street level, replace 4 existing signs and 2 awnings.

The representative presented his application and explained that the projecting blade sign would be internally illuminated. The representative also explained that there would be no changes to the

dimensions of the signage or the awning; they would just be re-facing them with a new pattern, color and logo.

The Commission informed the representative that internally illuminated signage are not allowed in the district, only halo lit signs are. In regards to the awning signage, the Commission suggested making the lettering smaller on the sides; the lettering is only supposed to be 25% of less of the total signage area allowed, finally, the Commission suggested that different faces on the marquee should hold different wording instead of it being repetitive.

In conclusion, the application was approved with provisos that the marquee details remanded to staff. J. Freeman initiated the motion and C. Hunt seconded it. The vote was 3-0 (PS, JF, CH)

**19.694 SE 484 Tremont Street**

Representatives: Michael Dolan

Proposed Work: At front façade penthouse, replace 3 existing antennas, additional 3 surge arrestors and concealment shroud.

The representative presented his application and stated that the proposed additional antennas will all be kept in an enclosure on a non-contributing structure in the protection area. He also explained that the proposed work has minimal difference from what is already in place, and it is just slightly larger.

The Commission clarified small details of the project, such as if the representative plans on painting the antennas.

Staff N. Armata noted that the proposed work would be taking place in the South End Landmark District Protection Area and that he placed the antennas on design due to the visibility from the design area.

In conclusion, the application was approved as submitted. C. Hunt initiated the motion and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH)

**19.701 SE 715 Tremont Street**

Representatives: Michael Dolan

Proposed Work: At front façade penthouse, install three additional panel antennas for a total of 12 antennas (including 9 that currently exist). Remove 3 remote radio units and replace with 12 units for a total of 21 (including 12 existing).

The representative presented his application and stated that they will only be installing one additional antenna and that the views are minimal within the district.

The Commission reiterated the importance of painting the proposed antennas an appropriate color along with the new ones if they are not already.

In conclusion, the application was approved, with the provisos that all antennas are painted the color of the facade. C. Hunt initiated the motion and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH)

**19.702 SE 41 Worcester Square**

Representatives: Ayman Noufal,

Proposed Work: At rear of the structure, install exhaust vent that rises above the mansard.

The representatives presented their application and explained where they plan on installing the proposed exhaust vent. They explained that the proposed exhaust vent used to exist in that location, but the previous tenants removed it while they occupied the space.

The Commission felt that the details provided by the representatives were not clear, and that more information would need to be clarified by their engineer, including shop drawings. The Commission was concerned about the visibility because these types of elements are not allowed in the district, especially because of the location being highly visible from the street.

In conclusion, the application was continued, and that they are to work with staff on the details prior to coming back. C. Hunt initiated the motion and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH)

**19.713 SE 205 W. Newton Street**

Representatives: Thomas Conway

Proposed Work: Install roof deck.

The representative presented his application and explained that they do not plan on changing the size of the previously existing deck, the only change would be the material. The representative also explained that they will be reusing the original black metal railings, and the existing condensers are going to remain where they are.

The Commission clarified what materials the deck was composed of, and clarified small details of the project. There was concern about visibility; until it was determined that only the railings are visible from the street and even more visible from Titus Sparrow Park. J. Freeman requested for any precedent on the neighboring decks. He mentioned that if the deck has been approved after the design guidelines being updated that we were ok with the visibility in the park, but not the street.

In conclusion, the application was approved, with provisos that the details of the application remanded to staff for final approval of the deck. J. Freeman initiated the motion and C. Hunt seconded it. The vote was 3-0 (PS, JF, CH)

**19.722 SE 40 Dartmouth Street**

Representatives: Mr. and Mrs. Joseph McCabe

Proposed Work: At front façade steps, install railing.

The representatives presented their application, and explained that they essentially are applying to install a railing that is identical to their adjacent property.

The Commission deliberated on whether or not the decorative pattern is allowed in the district, as they allow railing installations for safety reasons.

In conclusion, the application was approved, with the proviso that the rail is more in character with the front fence on the property and that the final details are submitted to staff for final approval. J. Freeman proposed the amendment that Nino's Ironworks provides the representatives with shop drawings that are submitted to staff. C. Hunt initiated the motion and P. Sanborn seconded it. The vote was 3-0 (PS, JF, CH)

## **ADMINISTRATIVE REVIEW/APPROVAL**

- APP # 19.718 SE**      **18 Appleton Street:** At front façade garden level, replace 2, aluminum, 2 over 2 windows with wood 2 over 2 windows.
- APP # 19.723 SE**      **52 Montgomery Street:** Repoint front and rear facades in kind. Restore sills and lintels in kind.
- APP # 19.721 SE**      **437 Shawmut Avenue** At street facing façade level 2, replace 3 non-historic wood 2 over 2 windows with 3 wood two over two windows.

In conclusion all administrative applications were approved as submitted. C. Hunt initiated the motion and P. Sanborn seconded the motion. The vote was 3-0 (JF, PS, CH).

### **I. RATIFICATION OF 1/2/2019 PUBLIC HEARING MINUTES**

The minutes were approved. C. Hunt initiated the motion and D. Parcon seconded the motion. The vote was 3-0 (JF, PS, CH).

**7:57 PM** Commissioner Freeman adjourned the public hearing.