



**South End Landmark District Commission  
Public Hearing Minutes**

Boston City Hall, Piemonte Room  
Boston, MA, 02201

**May 7th, 2019**

**Commissioners Present:** John Amodeo, John Freeman, Catherine Hunt, Diana Parcon, Peter Sanborn

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

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**5:35** Commissioner Parcon called the public hearing to order.

**I. VIOLATIONS**

**275 Shawmut Avenue**

**VIO.19.041**

Applicant: Socrates Abreu

Proposed Work: Ratification of an unapproved exhaust pipe that protrudes above the cornice line.

The applicant did not appear

**542 Massachusetts Avenue**

**APP # 19.1023 SE**

Representative: Daniel French

Proposed Work: Ratification of replaced windows at mansard level without prior approval.

Commissioner P. Sanborn entered the chambers.

The representative explained where the miscommunication occurred with the categorization of permits from the Building Department. He explained that they used aluminum clad windows painted black to match the rest of the building, and presented photos of what was existing prior to beginning the work.

The Commissioners discussed that more details were needed, and that shop drawings of window, elevations, details of muntins, and pictures, all need to be

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submitted within 1 month to staff prior to beginning the work. The Commission felt that they could not approve anything without proper photographs of the conditions on the dormer level.

There was no public comment.

**J. FREEMAN motioned to ratify the violation, C. HUNT seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

## II. DESIGN REVIEW

### **587 Albany Street**

**APP # 18.1425 SE**

Representatives: Josh Federmen, Dan

Proposed Work: (Previously heard on 7/3/2018 & 4/12/2019) Demolish existing structure and construct a six unit residential building.

The applicant presented the details of the application, and stated that they want to demolish the property and work with The Commission on the new building.

The Commissioners reviewed what was discussed at the subcommittee meeting. During the subcommittee meeting, the structural engineer stated that the property should be demolished..

During public comment, George the current property owner stated that the property is currently the subject of litigation and felt that all decisions should wait until the litigation is over. He also stated that if the litigation ends in his favor, they plan on restoring the building. Rosanne Foley questioned why the building was shored.

**C. Hunt motioned to deny the application without prejudice, J. Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

### **1317 Washington Street #120**

**APP # 19.987 SE**

Representative: Maureen Walsh

Proposed Work: Using existing frame and hardware, install new blade signage. Install window decals for new retail establishment.

The representative presented the application and reviewed the proposed signage. She also presented a list of the exact materials that are proposed to be used.



The Commissioners initially felt that the proposed decals were too large, and then agreed the decals were proportionate to the whole building.

There was no public comment.

**C. Hunt motioned to APPROVE the application, - seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

**596 Tremont Street**

**APP # 19.1021 SE**

Representatives: Jeff Ciulla, Mark Merante  
Proposed Work: Install new hand rail on front stoop.

Scott Grady and Heath Gatlin, representatives for the building explained that they want to install a new handrail on the front stoop of the property. They explained that they are willing to get rid of the stringer if The Commission didn't want it, and that the existing railing isn't historic and they would like it to be more conforming to the district.

The Commission discussed the appropriateness of the railing, and was unsure what was wrong with the existing. They felt that the proposed railing does not work because the proposed conformity of it is not applicable to the neighborhood.

There was no public comment.

**J. Freeman motioned to continue the application, C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

**808 Tremont Street**

**APP # 19.1053 SE**

Representatives: Kate Gilbert, Bianca Marro, Karina Marro, Rob Gibbs  
Proposed Work: At party wall, replace recently removed temporary mural with another temporary mural (Previous mural approved by SELDC in 2013).

Kate Gilbert reviewed the artwork being put on the building and its history, and explained that they used sodablasting to remove the old artwork.

The Commission felt that they should implement the same provisos they used the last time that the applicant presented a temporary mural.

During the public comment section, Jacob Essel stated that he was in support of the proposed work. Staff read letters of support from various sources.



**J. FREEMAN motioned to APPROVE the application with provisos, C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

- **No logos allowed**
- **No licensing or copyrighting**
- **No precedent shall be set for the mural on the site or anywhere in the district**
- **Does not establish an easement**

**41 Rutland Street**

**APP # 19.1059 SE**

Applicant: Kevin DiMaio

Proposed Work: Remove existing chimney cap, install single flue chimney cap (See Additional Items in Admin Review).

Kevin DiMaio reviewed the application and the proposed work. He also presented photos of the existing conditions.

The Commissioners felt that the louvre system should be preserved.

There was no public comment.

**J. Freeman motioned to APPROVE the application with provisos, C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

- **Louvres must be kept on site**

**700 Harrison Avenue**

**APP # 19.1094 SE**

Applicant: Ray, Bryn Robinson

Proposed Work: At storefront remove existing sign on sign band and replace with new halo-lit sign. Install two blade signs.

The representative reviewed the application and proposed work. He explained that they plan to reduce signage in the front of the building, and add two new blade signs.

The Commission clarified that there would be a reduction in signage. They also expressed concern about setting a precedent by approving the work, and stated that the approval will be conditional.

There was no public comment.



**J. Freeman motioned to APPROVE the application, C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

**194-200 Shawmut Avenue**

**APP # 19.1095 SE**

Applicant: Timothy Burke, David Gottlieb, Christian Bran, Mark Leiderman  
Proposed Work: Install landscaping.

Christian Bran reviewed the proposed plans and presented photos of the proposed foliage. David Gottlieb suggested finding a compromise with The Commission to get aspects of the application approved at the hearing, and continue some aspects to the next hearing.

The Commission stated that the purposed of their landscaping purview is so that it can serve as a screen for the parking lot, and not for aesthetics, and therefore more evergreen plants should be incorporated into the plan.

The Commission motioned to continue the application, and then recanted the motion. The Commission then motioned to remand the application to a subcommittee comprised of Commissioners J. Amodio and C. Hunt.

**J. FREEMAN motioned to REMAND the application to a subcommittee, C. HUNT seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

**461 Massachusetts Avenue**

**APP # 19.1098 SE**

Applicant: Jamie Maloney; Akelius US LLC.  
Proposed Work: At front façade replace non-historic replacement balusters with replicas of the originals. Replace missing posts with historically appropriate posts. Replace garden fence with historically appropriate fence.

Jamie Maloney presented her application and explained the proposed work. She explained that she speculates the railing has original aspects to it, and plan on replacing it with cast replicas.

The Commission was presented with details (photos) related to the condition of the railings on the front façade. They questioned if the applicant had landscaping plans, and it was determined that those would come at a later date

There was no public comment.

**J. Freeman motioned to APPROVED the application with provisos, C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**



**82 Chandler Street**

**APP # 19.1103 SE**

Applicant: John Moran, Mark VanBrockerman

Proposed Work: At rear façade (facing public way) level two, install deck and deck access door install cedar fence at the edge of the property, install sliding and fixed door at garden level. (See Additional Items in Admin Review).

John Moran reviewed the proposed work, and presented photos of the existing conditions and plans for the property.

The Commission pointed out that some details were missing from the drawing, and explained that certain aspects of the application included some work that is not approvable such as blocking an existing window opening.

**J. FREEMAN motioned to APPROVE the application with provisos, C. HUNT seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

- **Approved: Installation of sliding doors on first level, installation of fence with proviso that it matches the height of the adjacent rail, windows in exiting condition with one serving as the door**
- **Denied: configuration of windows as shown on drawings**
- **Details of door are needed**

**27-29 Dwight Street**

**APP # 19.1116 SE**

Applicant: Stanley Stillwell

Proposed Work: Replace non-historic hand rail with historically correct hand rail (See Additional Items in Admin Review).

The applicant presented his application and photos of existing conditions.

The Commission suggested getting a molded railing top for the railing, and discussed acceptable styles. They also discussed the length and height of the railing, both of which should be different from what was proposed.

There was no public comment.

**C. Hunt motioned to REMAND the application to staff, J. Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

**48 Union Park**

**APP # 19.1119 SE**

Applicant: Stanley Stillwell



Proposed Work: At front façade all levels, replace or restore eight existing (older) curved sash front façade windows with curved sash, wood, 2 over 2 windows (See Additional Items in Admin Review).

The applicants stated that the windows on the property are not original, but they are considerably old. He also stated that the windows could be made to be double-paned if allowed.

The Commission reviewed the application content and determined that the muntin detail is very important and shop drawings should be submitted.

There was no public comment.

**J. FREEMAN motioned to APPROVE the application with provisos, C. HUNT seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

- **The owner's choice would be approved**

### III. ADMINISTRATIVE REVIEW

**19.1034 SE 5 Appleton Street:** At side façade penthouse level facing a public way, replace three, aluminum, 2 over 2 windows with three, two over two, aluminum-clad windows.

**19.1103 SE 82 Chandler Street:** At front façade, repoint brick, refinish front door and transoms. At front façade all levels, replace all 1 over 1 windows with 2 over 2, wood, windows. The two side flank windows will be wood, 1 over 1. At rear façade levels 1, 3 and 4 replace all 1 over 1, windows with 2 over 2, wood windows. Install roof deck. At rear property line install cedar fence. (See Additional Items in Design Review).

**19.1097 SE 431 Columbus Avenue:** At front façade, replace deteriorated wood around the windows in kind. Install new copper gutters.

**19.1080 SE 521 Columbus Avenue:** At front façade level 3, replace three, 2 over 2, wood windows with three, 2 over 2 wood windows.

**19.1116 SE 27-29 Dwight Street:** Replace copper gutter and downspout in kind, repair and paint front stairs, replace asphalt shingle roof with architectural slate. Repair 27 Dwight slate roof in kind. (See Additional Items in Design Review)

**19.1118 SE 37 Dwight Street:** At front façade, replace twelve, aluminum clad, 2 over 2 windows in kind. Construct a roof deck, restore front door, repair all sills and lintels,





restore iron rails, reopen window well at garden level, install new door stoop to match original, repair steps in kind.

**19.1027 SE 99 East Brookline:** At front façade, replace flashing with copper flashing. Replace front gutter with copper gutter and drain pipe.

**19.1134 SE 420 Massachusetts Avenue:** Replace copper gutters in kind, repair and replace flashing and slate shingles in kind, install copper downspout.

**19.1028 SE 222 Northampton Street:** Replace asphalt shingles on roof with slate-line shingles. Install copper flashing.

**19.1059 SE 41 Rutland Street:** Repoint brick on chimney (*See Additional Items in Design Review*).

**19.1050 SE 291 Shawmut Avenue:** At front façade, level three and dormer level, replace four, 2 over 2, wood windows with 2 over 2, wood windows.

**APP # 19.1015 SE 371 Shawmut Avenue:** Repoint brick on front façade.

**19.1088 SE 441 Shawmut Avenue:** At rear of the structure, parlor level facing a public way, replace two non-historic windows with two french doors.

**19.1081 SE 478 Shawmut Avenue:** At front façade, level one replace four, vinyl, 1 over 1, windows with five, 1 over 1, wood windows.

**19.1082 SE 478 Shawmut Avenue:** At front façade, level two, replace five vinyl, 1 over 1, windows with five, 1 over 1, wood windows.

**19.949 SE 631 Tremont Street:** At front façade replace scallop slate and copper gutter in kind. Replace wood trim around dormer windows in kind. Remove and replace trim on bay windows in kind. At levels two and dormer level, replace wood windows in kind. The two dormer windows will be 2 over 2, wood windows. At level two, the two windows (left and right of oriel) will be 2 over 2, wood windows, the two windows on the oriel will be 1 over 1, wood windows with an arched upper sash.

**19.1016 SE 787 Tremont Street (Adjacent):** Proposed Work: Remove existing light pole and replace it with a four sided metal pole with wireless cell antenna. Mechanical equipment will be placed on the pole, not at the base.

**19.1119 SE 48 Union Park:** Construct roof deck with penthouse. Replace asphalt shingles with architectural slate. Install new copper gutter and downspout. (*See Additional Items in Design Review*)





**19.1046 SE 9 Upton Street:** At rear façade, repoint brick. Restore stairs, repaint masonry.

**19.942 SE 29 Upton Street # 3:** At front façade, level 2, replace three wood, 2 over 2 windows with three, aluminum clad, and 2 over 2 windows.

**19.1138 SE 162/164 West Brookline Street:** At front façade, remove fire escape.

**19.1092 SE 170 West Brookline Street:** At front façade, repair and repaint front stoop in kind. Repair slate roof in kind. Install wood and glass door under stoop, install roof deck, install compressors on roof.

**19.1013 SE 84 West Concord Street:** At front façade level one, replace five, non-historic, 1 over 1 wood windows and install five 1 over 1 wood windows.

**19.1060 SE 135 West Concord Street:** Remove existing slate roof, add ice/water shield, and replace slate.

**19.1090 SE 119 West Newton Street:** At front façade all levels, replace all existing windows with wood, 2 over 2 windows. The dormer level bay windows will be one, 2 over 2 flanked by two, 1 over 1, wood windows. The arched window at the dormer level will be arched, 2 over 2, wood. Replace front fence with historically appropriate fence, Restore existing window well at garden level. Construct roof deck.

**19.1055 SE 69 Worcester Street:** At front façade, spot repair brick and mortar in kind.

#### **IV. Ratification of the Minutes from the April 2, 2019 SELDC Public Hearing; April 12, 2019 Subcommittee Meeting; April 26, 2019 Subcommittee Meeting**

**J. Freeman motioned to approve the minutes, C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**

#### **V. Staff Updates**

#### **VI. Adjourn – 9:10pm**

**J. Amodeo motioned to adjourn the hearing, J. FREEMAN seconded the motion. The vote was 4-0 (JA, JF, CH, PS).**