



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

Boston City Hall, Piemonte Room
Boston, MA, 02201

June 4, 2019

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

Commissioners Not Present: John Amodeo

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

5:34 Commissioner Parcon called the public hearing to order.

I. VIOLATIONS

172 West Brookline Street

VIO.19.072

Applicant: Melissa Burke

Proposed Work: Ratification of unapproved front PVC air intake vent.

The representative explained the violation, and asked to keep the vent in place temporarily, according to season. She also stated that the air intake vent is not very visible.

The Commissioners agreed that the vent could stay in place temporarily, and that staff must be properly notified of the dates it will be in place and active.

There was no public comment.

J. FREEMAN motioned to ratify the violation with provisos, D. Parcon seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

- Ratify violation with temporary status due to weather**
- 2 weeks to remove**



275 Shawmut Avenue

VIO.19.041

Representative: Socrates Abreu, Carlos Arias

Proposed Work: Ratification of unapproved commercial exhaust at rear of structure that rises above the gutter line.

The representative explained that multiple meetings with neighbors led to them extending the vent.

The Commissioners questioned if the applicants have explored other ways to handle the odor omitted by the ventilation systems. They also explained that the vent needs to be moved below the parapet line of the building

There was no public comment.

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

-6 months to amend the violation with monthly updates

6 Columbus Square

VIO.19.065

Applicant: Mike DiMello

Proposed Work: Ratification of unapproved front PVC air intake vent.

The representative explained that they had the vent cut back by the plumber, but they were told it needs to remain in place by code.

The Commissioners stated that they were not familiar with the code stating that the vent must remain in place. They also stated that using birch wood as a screen for the vent is not appropriate.

There was no public comment.

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

-30 days to contact staff with update.

II. DESIGN REVIEW



8 Union Park Street

APP # 19.1171 SE

Representatives: Alyssa Karabelas
Proposed Work: Install hanging signage.

The applicant presented the details of the application, and stated that the proposed sign will be printed on wood. There will be no lighting, and the sign will be flat as well.

The Commissioners clarified small details of the project, and stated a general support of the work.

There was no public comment.

J. Freeman motioned to approve the application, D. Parcon seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

16 Appleton Street

APP # 19.1197 SE

Representative: Donald Solomon
Proposed Work: Remove existing garden iron fence (non-contributing) and replace with new iron fence (See Additional Items in Administrative Review).

The representative presented the application and reviewed the proposed fence design. He asked if he could just remove the existing fence without replacing it, to which the Commission informed him he cannot.

The Commissioners initially felt that the proposed work was not historically accurate to the neighborhood, and suggested matching the adjacent property's fence. They explained general ways to make the proposed fence more appropriate for the district.

There was no public comment.

**J. Freeman motioned to approve the application with provisos, D. Parcon seconded the motion. The vote was 4-0 (DP, JF, CH, PS).
-remand details to staff**



32 Appleton Street

APP # 19.1204 SE

Representatives: Kyle, Eric

Proposed Work: Install new roof deck and hatch, replace all existing windows. replace existing glass door transom and casing. Install new mechanical equipment on roof. (See Additional Items in Administrative Review).

The representatives presented the application and explained that they would like to replace all existing windows. They expressed concern for the possibility of having mismatching windows, as the Commission suggests.

The Commission felt that more proof was needed to show that the windows must be replaced rather than restored.

There was no public comment.

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

- Windows are continued**
- Remand details to staff**

571 Tremont Street

APP # 19.1211 SE

Representatives: Jefferson Macklin

Proposed Work: At front façade, install new signage on sign band. At Union Park façade, install painted wall signage.

The representative presented the application, and explained that there used to be signage in the proposed location when the property was occupied by a different tenant.

The Commission explained that painting signage onto brick cannot be allowed, and that there is not enough of a precedent to allow the signage in the proposed location. The other elements of the project were to be approved.

There was no public comment.

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

- deny painted logo on wall**

3 Bond Street

APP # 19.1222 SE



Applicant: Bridgit Williams, Garrett Goodridge

Proposed Work: Rebuild front and rear façade, replace front door, and add side lights. Remove and reconstruct rear portion of the roof and dormer due to structural condition, rebuild and construct shed dormer. Replace windows on front façade in kind. (See Additional Items in Administrative Review).

The representatives presented the application, and explained the urgency of the project as the existing walls are extremely fragile. They also stated that they would like to reuse the bricks but are getting pushback from their contractor about the possibility. They have bracing in place currently to prevent the wall from falling.

The Commissioners explained that it is very rare that removal of historic brick walls is allowed, and suggested reusing the bricks that will be removed. They also felt that a subcommittee was necessary to properly assess the structural flaws of the brick wall. The Subcommittee is to consist of Peter Sanborn and John Freeman.

There was no public comment.

J. Freeman motioned to remand the application to a subcommittee, C. Hunt seconded the motion. The vote was 4-0 (DP, JF, CH, and PS).



194 West Springfield Street

APP # 19.1226 SE

Applicant: Brian Dereven

Proposed Work: Remove and reinstall existing roof deck.

The representative explained the reasoning for the application and proposed work. The deck was in need of repair due to the deck boards deteriorating. The Applicant also proposed that the deck rail was to be switched from a wood and lattice rail to a simple black metal rail. The representative also indicated that the deck was on a small flat roof, with no room to push the rail back. The deck was already very small.

Staff indicated that the roof deck was previously approved, but with the provisos that it will not be visible from West Springfield Street, which it clearly was. The Commission felt that the review of this application should be handled by a subcommittee consisting of Peter Sanborn and Catherine Hunt.

There was no public comment.

J. Freeman motioned to remand the application to a subcommittee, C. Hunt seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

74 Appleton Street

APP # 19.1227 SE

Applicant: Brian Dereven

Proposed Work: Remove and replace existing roof deck floor boards.

The representative presented the details to the application and proposed work. Similar to 194 West Springfield Street, the deck is deteriorating and the floor boards need to be replaced. The existing rails are to be temporarily removed and replaced in the exact location once the floor boards are complete.

Staff explained to the commission that the deck was significantly visible from all directions. The Commission felt that the review of this application should be handled by a subcommittee. There was an issue as to which property being viewed is the one in question. The applicant stated that the City of Boston's Assessors Office has incorrect information.

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



566 Columbus Avenue

APP # 19.1230 SE

Applicant: Harry Collings, Doug Kelleher, Jonathan Neil

Proposed Work: Demolish existing (non-contributing) building and construct a six floor residential mixed-use residential structure.

The representatives explained the proposed work and presented photos of the existing conditions. They explained that the application that is being presented is just for demolition, and does not include plans for future construction on the site.

The Commission clarified small details of the project, and expressed concern about the parcel being empty for a prolonged amount of time once the demolition was complete.

There was no public comment.

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

-The demolition of the structure cannot occur until all necessary approvals from the City have been received to construct the new structure

217 Albany Street

APP # 19.1207 SE

Applicant: Nicole Benjaminn-Ma, Mark LaCasse, John Copley, John Martin, Ted, Tim, Samantha Gajewski

Proposed Work: Demolish two story (non-contributing) structure and construct a 170 foot residential tower and adjacent digital billboard.

Commissioner C. Hunt recused herself from the chambers due to a conflict of interest with this project.

The representative presented their application and explained the changes that have been made since their advisory review hearing. They explained that the location of the propose billboard is the only big change that has been made since the advisory review. The billboard is now verticle and not visible from a public way in the district.

The Commission established that the change of the location of the billboard made it not visible and thus made the project approvable based on the items under the Commission's purview in the Protection Area.



The Commission held two votes for the application

J. Freeman motioned to approve the determination that the existing building is non-contributing and to allow demolition, P. Sanborn seconded the motion. The vote was 3-0 (DP, JF, PS).

P. Sanborn motioned to approve the application for development, J. Freeman seconded the motion. The vote was 3-0 (DP, JF, PS).

715-725 Tremont Street

APP # 19.1264 SE

Applicant: Randy Lathrop

Proposed Work: At front façade, install signage near main entrance and management offices at 719 Tremont Street.

The applicant presented the application and photos of existing conditions. She also explained that they propose to remove the existing planters as well, to make the area more noticeable and welcoming.

The Commission clarified small details of the project including the location of the signage, the need and the materials.

There was no public comment.

C. Hunt motioned to approve the application as submitted, J. Freeman seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

599-627 Columbus Avenue

APP # 19.1272 SE

Applicant: Steven Caswell

Proposed Work: At all facades, replace all aluminum one over one windows with one over one aluminum windows. Encase existing wood brick mold with aluminum cladding.

The applicants presented the application and explained that there is lead paint existing at the property and that they plan to encapsulate it. They also explained that the Massachusetts Historical Commission (MHC) and the National Park Service (NPS) need to review their work as well because they plan on applying for historic tax credits.

The Commission reviewed the application content and deliberated on the role of the Massachusetts Historical Commission (MHC) and the National Park Service (NPS) for the application. There was also some concern on the Commission's end



about allowing for panning to be placed over the existing brick mold. Staff reminded the Commission that the architectural style and date the building was outside the period of significance. Ultimately, because the windows were already replaced at some point, they were aluminum, and the building renovations was being regulated by MHC and the National Register, they would allow it in this instance, but it should not set any precedent.

There was no public comment.

C. Hunt motioned to approve the application with provisos, P. Sanborn proposed an amendment to the motion, and J. Freeman seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

- Color of mold is a dark matte finish
- Contingent on panning profile being similar to the dimension of the existing profile
- Contingent on MHC and NPS approval

III. ADMINISTRATIVE REVIEW

19.1197 SE 16 Appleton Street: At front façade, patch, repair and paint front steps and retaining wall, patch and repair cracks in front garden wall. (*See Additional Items in Design Review*).

19.1204 SE 32 Appleton Street: At front façade repair, restore, repaint stone work to match original stone work, remove and reset slate roof, replace existing broken slates on roof in kind, install copper drip edge (*See Additional Items in Design Review*).

19.1222 SE 3 Bond Street: Replace lintels in kind, install new copper gutters and downspout, replace asphalt singles in kind (*See Additional Items in Design Review*).

19.1170 SE 4-18 Clarendon Street: North elevation: Rebuild wythe in kind, rebuilt chimney at right side, repoint mortar at first floor, replace trim and caulking at all windows in kind, install new flashing at lower wood cornice, repair brownstone in kind, scrape and paint stairs in kind. East elevation: Rebuild parapet from top floor windows up. Replace spalled, broken bricks in kind, repoint mortar in kind, and replace window trim in kind. Replace wood with new flashing, replace roofs on bay windows in kind, Install Helifix anchors to entire elevation, repair brownstone in kind, replace three brownstone sills in kind, replace roofs at entry in kind, replace flashing at lower wood cornice, caulk wood to bricks at all entries. At roof level, repair copper cladding at southern chimney, replace



parapet cap, replace flashing at vent stack collar, replace roofing and flashings at all scuppers.

19.1170 SE 70-80 Warren Avenue: North elevation: repoint mortar in kind, repoint parapet wall in kind, replace cracked or damaged bricks in kind, replace four granite headers in kind, replace and seal trim around windows in kind, repair granite in kind, remove one abandoned steel lintel, replace cracked glass panel at first floor window in kind, infill hole behind downspout, scrape and paint windows and surround at level one, remove and replace brick around railing brackets and install soft joint, scrape and paint cast iron, rebuild chimney at right side from top of parapet to top of chimney, rebuild section of brick wall that is bulging. At roof level, replace cladding at front parapet wall, install new reglet flashing at chimney, and replace flashing at granite.

19.1200 SE 4 Dartmouth Place: At front façade, repoint brick and repair in kind. Paint lintels and sills to match the original color of the stone.

19.1203 SE 57 Dwight Street: At front façade, repair masonry in kind, repair roof in kind.

19.1201 SE 57 Dwight Street: At front façade, repaint masonry in kind.

19.1218 SE 107 East Brookline Street: Remove and replace rubber roof, metal flashing, new copper drip edge, flashing, install copper gutter at rear of the structure.

19.1166 SE 659 Massachusetts Avenue: At front façade, repoint brick in kind.

19.1208SE 705 Massachusetts Avenue: At Harrison façade level two, replace eight aluminum 1 over 1 windows with 8 1 over 1 windows.

19.1217 SE 124 Pembroke Street: Remove and replace flat roof in kind. Install new copper drip edge and copper flashing on chimney and roof edge.

19.1202 SE 524 Tremont Street: Repair and replace existing roof deck rail and platform.

19.1209 SE 571-575 Tremont Street: At front façade and façade facing Union Park all levels (except the commercial level), replace all aluminum 2 over 2 windows with aluminum 2 over 2 wood windows. Replace wood cladding on three rectangular bays in kind. Repair metal bay in kind. Paint all bays and cornice to a new grey/tan color.

19.1180 SE 771 Tremont Street: At front façade, repair deteriorated lintels, replace missing or damaged brick, spot repoint.

19.1169 SE 4 Union Park: Replace existing shingles in kind, replace rubber roof in kind.



19.1212 SE 26 Union Park: At front façade, repoint brick, repair lintels and sills in kind, replace asphalt shingles with slate shingles, repair and replace copper gutters and downspout, repair and repaint decorative metal railing at parlor level. Repair detail on stoop hood in kind, repair and re-seal granite steps in kind.

19.1215 SE 16 Upton Street: Remove existing roof deck and replace EPDM roof.

19.1225 SE 53 Warren Avenue: Repair existing front door.

19.1213 SE 1750 Washington Street: At south slope, remove asphalt shingles and replace with synthetic slate, repoint chimney, remove abandoned RTU.

19.1224 SE 45 West Newton Street: Repair brownstone façade in kind, repaint brownstone to HC-69, install (missing) outer front door that replicates original existing historic interior door.

J. Freeman motioned to approve the administrative items with provisos, C. Hunt seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

- **Application #19.1170SE will be continued to the next hearing.**

**IV. RATIFICATION OF 5/7/2019 PUBLIC HEARING MINUTES & 5/22/2019 ADVISORY REVIEW HEARING
RATIFICATION OF 5/7/2019 PUBLIC HEARING MINUTES & 5/22/2019 ADVISORY REVIEW HEARING**

J. Freeman motioned to approve the minutes, P. Sanborn seconded the motion. The vote was 4-0 (DP, JF, CH, PS).

- V. Staff Updates**
- VI. Adjourn – 9:12pm**

D. Parcon motioned to adjourn the hearing, C. Hunt seconded the motion. The vote was 4-0 (DP, JF, CH, PS).