



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

**JANUARY 5, 2021**

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

**Commissioners Absent:** Diana Parcon

**Staff Present:** Mary Cirbus, Preservation Planner; Gabriela Amore, Preservation Assistant

A full recording of the hearing is available at: <https://www.boston.gov/historic-district/south-end-landmark-district>

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Lauren Bennett (The Boston Sun) announced her presence.

**5:37 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.

Following this brief introduction he called the first Design Review application.

**I. DESIGN REVIEW HEARING**

**APP # 21.0250 SE**

**TIMES: 3:35 – 26:45 on Recording**

**ADDRESS: 16 LAWRENCE STREET**

*Continued from the 11/05/2020 SELDC Public Hearing*

Applicant: Catamount Builders, Inc.

Proposed Work: At the front façade first and second levels replace historic two-over-two windows.

**Project Representatives:** Steven Deering was the project representative.

**Documents Presented:** Staff M. Cirbus presented photographs of the windows as presented at the previous hearing. A letter from New England Window Works was also presented.

**Discussion Topics:** The Commission discussed repair of the existing windows vs. replacement and the challenge of not being able to inspect the windows in person. They also discussed the requirements of new windows (must be identical to the historic windows/ "New Construction" Windows). They also discussed ways to approach applications to replace historic windows while site visits are on hold.



**Public Comment:** There was no public comment.

**C. Hunt motioned to approve the application with the proviso that the new windows will be new construction windows that are identical to the existing windows. J. Amodeo amended the motion to include that this approval is a one-time approval based on current circumstances that prevent the Commission from completing a site visit and conducting personal due diligence, and that the approval is contingent on current city restrictions. C. Hunt accepted the amendment. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).**

**APP # 21.0460 SE**

**TIMES: 26:46 – 41:19 on Recording**

**ADDRESS: 437 COLUMBUS AVENUE**

Applicant: JET Boston

Proposed Work: Install signage at the storefront. *See additional items under Administrative Review.*

**Project Representatives:** Carla Gomes and Geoffrey Janey from JET Boston were the project representatives.

**Documents Presented:** The Commission reviewed photographs of the existing storefront and renderings of the proposed signage. They also reviewed a photograph of the manufactured sign which is an 8' x 2' flat sign constructed of reflective aluminum with a reflective vinyl overlay.

**Discussion Topics:** The Commission discussed the method of attachment to the sign band. They also briefly discussed the color of the storefront (white) which is not within the purview of the Commission. They also requested that the applicants submit a drawing showing the method of attachment.

**Public Comment:** Katherine Murphy and Jacob Wessel spoke in support of the proposal.

**J. Freeman motioned to approve the application in concept and to remand the final review and approval to staff with proviso that shop drawings showing the installation of the sign be provided to staff. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

**APP # 21.0484 SE**

**TIMES: 43:08 – 2:02:52 on Recording**

**ADDRESS: INTERSECTION OF WEST CANTON STREET, APPLETON STREET, AND COLUMNUS AVENUE (CRITE PARK)**

Applicant: Friends of Crite Park LLC/ Crite Park

Proposed Work: Demolish the existing brick enclosure, adjacent sidewalk, and existing landscaping; install utilities and irrigation and hardscape features associated with the



construction of a new park include brick pavers and concrete, picket fencing, granite curbing, pergola, and park furniture; install public art.

**Project Representatives:** Cheryl Dickinson was the project representative.

**Documents Presented:** The Commission reviewed a presentation consisting of site plans, drawings, and renderings of the proposed new park.

**Discussion Topics:** The Commission discussed the proposed site plans and renderings and reviewed the installation of three pergolas with incorporated lighting, new park furniture, park hardscaping, plantings, brick flooring, and mosaic art installation. The Commission also briefly discussed maintenance and programming (although not in Commission purview).

**Public Comment:** Jacob Wessel, Katherine Murphy, Rick Richter, Anu Agrawal, Tillyruth Teixeira, and Elizabeth Bertolozzi spoke in support of the project. Jennifer Girvin submitted her support via email.

**J. Freeman motioned to approve the application in concept, and to remand details of the design to a subcommittee consisting of J. Amodeo and D. Shepperd. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

**APP # 21.0495 SE**

**TIMES: 2:03:12 - 2:49:30 on Recording**

**ADDRESS: 541 Massachusetts Avenue**

Applicant: KJ Capital 541 Mass Ave LLC

Proposed Work: At the rear façade which faces a public street, construct a deck at the two-story ell; remove one (1) window, modify the opening, and install a door; construct a metal spiral staircase; create two (2) new window openings at the rear ell; replace a door with a glass door. At the rear property line, demolish the existing privacy wall and construct brick and wrought iron privacy wall with an iron gate.

**Project Representatives:** John Burns (owner) and Elida Alba (architect) were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of elevation and section drawings and photographs.

**Discussion Topics:** The Commissioners discussed the material and condition of the existing privacy wall and the proposed design of the new privacy wall, the proposed fire escape/ egress stair (which is required by building code due to change of use), and whether the ell was part of the original building. They also discussed the model for decks on ells (historic drying yard/deck) but noted that more information is required for the new stair. They also discussed remanding the following items to staff: the deck on the ell and access via a window, and the rear privacy wall and gate.



**Public Comment:** There was no public comment.

**J. Freeman motioned to continue review of the application, and to remand the items as discussed [the design of deck on the ell and access via a window, and the design of the rear privacy wall and gate to staff]. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

**APP # 21.0495 SE**

**TIMES: 2:50:00 – 3:36:59 on Recording**

**ADDRESS: 23 Upton Street**

Applicant: Next Phase Studios

Proposed Work: At the front façade parlor and second levels, replace five (5) historic windows. At the front garden/ areaway, replace garden entry door and install new storm water infiltration system and associated hardscaping (scope of work withdrawn by applicant). See *additional items under Administrative Review*.

**Project Representatives:** Drew Ton-Morrison was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of elevation drawings and photographs.

**Discussion Topics:** The Commission discussed the photographs presented and the types of deterioration present. They felt that more information was required regarding the exact extent of deterioration of each window. They also discussed the need to have more stringent requirements in place for the replacement of historic windows while site visits are restricted. They also discussed the garden door but determined that more information is required to assess the state of the door.

**Public Comment:** Matt Barber expressed his support for the project. Robert Timmerman also offered public comment and suggested that the windows can be repaired.

**J. Freeman motioned to continue review of the application and specifically asked that each window be evaluated separately and that each element of the windows be identified with the amount of deterioration presented. He further explained that this determination is during a period of Covid-19 while staff and Commissioner site visits are suspended. He also suggested that a subcommittee be created to further define the requirements for documentation needed. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

**APP # 21.0493 SE**

**TIMES: 3:37:27 – 3:53:02 on Recording**

**ADDRESS: 145 Worcester Street**

Applicant: Embarc Studio



Proposed work: Install a fire department connection and fire alarm bell/ beacon at the front façade.

**Project Representatives:** Mark van Brocklin was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of elevation drawings and photographs.

**Discussion Topics:** The Commission briefly discussed the placement of the connections and beacon/ bell. They also looked at other examples along the street.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the installation of both devices with the proviso that the connection be located at the side of the stoop and that the beacon/ bell be located under the entry hood similar to that of no. 149 Worcester Street. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

**APP # 21.0494 SE**

**TIMES: 3:53:27 – 4:05:20 on Recording**

**ADDRESS: 17 Upton Street**

Applicant: Embarc Studio

Proposed work: Install a fire department connection and fire alarm bell/ beacon at the front façade.

**Project Representatives:** Mark van Brocklin was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of elevation drawings and photographs.

**Discussion Topics:** The Commission briefly discussed the placement of the connections and beacon/ bell. They also looked at other examples along the street.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the placement of the connection as presented, and to approve installation of the fire alarm bell/ beacon with the proviso that it be located between the hood of the door and window head. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

**APP # 21.0506 SE**

**TIMES: 4:05:45 – 4:27:28 on Recording**

**ADDRESS: 31 Worcester Street**

Applicant: Springer Architects



Proposed work: At the rear/ side yard facing Shawmut Avenue, rebuild privacy wall and install new door to rear yard (modify Certificate of Design Approval for APP # 20.0055 SE).

**Project Representatives:** Marcus Springer was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of drawings and photographs.

**Discussion Topics:** The Commission discussed the condition of the wall and the solution proposed. They also discussed the brick, which will match that of 31 Worcester Street. The wall will be rebuilt to be stable on its own and the neighboring wall will be eventually rebuilt to match.

**Public Comment:** There was no public comment.

**J. Freeman motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: None).**

#### **I. ADMINISTRATIVE REVIEW/ APPROVAL**

**F. D'Souza motioned to approve the Administrative Review/ Approval items as submitted. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).**

#### **II. RATIFICATION OF MEETING MINUTES**

**F. D'Souza motioned to approve the Hearing minutes as submitted. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).**

#### **III. Staff Updates**

There were no staff updates.

#### **IV. Adjourn – 10:10 PM**

**C. Hunt motioned to adjourn the hearing. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).**