



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

March 2, 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>.

Lauren Bennett (The Boston Sun) announced her presence.

5:38 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 via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the first Design Review Application.

I. DESIGN REVIEW

APP # 21.0022 SE

TIMES: 5:40 PM; 1:55 on Recording

ADDRESS: 54-102 WEST NEWTON STREET

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed Work: Replace handrails at entry steps and stoops (modify Certificate of Design Approval)

Project Representatives: Paul Warkentin, Jake Daly, and Alisa Augenstein were the project representatives.

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

Discussion Topics: The Commission discussed the location of where the handrail will be installed into the entry stoop, and suggested adjusting the shape and size of the steel post.



Public Comment: There was no public comment.

J. Freeman motioned to remand the application to a subcommittee consisting of Commissioner J. Amodio and Commissioner D. Shepperd, with Commissioner J. Freeman as an alternate member. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP)

APP # 21.0023 SE

TIMES: 6:15 PM; 36:52 on Recording

ADDRESS: 64-64 RUTLAND STREET

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed Work: Replace handrails at entry steps/ stoops (modify Certificate of Design Approval.

Project Representatives: Paul Warkentin, Jake Daly, and Alisa Augenstein were the project representatives.

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

Discussion Topics: The Commission noted that the drawings for this application were the same as APP # 21.0022 SE. There are no cheek walls or stringers at this location.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application as presented. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP)

APP # 21.0584 SE

TIMES: 6:18 PM; 39:27 on Recording

ADDRESS: 209 WEST SPRINGFIELD STREET

Applicant: Abacus Builders & General Contractors

Proposed Work: Construct a roof deck with spiral staircase

Project Representatives: Gerald McGuigan was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs of existing conditions and the mockup.

Discussion Topics: The Commissioners discussed the visibility of the roof deck sightline mockup and their purview over the rear visibility of the proposed work from the Worcester Street Community Garden. They also discussed the visibility of the mockup over the front façade. They also reviewed the installation location of the spiral staircase.



Public Comment: There was no public comment.

J. Freeman motioned to deny the application without prejudice. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: DP).

APP # 21.0582 SE

TIMES: 6:34 PM; 55:59 on Recording

ADDRESS: 599 COLUMBUS AVENUE

Applicant: Starry, Inc.

Proposed Work: At the roof level, install a radio/ antennae on mount with mast

Project Representatives: Marion Vahe, and Marc Emmons were the project representatives.

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

Discussion Topics: The Commission discussed the height of the proposed mast, and potential for seeing an increase of applications from telecommunications companies with a similar scope of work. Additionally, they discussed the potential for needing to upgrade future existing structures. They also discussed the location of this site, noting that it is at the edge of the boundary for the South End Landmark District.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with the proviso that the visibility of the installation should be as limited as possible, and that the existing mockup be modified to include brightly colored tape or some other marking so that Staff can verify the limited visibility of the installation. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.0583 SE

TIMES: 7:00 PM; 1:22:12 on Recording

ADDRESS: 609-627 COLUMBUS AVENUE

Applicant: Starry, Inc.

Proposed Work: At the roof level, install a radio/ antennae on mount with mast.

Project Representatives: Marion Vahe, and Marc Emmons were the project representatives.

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



Discussion Topics: The Commission discussed the proximity of this structure to the previous discussed during the review for application #21.0582 SE.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with the proviso that the visibility of the installation should be as limited as possible, and that the existing mockup be modified to include brightly colored tape or some other marking so that Staff can verify the limited visibility of the installation. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.0627 SE

TIMES: 7:04 PM; 1:26:28 on Recording

ADDRESS: 119 WEST NEWTON STREET

Applicant: The Holland Companies

Proposed Work: Construct a roof deck with hatch access.

Project Representatives: Justin White was the project representative.

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

Discussion Topics: The Commission very briefly discussed remanding this application to staff based on the new knowledge that this application had received Administrative Approval in 2019 (the approval expired).

Public Comment: There was no public comment.

J. Freeman motioned to remand the application to staff. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.0630 SE

TIME: 7:10 PM; 1:33:10 on Recording

ADDRESS: 11 DARTMOUTH STREET

Applicant: Alex Roitman

Proposed Work: At the front façade mansard level, replace one (1) two-over-two and two (2) one-over-one non-historic wood windows with one (1) two-over-two and two (2) one-over-one aluminum-clad new construction windows.

Project Representatives: Alex Roitman and Keith Rogers were the project representatives.

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



Discussion Topics: The Commission discussed the historic model for replacement windows, and the measurements for the existing windows. They determined that the replacement window did not adhere to the appropriate measurements for historic windows in the district.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos that the applicant(s) fill out and submit a window detail sheet provided by SELDC staff; that the replacement windows are new construction windows; and that the replacement windows meet the SELDC standards for replacement windows, including the correct muntin size and profile. C. Hunt seconded the motion. The vote was 4-1 (Y: JA, JF, CH, FD) (N: DS) (Absent: D. Parcon).

APP # 21.0631 SE

TIMES: 7:39 PM; 2:01:03 on Recording

ADDRESS: 75 MONTGOMERY STREET

Applicant: Elizabeth Herlihy

Proposed Work: At the front façade parlor level, replace two (2) historic curved sash windows in kind.

Project Representatives: Keith Rogers and Elizabeth Herlihy were the project representatives.

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

Discussion Topics: The Commission discussed the guidelines, and elaborated on their jurisdiction. They also noted that the windows were deemed repairable.

Public Comment: Keith Rogers spoke and thanked the Commissioners for their time.

F. D'Souza motioned to deny the application without prejudice. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.0634 SE

TIMES: 8:10 PM; 2:28:50 on Recording

ADDRESS: 321 HARRISON AVENUE

Applicant: B9 LS Harrison & Washington LLC

Proposed Work: Modify the design of a new building approved under APP # 17.0587 SE. Install new mechanical equipment at the roof, construct a new pedestrian bridge, and enlarge a canopy.

Project Representatives: Erin Doherty, Mark Spaulding, and Joe Imparato were the project representatives.



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

Discussion Topics: The Commission discussed the use of the building, and noted that the changes to the exterior did not appear to be significant.

Public Comment: There was no public comment.

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

APP # 21.0635 SE

TIMES: 8:53 PM; 2:56:26 on Recording

ADDRESS: 69 MONTGOMERY STREET

Applicant: Grassi Design Group

Proposed Work: At the front façade all levels and rear façade mansard level, replace eighteen (18) historic wood windows (including eight (8) curved sash). At the stoop, replace metal handrail. At wood entry doors and install mail slot. At the garden and areaway, install new fence and remove a portion of retaining wall, remove concrete slab and install a planting bed and brick pavers. Replace garden level entry door and install lighting. At the roof install condensers and a roof deck with hatch access. See additional items under Administrative Review.

Project Representatives: Guy Grassi and Jim Keliher were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs. Additionally, they viewed a window survey report of the windows proposed to be replaced.

Discussion Topics: The Commission spent a significant time discussing the existing conditions of each historic window. They also discussed the other components of the application including the garden wall, fence, stoop railings, and other work at the stoop and garden level. They also discussed creating a subcommittee to review the roof deck and placement of HVAC units at the roof.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with several provisos:

- **That the replacement of 18 windows is permitted due to outstanding Covid-19 restrictions that prevent Commissioners and Staff from completing a site visit;**
- **That shop drawings for the replacement windows be submitted to staff for review and approval;**
- **That the replacement windows are new construction windows and meet SELDC criteria;**
- **That revised window documentation be submitted and include annotated photographs to show damage and deterioration;**



- That the stoop railing be side-mounted into the cheek walls;
- That the mail slot be installed in an area of flat wood so as not to damage any decorative moldings on the door;
- That the roof deck/ HVAC placement is remanded to a subcommittee consisting of D. Shepperd and C. Hunt, and that any visible railings must be black steel pickets in accordance with SELDC criteria;
- That the garden level door be revised to include two upper panels of glass separated by a vertical mullion and that a detail drawing be provided to staff showing the installation;
- That the precast materials be tinted to match the color of brownstone (integral brownstone color); and
- That the applicants submit sketches showing the stabilization of the retaining wall.

He also motioned to deny the installation of the garden fence without prejudice. Additional work was also remanded to staff.

D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).

II. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 21.0632 SE** **5 Appleton Street #3D:** At the front façade third level, replace three (3) non-historic two-over-two aluminum windows with two-over-two, aluminum-clad, new construction windows.
- APP # 21.0617 SE** **115 Chandler Street #1:** At the front façade parlor level, replace two (2) one-over-one aluminum windows with two-over-two, aluminum-clad, new construction windows.
- APP # 21.0629 SE** **36 East Newton Street #8:** At the front façade fourth level, replace four (4) non-historic one-over-one aluminum windows in kind with new construction windows.
- APP # 21.0621 SE** **24 Greenwich Park:** At the front façade, replace downspout with copper downspout.
- APP # 21.0609 SE** **9 Holyoke Street:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one aluminum-clad windows with two (2) two-over-two and two (2) one-over-one aluminum-clad new construction windows. Patch and repair roof, mansard, and window frames and trim in kind.
- APP # 21.0633 SE** **562 Massachusetts Avenue:** At the front façade basement/ garden level, replace two (2) non-historic two-over-two curved sash wood windows with new construction two-over-two curved sash wood windows.
- APP # 21.0635 SE** **69 Montgomery Street:** At the front, side, and rear façade mansard level, reset slate shingles and replace in kind as needed, repair and paint wood trim, and repair copper gutters and downspouts, remove a metal balcony and stair system; repair and paint wood cornice; clean and



repoint chimneys. At the front façade basement through third levels, clean brick masonry and spot repoint needed; patch, repair, and repaint window headers and sills to match the color of the underlying brownstone. At the stoop and entry, repair steps and repaint to match the color of the underlying brownstone, repair and repaint wood entry hood and trim, refinish and repair wood entry doors and install new brass kick plates. At the garden, repair and repaint stone curb. *See additional items under Design Review.*

APP # 21.0620 SE **51 Rutland Square:** At the front façade bow front, reopen an existing light well for egress.

APP # 21.0573 SE **91 Waltham Street #3:** At the front façade parlor level, replace two (2) six-over-six wood windows with two-over-two, new construction wood windows.

C. Hunt motioned to approve the Administrative Review items. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).

III. RATIFICATION OF MINUTES

C. Hunt motioned to approve the minutes as submitted. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).

IV. Staff Updates

There were no staff updates

V. Adjourn – 10:35 PM

J. Freeman motioned to adjourn the hearing. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, JF, CH, DS) (N: None) (Absent: DP, FD).