



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

*Held virtually via Zoom*

**APRIL 6, 2021**

**Commissioners Present:** John Freeman, Catherine Hunt, David Shepperd

**Commissioners Absent:** John Amodeo, Diana Parcon, Fabian D’Souza

**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 of *The Boston Sun* announced her presence.

**5:35 PM:** D. Shepperd 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 # 21.0549 SE** **TIMES: 5:35 PM; 1:43 on recording**

**ADDRESS: 551 COLUMBUS AVENUE**

Applicant: 551 Columbus Avenue Boston MA

Proposed Work: At the front stoop, replace existing non-historic railings.

**The applicant did not show.**

**APP # 21.0693 SE** **TIMES: 5:37 PM; 2:55 on recording**

**ADDRESS: 39 APPLETON STREET**

Applicant: Catamount Builders, Inc.

Proposed Work: At the front façade all levels, replace nine (9) historic two-over-two wood windows with new construction wood windows. *See additional items under Administrative Review.*

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

**Documents Presented:** The Commission reviewed a presentation consisting of



photographs of the historic windows, a letter from New England Window Works, and an accompanying window survey.

**Discussion Topics:** The Commissioners discussed the state of the windows and noted that the absence of wavy glass and the presence of vinyl jamb liners do not necessarily mean that the windows are not historic. They also noted that the existing photographs do not demonstrate that the windows are beyond repair, but have to adhere to the advice of professionals since site visits are not permitted during Covid-19 restrictions. Finally, they noted that non-historic windows can be replaced.

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

**J. Freeman motioned to approve the application with the following provisos: that the replacement windows are new construction windows and match the historic windows in terms of material, configuration, operation, and details; that the applicant submit a drawing of each window type to staff; that there is no diminution of glazing; that shop drawings be submitted to staff for approval; and that this approval is due to ongoing Covid-19 restrictions that prevent Commissioners and Staff from inspecting the windows in person. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

**APP # 21.0694 SE**

**TIMES: 5:53 PM; 18:03 on recording**

**ADDRESS: 139 WARREN AVENUE**

Applicant: Catamount Builders, Inc.

Proposed Work: At the garden level entrance, remove security gate and install new wood door.

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

**Documents Presented:** The Commissioners reviewed a presentation consisting of a detail drawing of the proposed door, photographs of the existing conditions, and a photograph of a garden level door to emulate.

**Discussion Topics:** The Commissioners did not have any concerns about the proposal.

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

**C. Hunt motioned to approve the application with the proviso that section drawings showing the mouldings be submitted to Staff for approval. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**



**APP # 21.0695 SE**

**TIMES: 5:56 PM; 21:08 on recording**

**ADDRESS: 567 TREMONT STREET**

Applicant: Smartlink on behalf of AT&T

Proposed Work: Modify existing telecommunications equipment at the roof; remove three (3) antennas, six (6) TMAs, and nine (9) radios, and install three (3) new antennas, six (6) new radios, and tri-pod ballast frame.

**Project Representatives:** Kristina Cottone was the project representative.

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

**Discussion Topics:** The Commission discussed the proposed installation and noted that the renderings show an installation that is not approvable. They also discussed remanding this application to staff with the stipulation that the applicants create a physical mockup to reflect the installation.

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

**J. Freeman motioned to remand the application to staff with the stipulation that the applicants install a physical mockup on site and the understanding that the application may have to return to the full Commission if it is visible. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

**APP # 21.0697 SE**

**TIMES: 6:12 PM; 37:14 on recording**

**ADDRESS: 24 DARTMOUTH STREET**

Applicant: Historic Window & Door Holdings

Proposed Work: At the front façade, replace historic paired wood entry doors and threshold in kind.

**Project Representatives:** Sean Cryts was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of shop drawings for the proposed doors which match the existing. The Commissioners also later reviewed Streetview imagery.

**Discussion Topics:** The Commissioners discussed the conditions of the existing doors (not secure, deteriorated, holes from hardware replacement, etc.) and noted that the existing doors do not represent proportions typical of the South End. They determined that the existing doors are likely not original. They also discussed remanding this application to staff with the instruction to work with the applicants to find an example of doors to model that are more in keeping with the character of the South End.



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

**C. Hunt motioned to remand the application to Staff with the instruction that the applicants work with Staff to find a more appropriate pair of doors to emulate that are more in keeping with the character of the South End, and the understanding that the applicant will submit a new design to Staff for review and approval. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

**APP # 21.0720 SE**

**TIMES: 6:32 PM; 55:50 on recording**

**ADDRESS: 106 APPLETON STREET**

Applicant: Noury-Ello Architects

Proposed Work: At the rear façade which faces a public street, modify and extend an oriel window to include an additional two-over-two window.

**Project Representatives:** Claudia Noury-Ello was the project representative.

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

**Discussion Topics:** The Commissioners discussed the proposal and noted that the proposal goes against the regulations. They further commented that this type of modification is only approval if there is original documentation that suggests that there was a historic bay of this type on the building. The Commissioners also briefly discussed a new masonry opening but concluded that there must be evidence of a historic masonry opening.

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

**C. Hunt motioned to deny the application. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

**APP # 21.0740 SE**

**TIMES: 6:40 PM; 1:05:40 on recording**

**ADDRESS: 143-145 WARREN AVENUE**

Applicant: Ghita Akkar

Proposed Work: At the front yard, remove non-historic garden railing and install new cast iron railing.

**Project Representatives:** Norberto Leon was the project representative.



**Documents Presented:** The Commissioners reviewed a drawing of the proposed railing and existing conditions photographs. They also reviewed Street View imagery.

**Discussion Topics:** The Commissioners reviewed the proposed railings and also considered having the applicants match the original railings at no. 145 Warren Avenue. There will be a height difference between the adjacent fences at no. 141 and no. 143 Warren Avenue. Ultimately the Commission determined that the applicants should match the historic railing at no. 145 Warren Avenue. They also determined that further discussion should be remanded to staff.

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

**J. Freeman motioned to approve the application with the proviso that the new railings at no. 143 Warren Avenue match the historic model at no. 145 Warren Avenue, and that further discussion be remanded to staff. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

**APP # 21.0743 SE**

**TIMES: 6:59 PM; 1:23:53 on recording**

**ADDRESS: 500 TREMONT STREET**

Applicant: The Trustees of Reservations

Proposed Work: Install new fencing and associated footings between the Berkeley Community Garden and Dwight Alley.

**Project Representatives:** Josh (?) was the project representative for the Trustees of Reservations.

**Documents Presented:** The Commissioners reviewed a presentation consisting elevation drawings and site plans. Staff also shared Street View imagery.

**Discussion Topics:** The Commissioners discussed the material of the proposed fence (a combination of ornamental omega fence and chain link. They noted that chain link is not an appropriate material for the district. They also discussed potentially using a picket fence in lieu of chain link (should the budget not allow for omega fencing). They also briefly discussed installing a pre-cast concrete curb.

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

**J. Freeman motioned to deny the application without prejudice and suggest that the applicant work with staff to create an acceptable proposal. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**



**APP # 21.0746 SE**

**TIMES: 7:16 PM; 1:41:24 on recording**

**ADDRESS: 116 APPLETON STREET**

Applicant: Eben Kunz

Proposed Work: At the rear façade which faces a public street, construct a rear deck. At the existing oriel, remove center window, modify the opening, and install French doors. Construct a roof deck with existing hatch access.

**Project Representatives:** Eben Kunz was the project representative.

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

**Discussion Topics:** The Commissioners discussed the details of the proposed door to match the two-over-two double-hung window. They also looked at examples at no. 114 and no. 118 Appleton Street. Ultimately they decided to continue the application for more information.

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

**C. Hunt motioned to continue review of the application for more information. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

**APP # 21.0752 SE**

**TIMES: 7:33 PM; 1:57:44 on recording**

**ADDRESS: 463 MASSACHUSETTS AVENUE**

Applicant: Maxwell C. Alley

Proposed Work: Construct a roof deck and install a roof hatch.

**Project Representatives:** Maxwell Alley and Allan Taylor were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of drawings and photographs. Staff also provided Street View imagery.

**Discussion Topics:** The Commission discussed visibility of the mockup along Northampton Street and potentially Columbus Avenue. Staff also noted that the roof hatch was not mocked up. The Commission also discussed materials of the roof deck. They also requested that the railings be reduced as much as possible and that the hatch be included as part of the mockup.



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

**J. Freeman motioned to approve the application in concept and remand the placement of the railings to staff, and, if necessary, a subcommittee consisting of C. Hunt and D. Shepperd. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD).**

## II. ADVISORY REVIEW

### 89 UNION PARK STREET

**Time: 2:18:38 on recording**

Proposed work: Raise roofing system at main roof and dormers to allow for the installation of internal insulation and ventilation.

**Project Representative:** Kelsey Dunn from Simpson Gumpertz & Heger was the project representative.

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

The Commissioners felt that the proposal was a good and thoughtful approach to preservation and supported the applicant in submitting an application for the next available public hearing.

## III. ADMINISTRATIVE REVIEW/ APPROVAL

### APP # 21.0693 SE

**39 Appleton Street:** At the front façade all levels spot point masonry joints as needed, restore five stone sills, restore header above entry, and paint all lintels and sills to match the color of the underlying stone. At the entry steps, cut and repoint granite joints. At the mansard level, repair slate roof and repair/ replace copper flashing as needed. Replace aluminum gutter and downspout with copper gutter and downspout. *See additional items under Design Review.*

### APP # 21.0701 SE

**16 Cazenove Street:** At the front façade, cut and repoint brick joints with Type O mortar to match the historic mortar in terms of color, texture, profile, width, and tooling. Wash façade using a mild detergent.



- APP # 21.0696 SE**      **78 Chandler Street:** At the roof, install new flashing and construct a roof deck (visibility to be verified by staff).
- APP # 21.0700 SE**      **83 East Brookline Street:** At the front façade all levels, repair damaged headers with mortar (Conproco Mimic product) to match the existing headers in terms of color, texture, profile, and tooling.
- APP # 21.0703 SE**      **18-20 East Springfield Street:** Replace gutter and downspout in kind.
- APP # 21.0718 SE**      **532 Massachusetts Avenue:** At the front façade and rear façade that faces a public street, replace six (6) non-historic one-over-one wood windows, nine (9) non-historic two-over-two wood windows, two (2) non-historic one-over-one wood windows with applied segmental-arched-headed top rail, three (3) non-historic two-over-two wood windows with applied segmental-arched-headed top rail, and four (4) non-historic one-over-one wood windows with arched-headed top rail with new construction wood windows to match the existing configurations.
- APP # 21.0742 SE**      **532 Massachusetts Avenue:** At the front façade third level (below the mansard), restore two (2) historic segmental-arched-headed, two-over-two, curved sash windows (includes temporarily removing the windows).
- APP # 21.0738 SE**      **557 Massachusetts Avenue #3:** At the front façade second level (above the parlor), restore two (2) historic two-over-two curved sash wood windows and one (1) historic two-over-two wood window (includes the temporary removal of windows for restoration).
- APP # 21.0745 SE**      **124 Pembroke Street:** Construct a roof deck (previously approved administratively under APP # 17.0861 SE at the 2/07/2017 SELDC Public Hearing).
- APP # 21.0698 SE**      **51 Rutland Square:** At the front façade, cut and repoint brick joints with Type O mortar to match the historic mortar in terms of color, texture, profile, width, and tooling. Wash façade using a mild detergent.



- APP # 21.0737 SE**      **292 Shawmut Avenue:** At the front façade parlor level, replace two (2) non-historic two-over-two wood windows with new construction, two-over-two wood windows.
- APP # 21.0699 SE**      **546 Tremont Street:** At the front façade, cut and repoint brick joints with Type O mortar to match the historic mortar in terms of color, texture, profile, width, and tooling. Wash façade using a mild detergent.
- APP # 21.0736 SE**      **25 Upton Street:** At the rear façade install new copper gutter.
- APP # 21.0744 SE**      **155 West Brookline Street:** At the front façade all levels, replace eleven (11) non-historic wood windows with new construction, two-over-two wood windows. *See additional items under Design Review.*
- APP # 21.0702 SE**      **162 West Newton Street:** At the front façade all levels, repoint brick joints with a soft mortar mix to match the historic mortar in terms of color, texture, profile, width, and tooling. Restore brownstone sills and lintels to match the historic profiles. Replace rotten wood trim in kind.

**J. Freeman motioned to approve the Administrative Review/ Approval applications. C. Hunt seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD)**

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

**C. Hunt motioned to DECISION the minutes. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, DS) (N: None) (Absent: JA, DP, FD)**

#### **V. STAFF UPDATES**

Staff shared updates regarding outstanding subcommittees and online applications.

#### **VI. ADJOURN – 8:23 PM**

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