



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

*Held virtually via Zoom*

**August 3, 2021**

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

**Commissioners Absent:** Diana Parcon

**Staff Present:** Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Planner

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

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**5:33 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.

## **VIOLATIONS**

**APP # 22.0133 SE**

**ADDRESS: 3 BOND STREET**

**TIME: 5:35 PM**

Applicant: Garrett Goodridge

Proposed Work: Rectify coring of granite for groundwater recharge system.

**Project Representatives:** Garrett and Brigid Williams

**Documents Presented:** The Commissioners reviewed photos of the existing conditions and plans for the proposed work.

**Discussion Topics:** Commission members discussed how rain water will enter the tank, methods for filling the unapproved openings in the granite, and having the pipe enter the building below grade. Commission members expressed concern that approving this work as completed will create a precedent for installing groundwater recharge systems throughout the district.

**Public Comment:** Gail Solumoto of 8 Bond Street suggested installing the pipe through the concrete area of the building instead of through the granite.



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

- **The applicant must return with a solution that repairs the unapproved holes in the granite.**

## DESIGN REVIEW

**APP # 21.11654 SE**

**TIME: 5:58 PM**

**ADDRESS: 69 MONTGOMERY STREET**

Applicant: Guy Grassi

Proposed Work: Remove existing chain link fence and section of stone wall at front yard and install new metal railing system.

**Project Representatives:** Austin Samson

**Documents Presented:** The Commissioners reviewed photos of the existing conditions and plans for the proposed work.

**Discussion Topics:** Commission members discussed the need for a site plan, the appropriateness of the proposed fence design, the height of the fence, and removing a portion of the stone wall that overhangs the curbing.

**Public Comment:** Kimberly Solant of 24 Dartmouth Street commented that the entire stone wall has been removed and expressed concern about what will replace it. She also commented that she did not receive notice about previous hearings regarding work at this property.

**J. Freeman motioned to approve the application with the proviso that the design of the fence is remanded to staff. F. D'Souza seconded the motion. The motion was amended to continue the application in light of the fact that the stone wall has been removed without the review and approval of the SELDC. The vote was 5-0 (Y: JA, JF, DS, CH, FD) (N: None) (Abs: None).**

**COMMISSIONER AMODEO LEFT THE HEARING. COMMISSIONER SHEPPERD CONTINUE AS CHAIR**

**APP # 22.0050 SE**

**TIME: 6:37 PM**

**ADDRESS: 599-627 COLUMBUS AVE**

Applicant: Albert Rodiger

Proposed Work: Replace existing signage



**Project Representatives:** Stephen Caswell

**Documents Presented:** The Commissioners reviewed a photos of existing conditions and plans for the proposed work.

**Discussion Topics:** Commission members discussed the location and material of the sign, and clarified that it will not be illuminated.

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

**J. Freeman motioned to approve the application F. D'Souza seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

**APP # 21.1100 SE**

**TIME: 6:44 PM**

**ADDRESS: 155 WEST BROOKLINE STREET**

Applicant: Timothy Burke

Proposed Work: Install new precast lintels and sills with color to match existing, install new wood doors at main entry.

**Project Representative:** Timothy Burke

**Documents Presented:** The Commissioners reviewed photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriateness of using cast stone for the lintels, and the appropriateness of the proposed doors. They questioned if any historic images of the original doors have been located. Staff shared a 1970s image of the building showing doors with arched windows. They also recommended installing a concealed light fixture rather than the proposed lantern.

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

**C. Hunt motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

- **The new doors must have arched-top windows, the lintel replacement is approved as submitted, and it was requested that the proposed lantern light fixture not be installed.**

**APP # 22.0045 SE**

**TIME: 7:02 PM**

**ADDRESS: 26 YARMOUTH STREET**

Applicant: Timothy Burke

Proposed Work: Construct new roof deck with metal rails and hatch.



**Project Representative:** Timothy Burke.

**Documents Presented:** Photos of existing conditions and plans for the proposed work.

**Discussion Topics:** Commissioners discussed the visibility and appropriateness of the proposed railings.

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

**C. Hunt motioned to remand the application to a subcommittee composed of Commissioner Hunt and D'Souza. F. D'Souza seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

**APP # 22.0051 SE**

**TIME: 7:13 PM**

**ADDRESS: 73 APPLETON STREET**

Applicant: Paul Holland

Proposed Work: Replace existing deck frame, railings, decking and rubber roof in the same footprint.

**Project Representative:** Justin White

**Documents Presented:** The Commissioners reviewed photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commission discussed the visibility of the existing deck.

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

**J. Freeman motioned to remand the application to a subcommittee composed of Commissioner Hunt and D'Souza. F. D'Souza seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

**APP # 21.1176 SE**

**TIME: 7:20 PM**

**ADDRESS: 133 WEST CONCORD STREET**

Applicant: Kimberly Holt

Proposed Work: Install iron ornamental fence at front yard.

**Project Representative:** Kimberly Holt

**Documents Presented:** The Commissioners reviewed photos of existing conditions and plans for the proposed work.



**Discussion Topics:** The Commission discussed the appropriateness of the proposed fence and questioned if there is any evidence that a fence existed at this location in the past. Staff reported that there was no fence present in a 1970s image of the property.

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

**C. Hunt motioned to continue the application. F. D'Souza seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

- **The applicant should return with evidence that a fence existed at this location.**

**APP # 22.0018 SE**

**TIME: 7:41 PM**

**ADDRESS: 13 UPTON STREET**

Applicant: Mark Waldron

Proposed Work: Construct a new roof deck and hatch.

**Project Representative:** Shane Losi

**Documents Presented:** The Commissioners reviewed photos of existing conditions and plans for the proposed work

**Discussion Topics:** The Commission discussed the visibility of the deck from Shawmut Avenue and the appropriateness of the design of the proposed railing.

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

**F. D'Souza motioned to approve the application with the provisos that the design of the railing is simplified and that the visibility of the deck is minimized with details remanded to staff. C. Hunt seconded the motion. The vote was 3-0-1 (Y: DS, CH, FD) (N: None) (Abs: JF).**

**APP # 22.0066 SE**

**TIME: 8:02 PM**

**ADDRESS: 809-811 HARRISON AVENUE**

Applicant: Joandry Vazquez

Proposed Work: Remove and replace windows, replace wood molding in kind, remove awning, paint, and install new signage

**Project Representative:** Yessy Feliz and Joandry Vasquez

**Documents Presented:** The Commissioners reviewed photos of existing conditions and the plans for the proposed work.



**Discussion Topics:** The Commission discussed details of the sign and proposed imagery around the door. Commission members were in agreement that more specific details are needed to review this project.

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

**J. Freeman motioned to remand the application to a subcommittee composed of Commissioners Hunt and Freeman. F. D'Souza seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

## ADVISORY REVIEW

### 1395 WASHINGTON STREET

**TIME: 8:30 PM**

**Proposed work:** Redevelop former church property and construct an addition.

**Project Representatives:** Dartagnan Brown, Marc LaCasse and Peter Georgantis

The Commissioners were positive overall in their comments for this project. They suggested revising the design to include more of the architectural vocabulary that exists in the district such as articulated windows and a hierarchy in proportions from base to top. They suggested aligning the building with one of the abutting buildings, including mechanical equipment inside the volume of the building, having a master plan for signage, and exploring other colors. They also expressed concern about the building's height being taller than seventy feet.

## RATIFICATION OF HEARING MINUTES

**C. Hunt motioned to approve the 7/6/2021 hearing, and 7/7/2021, 7/19/2021 subcommittee hearing minutes. J. Freeman seconded the motion. The vote was 4-0 (Y: JF, DS, CH, FD) (N: None) (Abs: None).**

**Adjourn – 9:30 PM**

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