



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

JULY 7, 2020

Commissioners Present: John Amodeo, John Freeman, Catherine Hunt, David Shepperd
Staff Present: Gabriela Amore, Preservation Assistant; Mary Cirbus, Preservation Planner;
Joseph Cornish, Director of Design Review

5:30 PM J. Amodeo called the public hearing to order.

I. DESIGN REVIEW

APP # 20.827 SE

566 COLUMBUS AVENUE

Previously reviewed at the 5/05/2020 and 5/18/2020 SELDC Public Hearings; 6/18/2020, 6/25/2020, and 6/30/2020 Subcommittee Public Meetings

Applicant: New Boston Ventures

Proposed work: Construct a new building.

J. Amodeo recused himself.

J. Freeman explained that the Commission had to continue the application to a special hearing where it will be reviewed by the full Commission. The application had to be continued because only members of the non-voting subcommittee were present at the hearing.

The Commissioners announced that they would not take public comment.

C. Hunt motioned to continue the application to a special hearing. D. Shepperd seconded the motion. The vote was 3-0 (JF, CH, DS); (JA – ABSTAINED)

APP # 20.1082 SE

22 BRADDOCK PARK

Applicant: Kennard Architects

Proposed work: At the front façade all levels, replace eight (8) curved sash windows in kind and install new window grilles at the basement level; at the garden level entrance replace entry door in kind; construct a roof deck with skylight access; and install new fencing at the front yard; at the rear façade, rebuild rear wall (including cornice line). *See additional items under Administrative Review.*

Steve Stefanoff was the project representative. He walked the Commissioners through the full scope of the project under SELDC purview, which includes window curved sash replacement, façade work, hardscaping at the front garden, and constructing a roof deck.



The Commissions began with a discussion of the proposed window replacement. The applicant summarized findings of two separate window consultants who both found that the windows are beyond repair. The Commissioners also viewed photographs of the windows. The Commissioners expressed the importance of maintaining historic curved sash windows.

The Commissioners next discussed the work at the areaway, which includes the replacement of the garden level entry door, which staff believes is original. The applicant determined that they could repair this door. The Commissioners also asked about the security grilles at the basement windows and entry door. The balusters will be square. The pickets are modeled after 19 Braddock Park. They noted that any drawings should be submitted to staff for approval. The Commissioners also discussed the footprint. The height of the fence is 30" tall from top of curb to top of post. Submit a plan of the footprint to staff.

The applicants confirmed that the cornice line at the rear facade will be rebuilt in kind. Commission staff determined this work could be approved administratively.

The Commissioners next discussed the proposed roof deck and its visibility. They reviewed mockup photographs and noted that there are other roof decks elsewhere in the row. The Commissioners asked that the roof plan be amended to include notations where the other roof decks are located to gain better context.

The Commissioners discussed the appropriate course of action.

There was no public comment.

J. Freeman motioned to continue the application for more information. C. Hunt amended the motion to approve the fence and grilles in concept, with the proviso that details and shop drawings (including the termination point of the new fence) be remanded to staff. J. Freeman accepted this amendment. C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, DS).

APP # 20.662 SE

23 UPTON STREET

Applicant: Next Phase Studios

Proposed work: Construct a head house and roof deck. *See additional items under Administrative Review.*

Rick Ames and owner Jim Pepperton were the project representatives. He explained the scope of work, which is to construct a roof deck and pilot house. They want to construct a pilot house because it is safer than a hatch. They also explained that the building suffered a rear wall collapse in late 2019.



The Commission discussed visibility with staff, who confirmed that the pilot house mockup was visible over the rear of the building from Shawmut Avenue. Staff also noted that the mockup may or may not be visible over the front façade but could not make a determination due to the presence of foliage. The applicants noted that they cannot change the location of the pilot house but noted that they would consider replacing the pilot house with a hatch. There was also a brief discussion about the placement of the railings and the SELDC-required black metal railings. Commissioner Amodeo stated that any visible railings at the rear of the building must be black metal picket style railings in accordance with Commission guidelines [in the language of fire escapes].

Robert Timmerman offered public comment.

CH motioned that deny head house without prejudice; remand the placement and material of railings to staff. DS seconded.

C. Hunt motioned to deny the construction of the head house without prejudice, and to remand the placement and material of the railings to staff. D. Shepperd seconded the motion. The vote was 4-0 (JA, JF, CH, DS).

APP # 20.1121 SE

45 WEST NEWTON STREET

Applicant: Rosalyn Winspeare

Proposed work: At the rear façade which faces a public street, construct a roof deck on an ell; construct a fire escape for deck access; remove one (1) window and install a door.

Rosalyn Winspeare (owner) was the project representative. She presented the project scope to the Commissioners. She noted that there is no emergency egress from her property. They discussed the placement of the fire escape and that the stairs will block a window. They also noted that the Commission has approved visible decks on ells, as long as the designs are in the language of drying decks.

A brief discussion of the visibility of the deck and fire escape followed. They also discussed the fire escape guidelines, which note that the installation of fire escapes is only permitted when there is no other egress, and which discourages fixed diagonal steps. They discussed the possibility of installing a spiral staircase instead. J. Freeman suggested that the staircase be installed as deep in the slot as possible.

The Commissioners next discussed the window replacement. They noted that a door may be installed as long as the door resembles a window and the sill is not dropped.

The Commission stated that the material of the fire escape needs to be unornamented and adhere as close to fire escape language as possible. They also noted that the details of the fire escape need to be reviewed at a future hearing.

There was no public comment.



J. Freeman motioned to approve the deck to match the material description and design as approved at the same location at the December 3, 2019 SELDC hearing; to approve in concept some sort of connection in the language of fire escapes (which will need to be reviewed at a later hearing); and to approve the replacement of the window with a door, with the provisos that the door resemble a double-hung window (two over two sash) and that the sill elevation is not altered. D. Shepperd seconded the motion. The vote was 4-0 (JA, JF, CH, DS).

APP # 20.1074 SE

1721A WASHINGTON STREET

Applicant: District Audio LLC

Proposed work: At the Washington Street ground floor replace entry doors and transom; install a fence and gate.

Elpida Periseropoulou and Philip Hresko were the project representatives. They presented the scope of work and existing conditions photographs to the Commissioners. They also noted that this work is located at the 2003 addition. The gate is proposed for security reasons. The new doors are wood with metal glazing at the upper panels.

J. Amodeo stepped out of the hearing.

The Commissioners further discussed the proposed work. Staff explained that exterior lighting and the color of wood is not within SELDC purview. The Commissioners were unsure about precedence of gates of this type approved elsewhere in the district. They talked about previous examples, but also noted that gates of this type were approved for open space, but not directly in front of an entrance.

J. Amodeo returned to the hearing and asked additional questions. The Commissioners also considered lowering the height of the gate from 8' 10" to 4'. They also discussed the appearance of the gate next to Minot Hall, which is a contributing building. J. Amodeo stated that the Commission has not approved the installation of security gates directly in front of the main entrance.

The Commissioner concluded that they would deny the installation of the gate and fence without prejudice.

J. Freeman motioned to approve the new door and transom scheme as submitted, but to deny the gate and fence without prejudice. C. Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, DS).

APP # 20.1086 SE

785 TREMONT STREET

Applicant: Professional Permits

Proposed work: Modifications to gas station signage and finished associated with updated corporate branding.



Garry Potts was the project representative. He explained that the proposed work is due to updated branding including changes to logos and colors. There were questions about the lighting at the existing sign (not internally illuminated). The Commissioners explained that they cannot allow internally illuminated signs in the district. They suggested that the applicants look to replace the gooseneck fixtures or consider an alternate lighting source (under 3,000 Kelvins).

J. Amodeo explained that the Commission has purview over the color of finishes at this property, as well as the canopies. The applicants explained that the canopy will remain, but the color will be changed. The white color is not appropriate for the district. He suggested a dark grey color. (Gulf Dark Grey 07) for the roof, poles, soffit, and sign post.

D. Shepperd motioned to approve the application with the proviso that the roof, canopies, soffits, and sign post are painted dark grey (Gulf Dark Grey 07), and that the stanchions be painted white with the bottom 5' painted dark grey (Gulf Dark Grey 07).

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 20.1082 SE 22 BRADDOCK PARK: At the front façade remove window grilles at the parlor and basement levels, install two (2) two-over-two wood windows in existing openings (windows missing); restore double-leaf entry doors; patch and repair stoop treads and sidewall, reset newel post; patch stone lintels and sills in kind; at the front yard, remove chain link fence. *See additional items under Design Review.*

APP # 20.959 SE 14 CLARENDON STREET: At the fourth floor of the Clarendon Street and Warren Avenue facades, replace nine (9) two-over-two aluminum windows with new two-over-two aluminum-clad windows.

APP # 20.1062 SE 511 COLUMBUS AVENUE: Repoint brick joints at the Greenwich Place façade with new mortar to match historic; patch and coat brownstone lintels and sills with new mortar to match the color of the underlying stone.

APP # 20.1120 SE 42 DARTMOUTH STREET: At the front façade all levels, repoint brick joints with new mortar to match historic; at the front façade mansard level replace asphalt shingles in kind.

APP # 20.1063 SE 22 RUTLAND SQUARE: At the roof deck, replace deck boards with composite material (deck footprint and railings to remain).

APP # 20.1065 SE 15 ST. GEORGE STREET: Repoint front façade with new mortar to match historic; re-caulk windows; and repair cracked brick, stone lintels and sills.



APP # 20.1126 SE 617 TREMONT STREET: At the front façade fourth level and dormer, replace four (4) two-over-two aluminum windows with two-over-two, double-hung, wood windows and two (2) one-over-one aluminum windows with one-over-one, double-hung, wood windows.

APP # 20.1078 SE 776 TREMONT STREET: Install new signage at storefront. *Moved from Design Review.*

APP # 20.662 SE 23 UPTON STREET: At the parlor and second levels of the front façade, restore six (6) original two-over-two, double-hung, wood windows (including four (4) curved sash windows); at the basement level replace two (2) two-over-two, double-hung, curved sashed wood windows in kind; at the third level replace three (3) one-over-one, double-hung wood windows with two-over-two, double-hung wood windows; at the mansard level replace two (2) two-over-two, double-hung, wood windows and two (2) one-over-one, double-hung wood windows in kind. *See additional items under Design Review.*

APP # 20.1061 SE 68 WALTHAM STREET: At the front façade mansard level, replace four (4) two-over-two vinyl windows with two (2) two-over-two and two (2) one-over-one double-hung aluminum clad windows.

APP # 20.1089 SE 127 WEST NEWTON STREET: At the front façade garden level, replace two (2) one-over-one, vinyl windows with two-over-two, double-hung aluminum-clad windows.

APP# 20.1059 SE 84 WEST CONCORD STREET: At the front façade third level replace four (4) one-over-one vinyl windows with one-over-one, double-hung, wood windows.

C. Hunt motioned to approve the Administrative review applications. D. Shepperd seconded the motion. The vote was 4-0 (JA, JF, CH, DS).

III. RATIFICATION OF 5/05/2020 AND 6/02/2020 PUBLIC HEARING MINUTES.

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

IV. STAFF UPDATES

V. ADJOURN – 8:52 PM

C. Hunt motioned to adjourn the hearing. J. Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, DS).