



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

*Held virtually via Zoom*

**July 6, 2021**

**Commissioners Present:** John Amodeo, John Freeman, David Shepperd

**Commissioners Absent:** Catherine Hunt, Fabian D'Souza 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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**5:31 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.

**DESIGN REVIEW**

**APP # 21.0864 SE**

**TIME: 5:35 PM**

**ADDRESS: 93 PEMBROKE STREET**

Applicant: Alaina Wallin

Proposed Work: At the front facade parlor and garden levels, replace four two-over-two historic curved sash wood windows in kind.

**Project Representatives:** Alaina Giampapa and Keith Rogers

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

**Discussion Topics:** Staff commented that a site visit was made to the property confirming that the windows are deteriorated beyond repair. Commission members discussed the fact that the new windows must exactly match the existing windows to the extent possible.

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



**J. Freeman motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **No change is made to the dimensions of the glass with detailed drawings remanded to staff for review and approval.**

**APP # 21.0978 SE**

**TIME: 5:43PM**

**ADDRESS: 14 HOLYOKE STREET**

Applicant: Zephyr Architects

Proposed Work: Construct a roof deck with hatch/head house access. *See additional items under Administrative Review.*

**Project Representatives:** Pedro Lucas and Jason Arndt

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

**Discussion Topics:** Staff commented that a site visit was made to view the mock-up and found that it was visible from Columbus Avenue. The Commission discussed changes that could be made to minimize the visibility of the deck, including eliminating the proposed drink railing and using a thin steel top rail instead.

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

**J. Freeman motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **Visibility of the deck from Columbus Avenue be minimized with details remanded to staff.**

**APP # 21.0980 SE**

**TIME: 5:47 PM**

**ADDRESS: 610-626 TREMONT STREET**

Applicant: Extenet Systems, Inc.

Proposed Work: Replace an existing single acorn light pole with new double acorn light pole with antenna and telecommunications equipment.

**Project Representative:** Keenan Brinn

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

**Discussion Topics:** The Commissioners discussed alternate pole locations on Tremont Street.

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



**D. Shepperd motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **An existing contemporary-styled light pole on Tremont Street be replaced instead with details remanded to staff.**

**APP # 21.1003 SE**

**TIME: 5:50 PM**

**ADDRESS: 54 Rutland Square**

Applicant: Kathryn Willmore

Proposed Work: Replace the garden level entry door under the stoop.

**Project Representative:** Kathryn Willmore

**Documents Presented:** Photos of existing conditions, photos of an existing door on West Canton Street that the applicant plans to replicate, and plans for the proposed door.

**Discussion Topics:** Commissioners discussed the proportions of the panels of the drawing for the new door and suggested revising the design to replicate the details of the West Canton Street example shared by the applicant.

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

**J. Freeman motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **The details of the new door should replicate the details of the West Canton Street door with details remanded to staff.**

**APP # 21.1006 SE**

**TIME: 6:05 PM**

**ADDRESS: 1313 Washington Street**

Applicant: Monahan Products LLC d/b/a UPPAbaby

Proposed Work: At the ground floor storefront, install new blade sign and window graphics.

**Project Representative:** Trung Fung

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

**Discussion Topics:** The Commission questioned if a signage master plan exists for this building, and discussed the appropriateness of the proposed signage at the transom windows.

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



**J. Freeman motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **The proposed signage at the window transoms be line graphics with no background.**
- **Staff is to research the existence of a signage master plan. If one exists the amount of proposed signage must be consistent with the master plan with details remanded to staff.**

**APP # 21.0944 SE**

**TIME: 6:15 PM**

**ADDRESS: 35 NORTHAMPTON STREET**

Applicant: Industrial Communications LLC for Boston Fire Department

Proposed Work: At the roof, remove and replace five antennas and lines and install two new antennas and lines. Install new wire radio equipment and install new HVAC.

**Project Representative:** Chris Mitchell

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

**Discussion Topics:** The Commission discussed the fact that this property is located in the protection area and that the proposed antennas are not taller than the existing antennas, and that the proposed antennas will have minimal visible change to the existing antenna array.

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

**J. Freeman motioned to approve the application as submitted. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

**APP # 21.1034 SE**

**TIME: 6:20 PM**

**ADDRESS: 43 UNION PARK**

Applicant: Timothy Sheehan

Proposed Work: Construct a new roof deck with raised angled hatch access.

**Project Representative:** Timothy Sheehan

**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 Tremont Street and creating a subcommittee to work with the applicant to reduce visibility.



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

**D. Shepperd motioned to remand the review of the application to a subcommittee.**

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

- **Subcommittee members are D. Shepperd and J. Amodeo.**

**APP # 21.1055 SE**

**TIME: 6:28 PM**

**ADDRESS: 435 COLUMBUS AVENUE**

Applicant: Abacus Builders and General Contractors

Proposed Work: Rebuild an existing visible roof deck.

**Project Representative:** Mark Little

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

**Discussion Topics:** The Commission discussed the visibility of the deck from Columbus Avenue and redesigning it to be consistent with the existing deck at 431 Columbus Avenue.

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

**J. Freeman motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **The deck be redesigned to be consistent with the design of the deck at 431 Columbus Avenue with details remanded to staff.**

**APP # 21.1061 SE**

**TIME: 6:36 PM**

**ADDRESS: 150 WEST CANTON STREET**

Applicant: Creative Building Associates

Proposed Work: At the front facade garden through second levels (below the mansard), replace six historic two-over-two curved sash wood windows with new construction curved sash wood windows of the same configuration. *See additional items under Administrative Review.*

**Project Representatives:** Graham Proud and Alexander Wajstein

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

**Discussion Topics:** Staff commented that a site visit has not yet been conducted to the property to determine the condition of the windows. The Commission discussed the need of forms that document the condition of each window.



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

**J. Freeman motioned to remand the review of the application to staff. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

- **Documentation of the condition of each window is submitted to staff, and that staff conduct a site visit to the property to confirm that the windows are deteriorated beyond repair.**

**APP # 21.1086 SE**

**TIME: PM 6:48**

**ADDRESS: COLUMBUS AVENUE AT WEST CANTON STREET**

Applicant: Boston Transportation Department

Proposed Work: Ratify the installation of a Blue Bikes Station.

**Project Representative:** Stefanie Seskin

**Documents Presented:** The Commissioners reviewed photos of existing conditions.

**Discussion Topics:** The Commissioners discussed the fact that the station is already in place and is not permanently installed.

**Public Comment:** Tony Harwood spoke against the project citing that the location was denied by the SELDC in 2018. Kim Crucioli, Jacob Wessel, Casey Brock-Wilson, Raynise Salters, and Nina Garfinkle all spoke in support of the project.

**J. Freeman motioned to approve the application as submitted. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

**APP # 21.1104 SE**

**TIME: 7:13PM**

**ADDRESS: 596 TREMONT STREET**

Applicant: Eric Parkes

Proposed Work: Construct a roof deck with hatch access and horizontal cable guardrail system.

**Project Representative:** Eric Parkes

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

**Discussion Topics:** The Commissioners clarified that the deck and hatch have been previously approved. The applicant is looking to install a cable railing instead of the approved simple black steel railing. They also discussed the fact that the Commission experimented with approving cable railings and glass railings at one time, but concluded



they were more visible than simple black metal railings.

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

**J. Freeman motioned to deny the application without prejudice. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

**CREATION OF A SUBCOMMITTEE FOR THE PURPOSES OF MEETING WITH INTERESTED PARTIES TO DISCUSS THE INSTALLATION OF SECURITY GATES AND OTHER SECURITY SOLUTIONS IN THE DISTRICT**

Commissioners J. Amodio and C. Hunt were appointed to the subcommittee.

**ADVISORY REVIEW**

**157 WEST SPRINGFIELD STREET**

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

**Project Representatives:** Eric Robinson and Mike DelleFare.

The Commissioners were positive overall in their comments for this project. The questioned the appropriateness of wood cladding for the addition, and discussed the landscaping and window details at Ward Way. They requested that more contextual views be included in the application.

**505 TREMONT STREET**

**Proposed work:** Construct an addition at the Berkeley Street ground floor façade for permanent outdoor seating.

The Commissioners questioned the appropriateness of this project in light of the fact that seasonal enclosures at restaurant entries are not typically approved in the district. The durability of the materials was also questioned.

**Project Representatives:** Tim Love and Keith Pascal

**ADMINISTRATIVE REVIEW/ APPROVAL**

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



## RATIFICATION OF HEARING MINUTES

**J. Freeman motioned to approve the 6/1/2021 hearing minutes. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**

**Adjourn – 9:48 PM**

**J. Freeman motioned to approve to adjourn the hearing. D. Shepperd seconded the motion. The vote was 3-0 (Y: JA, JF, DS) (N: None) (Absent: CH, FD, DP).**