



**SOUTH END LANDMARK DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

DECEMBER 5, 2023

COMMISSIONERS PRESENT: John Amodeo, John Freeman, Catherine Hunt.

COMMISSIONERS ABSENT: None

STAFF PRESENT: Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner; Sarah Lawton, Preservation Assistant.

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks).

5:33 PM: Commissioner 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. S/he also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction he called the first Design Review application.

I. DESIGN REVIEW

APP # 24.0358 SE

ADDRESS: 577 MASSACHUSETTS AVENUE

Applicant: Luis Santana

Proposed Work: Install new front garden rail.

PROJECT REPRESENTATIVES: Ben Mandelbraut was the project representative. They presented the proposed scope of work to the Commission, which included a presentation detailing the repair and replacement of a front garden rail.

DOCUMENTS PRESENTED: Documents presented included existing condition images, existing and proposed front elevations, and railing specification documents.

DISCUSSION TOPICS: Discussion topics included whether the original balusters should be repaired or replaced, the existing conditions of the railing, specification details for the existing and proposed railing, similar railings with the SELDC that



met district standards, and the proposed balusters and top rail for the garden rail.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the possibility of preserving balusters that are not damaged and only replacing the broken balusters, the existing condition of the railing, whether a third party could examine whether the existing balusters could be refurbished, the material of the existing and proposed balusters, the dimension difference between the proposed and existing balusters, the spacing between each balusters.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0-(Y: FREEMAN, HUNT, AMODEO) (N: NONE).

- *To refurbish the existing balusters in place.*
- *To install new proposed balusters in place of missing balusters, the new balusters should match the existing original rail in height, and any visible masonry openings in the curb must be concealed.*
- *The new top rail is approved.*
- *That the total replacement of the balusters be allowed as a last resort.*
- *All final details will be remanded to staff.*

APP # 24.0474 SE

ADDRESS: 86 WALTHAM STREET

Applicant: Leonard Cervone

Proposed Work: Replace five, non-original windows at the mansard level.

PROJECT REPRESENTATIVES: Leonard Cervone was the project representative. They presented the proposed scope of work to the Commission, which included an overview of the project to replace five non-original windows at 86 Waltham Street.

DOCUMENTS PRESENTED: Documents presented included images of the existing front elevation.

DISCUSSION TOPICS: Discussion topics included the paint color, material, and dimensions of the proposed and existing windows, the glass size of the proposed windows, the plan to replace the existing windows with new Marvin ultimate windows, and the replacement of the frame and sashes.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: replacing the window sashes, various architectural window types in the SELDC, and the dimensional information for muntins and rails.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0-(Y: FREEMAN, HUNT, AMODEO)(N: NONE).

- *That staff be notified if the window manufacturer is changed.*

APP # 24.0457 SE

ADDRESS: 332 SHAWMUT AVENUE

Applicant: Guy Grassi

Proposed Work: Install taller garden level windows than previously approved to match adjacent building at #330 and #334; Lower plant bed at front yard further than previously approved.

PROJECT REPRESENTATIVES: Guy Grassi was the project representative. They presented the proposed scope of work to the Commission, which included an overview of the proposed work to install garden-level windows and to lower the plant bed at the front elevation.

DOCUMENTS PRESENTED: Documents presented included images of existing conditions, architectural drawings of the front elevation, and window and sill details.

DISCUSSION TOPICS: Discussion topics included the dimensions of the existing windows and sills, the proposal to match the sill heights of adjoining buildings and excavate the existing plant bed, the existing condition of the garden, the previous application that the Commission approved, and the egress requirements.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the location of the window in the South elevation, the brick on the building and the stoop, the dimensions of the proposed excavation, the egress requirements and dimensions of the windows, the existing curb, railing and retaining wall.

PUBLIC COMMENT: There was no public comment.



COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 2-1 (Y: FREEMAN, HUNT)(N:AMODEO).

- *That no impermeable materials be used in the garden.*

APP # 24.0454 SE

ADDRESS: 12 GREENWICH PARK

Applicant: John Rolander

Proposed Work: Install ~~two~~ new well-windows at the basement level including excavating a 3'x5' area in the front garden.

PROJECT REPRESENTATIVES: Griffin Rolander was the project representative. They presented the proposed scope of work to the Commission, which included an overview of the proposed work to install new window wells and excavate the front garden.

DOCUMENTS PRESENTED: Documents presented included existing perspective views, aerial views, general information about the project and building, proposed exterior perspectives and floor plan, window well details, architectural renderings of the window well, front elevation images, and the interior and exterior view of the windows.

DISCUSSION TOPICS: Discussion topics included an overview of all proposed work, other structures that have window wells, visibility of the windows from the street, the reasoning behind installing a window for natural light.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the ceiling height, whether the proposed window would be for an egress, an overview of district policy for window wells, the possibility of aligning the windows to make them centered, the dimensions of the window wells, the dimensions of window & window wells that would meet district standards and egress requirements.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: FREEMAN, HUNT, AMODEO)(N:NONE).

- *That the dimensions of the window well meet minimum code requirement of 3ft.*
- *That the window be aligned to the right.*
- *To remand updated drawings to staff.*



APP # 24.0413 SE

ADDRESS: 7 EAST SPRINGFIELD STREET

Applicant: Patrick Murphy

Proposed Work: Install a new roof deck.

PROJECT REPRESENTATIVES: Patrick Murphy was the project representative. They presented the proposed scope of work to the Commission, which included an overview of the proposed work to install a new roof deck.

DOCUMENTS PRESENTED: Documents presented included architectural drawings of the exterior elevations, the existing and proposed site plan, existing condition images, and mock-up images.

DISCUSSION TOPICS: Discussion topics included the existing condition of the rooftop, the existing conditions of the building, the proposed plan layout, the proposed railing height, the material of the proposed glass.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility of the proposed work from a public way, the railing on the front of the building, and the previous application submitted for this building.

PUBLIC COMMENT: Dina Smirnova submitted written comments and spoke in support of the proposed work for the new roof on the condition that the color scheme and design approach for the new roof deck would adhere to the principles of historic districts. They also provided other comments regarding the installation of hooks on the roof.

COMMISSIONER HUNT MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: FREEMAN, HUNT, AMODEO)(N: NONE).

- *The proposed new roof deck is highly visible from the surrounding public ways.*

The Chair announced that the Commission would next review Administrative Review/Approval applications.

II. ADMINISTRATIVE REVIEW/ APPROVAL

~~**APP # 24.0469 SE – 60 CLARENDON STREET:** Repoint in-kind, refinish lintel,~~



~~sills, and main door surround in-kind and paint to match existing. Replace rotted wood at window trim and gutter in-kind.~~

- Application removed from Administrative Review.

APP # 24.0422 SE - 481 COLUMBUS AVENUE: Emergency repair due to leaks: paint window trim in kind; window trim paint and repair/replace copper gutters.

APP # 24.0442 SE - 505 COLUMBUS AVENUE: Emergency repair due to leaks: at shelf below the mansard roof remove existing EPDM roofing and replace in kind with new membrane. Repair any minor deficiencies/leaks to gutter in kind. Tying into the bottom of the slate mansard above.

APP # 24.0420 SE - 483 MASSACHUSETTS AVENUE: Replace 2 rear dormer roof, replace copper gutter in-kind. Replace rear roof with new synthetic shingles, repair/replace cornice details in-kind with wood.

APP # 24.0366 SE - 524 MASSACHUSETTS AVENUE: Replace 2 non-original two-over-two wood curved sash windows at garden level with new two-over-two wood curved sash windows.

APP # 24.0471 SE - 24 MONTGOMERY STREET: Emergency repair due to leaks: repoint building in kind; repair window moulding in kind and repaint trim in kind.

APP # 24.0448 SE - 10 MILFORD STREET: Emergency repair due to leaks at roof, existing roof deck to remain.

APP # 24.0406 SE - 36 MILFORD STREET: Repair and repoint existing brick masonry facades as required; repair existing cornice and masonry detail work as required; repair and restore existing window sills and headers as required; repair as needed and paint decorative garden rail and stoop handrails; repair and restore existing stoop as required; replace under-stoop door with new wood door; install new decorative sconce at under-stoop door; replace existing non-historic windows on front elevation with 2-over-2 wood windows, paint black; construct new roof deck with black metal rail.

APP # 24.0451 SE - 463 SHAWMUT AVENUE: Replace 8 non-original windows with new two-over-two aluminum clad windows.

APP # 24.0436 SE - 41-43 WEST NEWTON STREET: Emergency repair due to



leaks: Remove rubber pavers, replace roof membrane, reinstall rubber pavers; at the rear second floor roof decks repair roof edge metal and membrane flashing in kind; at the front elevation remove and replace roof dormer clapboards in kind, install new flashing. Existing wood roof deck to remain.

APP # 24.0473 SE - 116 WEST NEWTON STREET: Replace 2 non-original two-over-two wood/vinyl windows with new wood two-over-two windows.

APP # 24.0412 SE - 171 WEST NEWTON STREET: Repair window lintel in kind and spot repointing at second window.

APP # 24.0463 SE - 28 WORCESTER SQUARE: Replace two, one-over-one, non-original, aluminum garden level windows with two-over-two aluminum windows.

COMMISSIONER FREEMAN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HUNT SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: FREEMAN, HUNT, AMODEO)(N: NONE).

IV. RATIFICATION OF 11/7/2023 PUBLIC HEARING MINUTES

COMMISSIONER HUNT MOTIONED TO ACCEPT THE MINUTES. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: FREEMAN, HUNT, AMODEO)(N: NONE).

III. STAFF UPDATES

- *Gabriela Amore, Preservation Planner, discussed Commissioner appointments.*
- *John Amodeo, mentioned that he will be recusing himself on a project that will come before the Commission in the future.*

IV. ADJOURN – 7:22 PM.