



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

Held virtually via Zoom

June 06, 2023

Commissioners Present: John Amodeo, John Freeman, Catherine Hunt

Commissioners Absent: None

Staff Present: Rachel Ericksen, Preservation Planner; Gabriela Amore, Preservation Planner

A full recording of the hearing is available at:

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

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.

I. DESIGN REVIEW

APP # 23.0985 SE _____

~~ADDRESS: 9 UPTON STREET~~ MOVED TO ADMINISTRATIVE REVIEW

~~Applicant: Mark Waldron~~

~~Proposed Work: Repaint masonry entablature black. See additional items under administrative review.~~

APP # 23.0989 SE

ADDRESS: 1313 WASHINGTON STREET

Applicant: Cathy Brown

Proposed work: Install new sign re-using existing spotlight illumination.

Project Representative: Cathy Brown was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.



Discussion Topics: The Commissioners discussed whether or not there was a signage master plan for the building as well as the need for a mounting detail.

Public Comment: There was no public comment.

**Commissioner J Freeman motioned to approve the application with provisos
Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N:
None) (Abs: None).**

- **Provide mounting detail to staff.**

APP # 23.0958 SE

ADDRESS: 769 TREMONT STREET

Applicant: Ricky Zeng

Proposed work: Install new sign.

Project Representative: Ricky Zengj was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the location of the sign and the obstruction of architectural details.

Public Comment: Rachel Weiss said that a security camera and a temporary sign have already been installed and that there were issues with the condo board association. Bob Barney agreed with what Rachel Weiss said.

**Commissioner J Freeman motioned to deny the application without prejudice.
Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N:
None) (Abs: None).**

APP # 23.0984 SE

ADDRESS: 139 APPLETON STREET

Applicant: Derrick Tyler

Proposed Work: Remove existing non-historic railing and install new railing.

APPLICANT DID NOT APPEAR

APP # 23.0971 SE

ADDRESS: 74 MONTGOMERY STREET

Applicant: Susan Weaver



Proposed work: Replace the existing wrought iron gate between 74 and 78 Montgomery St within existing brackets with new wrought iron gate.

Project Representative: Denali Weaver, Susan Weaver and Peter Andruchow were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of the design, the location of the gate and the gate’s purpose.

Public Comment: There was no public comment.

Commissioner C Hunt Commissioner J Freeman motioned to approve the application as submitted. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

~~APP # 23.0996 SE~~

~~ADDRESS: 441 SHAWMUT AVENUE~~

~~MOVED TO ADMINISTRATIVE REVIEW/ REMOVED BY APPLICANT~~

~~Applicant: Paul Henderson~~

~~Proposed Work: Replace 6 non-original wood windows in kind (removed by the applicant).~~

~~Replace 2 dormer windows in kind (moved to administrative review). See additional items under administrative review.~~

~~APP # 23.0972 SE~~

~~ADDRESS: 224 WEST CANTON STREET~~

~~REMOVED BY STAFF~~

~~Applicant: Jamie Morin~~

~~Proposed Work: Replace two windows at front facade.~~

~~APP # 23.1000 SE~~

~~ADDRESS: 35 MILFORD STREET~~

~~MOVED TO ADMINISTRATIVE REVIEW~~

~~Applicant: Mark Waldron~~

~~Proposed Work: Replace three, non-historic, one-over-one wood dormer windows with three, one-over-one wood dormer windows.~~



APP # 23.0973 SE

ADDRESS: 84 WEST CONCORD STREET

Applicant: Ryan Clancy

Proposed Work: Replace four, 1 over 1 non-original wood windows with wood/aluminum clad windows

Project Representative: Ryan Clancy was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the appropriate configuration of the proposed windows.

Public Comment: There was no public comment.

Commissioner C Hunt motioned to approve the application as submitted.

Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

APP # 23.0993 SE

TIME 6:59 PM

ADDRESS: 216 WEST CANTON STREET

Applicant: Aaron Weinert

Proposed work: Remove current security door (black iron grille door) in the stoop and replace with a new wood door. *See additional items under administrative review.*

Project Representative: Joshua Daigle was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the curvature of the brick at the stoop door surround.

Public Comment: There was no public comment.

Commissioner C Hunt motioned to approve the application with provisos.

Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

- **Submit detail to staff of brick and arch.**



APP # 23.0958 SE

ADDRESS: 23 RUTLAND SQUARE

Applicant: Timothy Sheehan

Proposed Work: Repair and repaint masonry facade to match existing. Replace existing aluminum sliding doors and window with woodclad; Replace 17 non-original wood windows. *See additional items under administrative review.*

Project Representative: Timothy Sheehan was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the wood windows and whether or not they were historic even if they were not original. They discussed the sliding doors as well as the masonry facade.

Public Comment: There was no public comment.

Commissioner J Freeman motioned to continue the application. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

II. ADVISORY REVIEW

144 WORCESTER STREET

Proposed Work: Rooftop addition to existing 4-story building including roof deck.

III. ADMINISTRATIVE REVIEW

APP # 23.0925 SE

54 APPLETON STREET: Emergency repairs at front facade: cut 3/4" into the joints of the bricks and repoint in kind. Chip the hollow cement off lintels and sills and refinish to match the existing.

APP # 23.0966 SE

61 CHANDLER STREET: Repair and repaint front steps in kind, retain original bullnose profile.

APP # 23.0928 SE

15 DARTMOUTH PLACE: Replace 3 non-original wood single pane casement windows with 3 new wood double paned casement windows.

APP # 23.0983 SE

532 MASSACHUSETTS AVENUE: Replace deteriorated brownstone brackets, sills, lintels, and band on the front facade with precast stone matching the original details.



- APP # 23.0894 SE** **600 MASSACHUSETTS AVENUE:** Emergency repairs to dormer, repair in-kind with wood and replace flashing, paint to match existing.
- APP # 23.1000 SE** **35 MILFORD STREET:** Replace three, non-historic, one-over-one wood dormer windows with three, ~~one-over-one~~ wood dormer windows.
- APP # 23.0934 SE** **141 PEMBROKE STREET:** Repaint door surround in kind, repair lintels and sills with Conproco matrix mix with color to match existing.
- APP # 23.0958 SE** **23 RUTLAND SQUARE:** Repair wood bay at the front facade in kind.
- APP # 23.0998 SE** **57 RUTLAND SQUARE:** Emergency repairs at brick and rubber roof above the bay window. All work to be done in kind.
- APP # 23.0999 SE** **59 RUTLAND SQUARE:** Emergency repairs remove and replace rubber roof at bay window and replace rotted trim around windows. All work to be done in kind.
- APP # 23.0977 SE** **265 SHAWMUT AVENUE:** Replace 2 non-original wood windows at first floor with historically accurate wood 2-over-2 windows.
- APP # 23.0981 SE** **332 SHAWMUT AVENUE:** Construct new roof deck and install rooftop mechanical equipment, lower plant bed at front yard. Lower front garden window sills to original configuration, install new wood windows. ~~See additional items under Design Review.~~
- APP # 23.0997 SE** **499 SHAWMUT AVENUE:** Erect scaffolding, install new rubber roof at dormer and flat upper roof and install new copper flashing, reshingle roof with Colonial Slate asphalt shingles from Certainteed Landmark Series. Repaint dormers and window brick mold in kind.
- APP # 23.0996 SE** **441 SHAWMUT AVENUE:** Remove, replace and repaint 2nd floor bay window wood paneling and trim to match existing; install new rubber membrane on bay window roof and ledge under bay window; repoint brickwork cracks on front facade; remove and replace one existing cracked and damaged 3rd floor window header to match existing; remove and replace rotted dormer corner and frieze boards, paint green to match existing; repair damaged small rubber roofing section under dormer window; repair corbel left side of front entrance; repair rotted sills under 2nd floor



- bow front windows, paint black to match existing. Replace 2 dormer windows in kind
- APP # 23.0921 SE** **450 SHAWMUT AVENUE:** Replace six, non-original wood windows in kind; replace exterior trim with new wood trim with historically accurate profiles and painted to match.
- APP # 23.0978 SE** **674 TREMONT STREET:** Emergency repairs to scrap, repair, replace bolts and repaint fire escape balconies at front and rear.
- APP # 23.0974 SE** **109 WARREN AVENUE:** Emergency repair to strip existing flat rubber roof and replace in kind with a new EPDM black rubber roof.
- APP # 23.0970 SE** **1675-1677 WASHINGTON STREET:** Replace 18 windows with same windows approved for 7 Worcester Street facade: see APP# 23.0657 SE.
- APP # 23.0957 SE** **145 WEST CANTON STREET:** Repair wood arch at front entry in kind.
- APP # 23.0994 SE** **161 WEST CANTON STREET:** Repair and repaint lintels, sills, front steps, and bands in kind, repaint dormers, trim, and entablature in kind, repoint masonry with Type N mortar, replace 15 non-historic wood windows at front of building in kind with new wood windows, install new copper gutter and downspout.
- APP # 23.0993 SE** **216 WEST CANTON STREET:** Replace two, non-original front windows with new in black; remove, restore, and repaint the attached window security grilles in kind.
- APP # 23.0938 SE** **94 WEST SPRINGFIELD STREET:** Remove sloped asphalt shingle roof at front and rear of the building and replace in kind; Remove wood trim around the dormer and replace in kind; Install a copper apron above the gutter and install copper trim around the front dormer.
- APP # 23.0939 SE** **40 WORCESTER SQUARE:** Repair trim at dormer in kind, replace damaged slate shingles as needed in kind.
- APP # 23.0937 SE** **42 WORCESTER SQUARE:** Repair trim at dormer in kind, replace damaged slate shingles as needed in kind.
- APP # 23.0932 SE** **2 UNION PARK STREET:** Strip and re-shingle existing asphalt shingle roof in kind.
- APP # 23.0969 SE** **9 UNION PARK STREET:** Emergency repairs to fire escape: replace all square bolts, and secure bracket connections and guardrails. Hand scrape and paint back to black.



APP # 23.0985 SE

9 UPTON STREET: Replace rotted trim around dormers in kind, install new copper gutter, install copper roof on shelf above gutter. Replace damaged slate shingles with scallop-shaped slate shingles on mansard roof, in kind. Scrape, prime and paint dormers 2 coats with Benjamin Moore HC-69. Repaint masonry entablature.

Commissioner C Hunt motioned to approve the administrative review items as submitted. Commissioner J Freeman seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).

IV. ADJOURNMENT: 8:15 PM

Commissioner J Freeman motioned to adjourn the hearing. Commissioner C Hunt seconded the motion. The vote was 3-0 (Y: JA, JF, CH) (N: None) (Abs: None).