



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

*Held virtually via Zoom*

**November 2, 2021**

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

**Commissioners Absent:** John Amodeo, Diana Parcon

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

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. Lauren Bennett of the Boston Sun was present.

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

**DESIGN REVIEW**

**APP # 22.0465 SE**

**TIME: 5:36 PM**

**ADDRESS: 520 TREMONT STREET**

Applicant: Peter Georgantas

Proposed Work: At the ground floor storefront, install lighting and new tile in the entry threshold. Paint interior of windows black. See additional items under Administrative Review.

**Project Representatives:** Peter Georgantas was the project representative.

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

**Discussion Topics:** Commission members discussed the proposed mosaic detail and its appropriateness, and suggested the use of different light fixtures.

**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: DS, JF, DS) (N: None) (Abs: None).**

- **Lighting fixture to be reviewed by staff**



- **Masonry repairs and mosaic detail remanded to staff.**

**APP # 22.0478 SE**

**TIME: 5:52 PM**

**ADDRESS: 211 WEST SPRINGFIELD STREET**

Applicant: Andreas Hwang

Proposed Work: At the garden level entry under the stoop, remove metal gate and install new wood door.

**Project Representatives:** Andreas Hwang was the project representative.

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

**Discussion Topics:** Commission members discussed the details of the proposed jamb

**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: DS, JF, DS) (N: None) (Abs: None).**

- **Details of door and jamb is remanded to staff**

**APP # 2.0345 SE**

**TIME: 6:23 PM**

**ADDRESS: 131 West Newton Street**

Applicant: Lewis Legon

Proposed Work: At the street level, construct new entry pediments and install new front door.

At the garden level, install new brownstone curbs, wrought iron fence, and associated hardscaping. At the parlor level replace a window and transom. *See additional items under Administrative Review.*

**Project Representatives:** Lewis Legon was the project representative.

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

**Discussion Topics:** The Commission discussed the appropriateness of the proposed fence, and encouraged the applicant to rebuild the front stoop that is no longer extant at the site.

Commissioner C. Hunt joined the hearing.

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

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



- **Iron fence is remanded to staff**
- **The window above the doorway shall match the one above in width and height**
- **The side flanking dormer windows must be a 1-over-1 configuration**
- **Brick detail is remanded to staff**

**APP # 22.0487 SE**

**TIME: 6:44 PM**

**ADDRESS: 440 TREMONT STREET**

Applicant: Neisha Colon

Proposed Work: Re-clad entire building façade, raise parapet and install rooftop mechanical equipment. Replace doors and windows throughout. Resurface existing sidewalks and concrete plaza.

**Project Representative:** Dunja Vujinic was the project representative.

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

**Discussion Topics:** The Commissioners expressed concern about the visibility of the proposed rooftop mechanical equipment addition, and suggested the use of a screen to obscure the visibility.

**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: FD, DS, JF) (N: None) (Abs: None).**

- **Applicant shall explore the screening of the rooftop equipment, with final details remanded to staff**

**APP # 22.0365 SE**

**TIME: 7:15 PM**

**ADDRESS: 450 TREMONT STREET**

Applicant: Neisha Colon

Proposed Work: Re-clad entire building façade, raise parapet and install rooftop mechanical equipment. Replace doors and windows throughout. Resurface existing sidewalks and concrete plaza.

**Project Representative:** Dunja Vujinic was the project representative.

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

**Discussion Topics:** The Commissioners expressed concern about the visibility of the proposed rooftop mechanical equipment addition, and suggested the use of a screen to obscure the visibility.



**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: FD, DS, JF) (N: None) (Abs: None).**

- **Applicant shall explore the screening of the rooftop equipment, with dinal details remanded to staff**

**APP # 22.0498 SE**

**TIME: 7:17 PM**

**ADDRESS: 613 MASSACHUSETTS AVENUE**

Applicant: Mark Little

Proposed Work: Replace wood decking with composite material. Install poles and catenary lights at roof deck. See additional items under Administrative Review.

**Project Representative:** The project representative did not appear.

**Documents Presented:** The project representative did not appear.

**Discussion Topics:** The project representative did not appear.

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

**No vote was held.**

**ADVISORY REVIEW**

**59 WARREN AVENUE:**

Proposed work: Reconstruct a roof deck.

The representative explained that the existing height of the deck can be lowered between 2-4 inches, as it is currently 40" tall. The Commission suggested that a steel picket flat top rail is used as a replacement rail.

**ADMINISTRATIVE REVIEW/ APPROVAL**

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

**RATIFICATION OF HEARING MINUTES**



**J. Freeman motioned to approve the 10/5/2021 hearing minutes. D. Shepperd seconded the motion. The vote was 3-0 (Y: FD, DS, JF) (N: None) (Abs: None).**

**Staff Updates**

**Commissioner David Shepperd attended his last South End Landmark District Commission hearing. Gabriela Amore will serve as interim Preservation Planner for the South End due to Mary Cirbus' departure from the City.**

**Adjourn – 7:36 PM**

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