



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### NOTICE OF PUBLIC HEARING

The **ST. BOTOLPH AREA ARCHITECTURAL CONSERVATION DISTRICT COMMISSION** will hold a public hearing:

**DATE:** Tuesday, January 16, 2017  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall, Room 709

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

*After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

#### **I. DESIGN REVIEW**

- 18.701 SB      102 Saint Botolph Street  
Applicant: Dartagnan Brown, Embarc Studios  
Proposed Work: Replace all windows on structure with 2/2 wood double-hung windows; construct two window wells at front elevation; construct new roof deck and railing. **(See Administrative Review/Approval items below).**
- 18.672 SB      107 Saint Botolph Street  
Applicant: John M. Moran, Alpine Advisory Services  
Proposed Work: Replace roof deck in expanded footprint; install new roof access hatch assembly; remove sections of fire balcony on front elevation; replace three non-original windows with 1/1 wood windows.
- 18.781 SB      131 Saint Botolph Street  
Applicant: Stefano Efstratoudakis, Drachma Realty Trust  
Proposed Work: Construct fifth floor vertical addition; extend existing chimneys through proposed addition; add new garden-level window opening at front elevation; enlarge two existing garden-level windows at front elevation, alter original openings on rear elevation, construct balconies on rear elevation.

**II. ADMINISTRATIVE REVIEW/APPROVAL:** In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [StBotolphACDC@boston.gov](mailto:StBotolphACDC@boston.gov). Thank you.

### **PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA**

18.653 SB 7 Harcourt Street: Clean loose stone; install copper gutter at rear façade; replace copper wall cap on outside perimeters to match existing.

18.701 SB 102 Saint Botolph Street: Repair and repoint masonry on facades; repair existing window sills and headers; repair cornice at front and rear elevation; repair front door and stoop door; repair concrete curb at front yard; repair existing roof; replace existing gutters with new copper gutters; repair existing fire balconies as required. (**See Administrative Review/Approval items below**).

### **III. REVIEW and RATIFICATION OF September 19, 2017 PUBLIC HEARING MINUTES**

### **IV. DISCUSSION ON CHANGING FUTURE HEARING TIMES**

### **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT:** 5:00 PM

**DATE POSTED:** 29 December 2017

### **ST. BOTOLPH AREA ARCHITECTURAL CONSERVATION DISTRICT COMMISSION**

Richard Henderson, Susan Trowbridge, *Three Vacancies*

Alternates: Francoise Elise, Barbara Wennerholm

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/