



ST. BOTOLPH ARCHITECTURAL CONSERVATION District COMMISSION
Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

March 20, 2019

Commissioners Present: S. Trowbridge, F. Elise, R. Henderson, B. Wennerholm,

Staff Present: Joseph Cornish Director of Design Review,

5:30PM Commissioner Trowbridge called the public hearing to order.

I. DESIGN REVIEW

APP # 19829 SB 131 St. Botolph

Applicant: Drachma Realty Trust

Proposed Work: At front façade, replace fence, landscaping. Enlarge two garden level windows.

Applicant Stefanos Efstratoudakis presented photographs of the existing conditions and plans for the proposed work. The applicant also showed examples in the neighborhood where lower level windows and a similar fence was installed with the approval of landmarks.

The Commission discussed the details of the window openings acknowledging that the sister building does not have enlarged windows. The Commission acknowledged that the guidelines specifically state that enlargement of windows and door openings were not allowed and that the applicant has previously been denied for the same request.

During public comment Mark VanBrocklin and Ron Smith both spoke in favor of the proposal.

Commissioner motioned to approve the application for the fence and deny without prejudice the enlarged windows. Henderson seconded the motion. The vote was 4-0 (ST, FE, RH, and BW).



APP # 19.883 SB 21 Cumberland

Applicant: Tim Menzie

Proposed Work: Construct a roof deck. At rear façade; construct 1st floor deck and stairs

Applicant Mark VanBrocklin presented the photographs of the existing conditions and plans for the proposed work. The proposed roof deck would not be visible from the street but will be visible from the SW Corridor Park.

The Commission discussed the rail material appropriate for the neighborhood and with the buildings on either side.

During the public comment period, Ron Smith, who is an abutter, explained that he had no objection to the project but suggested that the steps be relocated to better align with the neighbors.

In conclusion, Commissioner Wennerholm motioned to approve the application as submitted, Commissioner Henderson seconded the motion. The vote was 4-0 (ST, FE, RH, and BW).

II. Administrative Review

APP # 19.817 SB 12 Cumberland Street #1

Applicant: Michelle Moore

Proposed Work: At facades facing public ways, replace all windows in kind.

Commissioner Elise motioned to approve application as submitted, Commissioner Henderson seconded the motion. The vote was 4-0 (ST, FE, RH, and BW).

I. Ratification of Meeting Minutes from 02/20/2019

Commissioner Wennerholm motioned to approve the minutes, Henderson seconded the motion. The vote was 4-0 (ST, FE, RH, and BW).

II. Staff Updates

III. Adjourn – 6:30