



ST. BOTOLPH ARCHITECTURAL CONSERVATION District COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

April 17, 2019

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

Staff Present: Nicholas Armata, Senior Preservation Planner

5:15 Commissioner Trowbridge called the public hearing to order.

I. DESIGN

APP # 19.891 SB 25 Follen Street #4

Applicant: David Harcourt

Proposed Work: Install new roof deck

The applicant presented the details to the proposal which consisted of removing the existing roof decks and replacing it with a larger roof deck that will connect as a means of emergency egress. While the roof deck will be significantly larger, it will be less visible from the Southwest Corridor Park.

The Commission discussed the visibility of the deck, and its impact on the view sheds of the district. It was determined that because the views from the park were primarily of the rear of the structure (where most of alterations are exempt) the roof decks would in fact be a significant improvement as a result of the consistency of materials.

There was no public comment.

In conclusion the application was approved as submitted.

B. Wennerholm motioned to approve the application, F. Elise seconded the motion. The vote was 3-0 (ST, FE, and BW).



APP # 19.1012 SB 258 West Newton Street

Applicant: Mark Van Brocklin, EMBARC Studios

Proposed Work: At front façade, remove fire balcony. At rear of structure visible from a public way, modify previously approved rear doors, eliminate transoms. Construct two balconies on first and second floor; construct a fence at rear patio.

The applicant presented the details to the proposal which consisted of removing a non-original fire balcony connecting to the adjacent building, changing the previously approved doors and transoms, constructing modified rear balconies, and a fence at the edge of the property. The applicant explained that the changes were made to appease several concerns from the neighbors.

The Commission decided that the changes to the previously approved property were not major and thus approvable. Staff noted that the doors at the rear of the structure were already installed, and thus could be considered a violation. Staff reminded the applicant that work must be approved by the commission PRIOR to the start of construction.

Lee Steele of the neighborhood association supported the project via a letter submitted to staff prior to the hearing.

In conclusion the application was approved as submitted.

F. Elise motioned to approve the application, B. Wennerholm seconded the motion. The vote was 3-0 (ST, FE, and BW).



APP # 19.1024 SB 7 Harcourt Street

Applicant: Gregory Demetrius; Garrison Harcourt Square LLC.

Proposed Work: At front façade, remove existing granite step and replace with new granite that is level with the sidewalk (*See additional items in administrative review*).

The applicant presented the details to the proposal which consisted of making the main entrance of the property accessible. The project would consist of removing the original granite step at the front of the property and creating an entranceway that is flush with the sidewalk.

The Commission questioned whether the granite step was original to the structure and whether or not it was critical to the design of the structure. It was later determined that the step was likely original and encouraged the applicant to explore lowering the granite to grade so as to preserve the material on site.

There was no public comment

In conclusion the application was approved with the provisos that the granite step was lowered in place to maintain the materials on site.

B. Wennerholm motioned to approve the application, F. Elise seconded the motion. The vote was 3-0 (ST, FE, and BW).



II. ADMINISTRATIVE REVIEW

- 19.995 SB** **145 St. Botolph Street** Proposed Work: Replace existing slate to match in materials, color and shape. Replace snow rail, install new copper gutters and drip edge
- 19.1026 SB** **32 Garrison Square LLC** Proposed Work: Replace existing aluminum clad windows in kind.
- 19.1025 SB** **56 St Botolph Street** Proposed Work: Replace all windows on the property with aluminum clad windows with the same proportions, pane configuration, spandrels and arched openings.
- 19.1024 SB** **7 Harcourt Street** Proposed Work: Replace all windows on all facades with aluminum clad windows that have the same color, pane configuration and double hung. Repoint brick façade (See *additional items in design review*).

B. Wennerholm motioned to approve the application, F. Elise seconded the motion. The vote was 3-0 (ST, FE, and BW).

III. RATIFICATION OF MEETING MINUTES FROM 03/20/2019

B. Wennerholm motioned to approve the application, S. Trowbridge seconded the motion. The vote was 3-0 (ST, FE, and BW).

IV. STAFF UPDATES

V. ADJOURN – 5:56

B. Wennerholm motioned to adjourn the hearing. F. Elise seconded the motion. The vote was 3-0 (ST, FE, and BW).