



ST. BOTOLPH ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

July 17, 2019

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

Staff Present: Nicholas Armata, Senior Preservation Planner

5:15PM Commissioner Elise called the public hearing to order.

I. DESIGN

APP # 19.1467 SB 20 Follen Street

Applicant: Leslie Lipschitz

Proposed Work: At roof level, remove existing penthouse and roof deck. Construct an additional floor and walk-out terrace.

The applicant presented the details to the proposal consisting of removing the existing deck and penthouse structure and replacing it with a larger penthouse with a roof deck in the front. The penthouse would be clad in standing steam metal and would not be visible from Follen Street. The roof deck rail would be slightly visible from Follen Street. Both the roof deck and the penthouse would be significantly visible from the Southwest Corridor Park.

The Commissioners thought that the penthouse design and placement on the roof was approvable; it was determined that the view from the Southwest Corridor was not a significant view into the district because it was facing the rear of the structures. The scale of the proposal was appropriate with the neighboring properties that currently have penthouses. The Commissioners did find a slight issue with the visibility of the proposed roof deck rail from Follen Street. Staff mentioned that a decorative iron rail that was once positioned on the front parapet wall is now missing. Several sister structures on the block, including 22 Follen



Street, still have the decorative rail. If the applicant agrees to reinstall the iron rail, then the roof deck hand rail could be made from a stainless steel tension wire and thus blend in with the surroundings. The Commission thought that was an appropriate compromise.

There was no public comment.

In conclusion, the application was approved with the following provisos:

- That the (original) decorative wrought iron metal work lining the top of the front parapet wall (also seen at 8, 10, 14 & 22 Follen Street) will be restored.
- That the rail of the roof deck will be a stainless steel tension wire.

R. Henderson motioned to approve the application, B. Wennerholm seconded the motion. The vote was 3-0 (FE, RH, BW).

- 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:**

APP # 19.1454 SB 12 Cumberland Street: At Cumberland and St. Botolph façades, level four, replace all 1 over 1 vinyl and aluminum clad windows, with 1 over 1, aluminum clad windows.

APP # 19.134 SB 104 St Botolph Street: At front façade, cut and repoint brick in kind.

APP # 20.019 SB 169 St Botolph Street: At front façade, garden level, replace two, 1 over 1, wood windows with two, 1 over 1, wood windows.

APP # 19.1413 SB 179 St. Botolph Street: Repoint front and rear facades, Remove and replace spalled/cracked brick to match original.

B. Wennerholm motioned to approve the hearing. R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).



III. Ratification of Meeting Minutes from 04/17/2019

B. Wennerholm motioned to approve the minutes, R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).

IV. Staff Updates

V. Adjourn – 5:45 PM

B. Wennerholm motioned to adjourn the hearing. R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).

DRAFT