



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

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

December 20, 2018

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

Staff Present: Nicholas Armata, Senior Preservation Planner

5:04 Commissioner S. Trowbridge called the public hearing to order.

I. VIOLATION

258 West Newton Street

Applicant: Dartagnan Brown

Proposed Work: Ratification of unapproved work at rear of the structure visible from a public way.

The applicant explained why the project at the rear moved forward with the work that was visible from a public way. The attorney, Marc Lacasse, indicated in his documentation that the previous Landmarks Commission staff had indicated in his notes and during the hearing that the work was likely exempt because it was minimally visible from a public way.

The current staff person indicated that there was never a determination letter that indicated the work was exempt and that the work was visible through a gap in the street wall on Cumberland Street and thus under our purview.

Several members of the public spoke in opposition to the work, pointing out that the guidelines indicate that no new window openings were to be allowed in the district. Additionally, several abutters indicated that the new decks would block their sunlight, and airflow. This was determined to not be in the purview of the commission.



Staff posed a question to the commission as to whether the view from Cumberland was an important view to protect, or if it was in fact an area where modern updates/accommodations could be made. The Commission determined that this view was not something that would significantly alter the character of the district and minimally visible from a public way.

In Conclusion, R. Henderson motioned to approve this work, F Elise seconded the motion. The vote was 3-0 (ST, FE, and RH).

I. DESIGN REVIEW

19.378 SB 6-12 Blackwood Street

Applicant: GTI Properties

Proposed Work: At rear of the structure replace existing windows with new fenestration. In all three light wells at the rear of the structure install decks and corresponding doors for each deck, repoint brick, and brick small windows.

Applicant Kathy Cipriani presented the details to the application regarding the rear of the property. The applicant proposed expanding several windows and adding rear decks in the light wells of the structure. Most of the work would not be visible from any public way with the exception of the Southwest Corridor and a gap in the street wall on Cumberland Street.

The Commission discussed the details of this project and indicated that the new fenestrations and decks would be a significant improvement to the buildings. The Commission considered the alterations as being minimally visible and would not alter the character of the neighborhood. While the work would be visible from the Southwest corridor, it would be shielded from view by vegetation most of the year and that the view was not character defining of the district. The Commission asked for a simple black rail for the patios.

In Conclusion, R. Henderson motioned to approve this work, F Elise seconded the motion. The vote was 3-0 (ST, FE, and RH).



19.281 SB 102 St. Botolph Street

Applicant: Doug Stefanov

Proposed Work: At rear of the structure 1st floor, install 10'-0 wide glass door and 6'0 deep deck. Install penthouse setback from St. Botolph Street.

The applicant's architect Doug Stefanov provided the details to the proposal including the potential visibility of the rooftop addition. The addition was needed to install an elevator in order for the homeowner to access the roof deck due to a medical condition. A preliminary option was explored that had proposed only a head house for the proposed elevator, but was determined by staff to stand out against the neighborhood skyline too much. The current proposal includes installing a penthouse that would slope down in the front to minimize visibility. The applicant is open as to how the addition could be sided, and accept anything that the Commission decided.

During the hearing several members of the neighborhood members including Adel Labib and Lee Steele expressed concern over how the addition would block out their sun and be too visible from several public vantage points, including St. Botolph Street, West Newton Street and The Southwest Corridor.

The Commission discussed whether or not this addition was appropriate due to the close proximity of the intersection of West Newton Street and St. Botolph Street, and felt that a site visit during a public subcommittee in order to determine if it was approvable. The Commission found no issue with the rear deck. Staff also pointed out that each application is reviewed on a case by case basis and that no project sets precedent for the rest of the district.

In Conclusion, R. Henderson motioned to approve the rear work and remand the penthouse to a subcommittee that would consist of S. Trowbridge and F. Elise. F Elise seconded the motion. The vote was 3-0 (ST, FE, and RH).



19.536 SB 117 St. Botolph St. #1

Applicant: Tanya Capaldo and Tom Caracciolo

Proposed Work: At rear of the structure construct one story carport over two existing parking spaces. Install roof deck on top of the new carport. Replace two existing windows to create a door and sidelights for roof deck.

The applicant's architect, Derek Bloom, provided the details of the project and the need for the screening in the rear of the building. The representative also pointed out that a similar project was approved several years back at the abutting property.

The Commission questioned the need to review the rear of this structure, which staff clarified that it was slightly visible from Cumberland Street and therefore under the purview of the Commission. Staff also noted that all files are reviewed on a case by case basis and abutting approvals should not be taken into consideration. Commission took issue with the privacy screen which was being proposed as a way to shield the activity of the deck from neighbors and the apartment tower that was directly behind the alley. The Commission asked for the privacy fences to be removed and a simple black metal rail that was complementary to the district is installed with free standing potted plants as a method of screening. The details of said rail is to be remanded to staff for final approval.

In Conclusion, F. Elise motioned to approve the application with the provisos that the details of the rail will be remanded to staff R. Henderson seconded the motion. The vote was 3-0 (ST, FE, and RH).



- II. ADMINITRATIVE 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:***

19.588 SB 17 Durham Street #5

Approved as Submitted (3-0 EF, ST, RH)

Applicant: John Mucciarone; ZeroEnergy Design

Proposed Work: At front, sides and rear facades of the structure, all levels, remove non-historic aluminum windows and replace with one over one aluminum clad windows.

In Conclusion, S. Trowbridge motioned to approve the administrative application R. Henderson seconded the motion. The vote was 3-0 (ST, FE, and RH).

III. Ratification of Meeting Minutes from 10/17/2018

F. Elise motioned to approve the minutes, R. Henderson seconded the motion. The vote was 3-0 (ST, FE, RH).

IV. Staff Updates

V. Adjorn – 7:40