

St. Botolph Area Architectural Conservation District Commission

Public Hearing Minutes

Boston City Hall, Room 709

Boston, MA, 02201

July 18, 2018

Commissioners Present: Richard Henderson, Francoise Elise, Barbara Wennerholm

Commissioners Not Present: Susan Trowbridge

Staff Present: Eric Hill, Preservation Planner

5:04 PM B. Wennerholm called the public hearing to order.

DESIGN REVIEW

162 St. Botolph Street (18.1517 SB): Replace handrail at front steps; repair and repaint holes in front steps.

Representatives: Kathy Cipriani, GTI Properties.

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. The Commission discussed the modifications from the existing conditions and noted that it is preferred that railings are installed into the sidewalls of the front steps as compared to the steps directly. It was brought up that the applicant was recently approved at the June SBACDC hearing for railings and garden fences at buildings across the street. Staff mentioned the desire to see railings at both sides of the entrances as typical to the district and to give a sense of symmetry at the front stoops. The applicant noted that it was the intent to install all railings for the buildings the same way for uniformity. The railings would be removed and the holes repaired and repainted then the new railings would be installed.

- **In conclusion the application was approved per staff recommendations. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**
 - **That the existing railing is removed from the steps and the holes are repaired and painted to match the existing color;**
 - **That railings are installed into both sides of the steps for each property with only a single railing between 162 & 164 St. Botolph.**

164 St. Botolph Street (18.1516 SB): Replace handrail at front steps; repair and repaint holes in front steps.

Representatives: Kathy Cipriani, GTI Properties.

The discussion was held for 162 St. Botolph and same comments for 164, 166, 172 and 174 St. Botolph Street.

- **In conclusion the application was approved per staff recommendations. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**
 - That the existing railing is removed from the steps and the holes are repaired and painted to match the existing color;
 - That railings are installed into both sides of the steps for each property with only a single railing between 162 & 164 St. Botolph.

166 St. Botolph Street (18.1515 SB): Replace handrail at front steps; repair and repaint holes in front steps.

Representatives: Kathy Cipriani, GTI Properties.

The discussion was held for 162 St. Botolph and same comments for 164, 166, 172 and 174 St. Botolph Street.

- **In conclusion the application was approved per staff recommendations. B. Wennerholm initiated the motion and F. Elise seconded the motion. The vote was 3-0 (FE, RH, BW).**
 - That the existing railing is removed from the steps and the holes are repaired and painted to match the existing color;
 - That railings are installed into both sides of the steps for each property.

172 St. Botolph Street (18.1514 SB): Replace handrail at front steps; repair and repaint holes in front steps.

Representatives: Kathy Cipriani, GTI Properties.

The discussion was held for 162 St. Botolph and same comments for 164, 166, 172 and 174 St. Botolph Street.

- **In conclusion the application was approved per staff recommendations. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**
 - That the existing railing is removed from the steps and the holes are repaired and painted to match the existing color;
 - That railings are installed into both sides of the steps for each property.

174 St. Botolph Street (18.1513 SB): Replace handrail at front steps; repair and repaint holes in front steps.

Representatives: Kathy Cipriani, GTI Properties.

The discussion was held for 162 St. Botolph and same comments for 164, 166, 172 and 174 St. Botolph Street.

- **In conclusion the application was approved per staff recommendations. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**
 - That the existing railing is removed from the steps and the holes are repaired and painted to match the existing color;
 - That railings are installed into both sides of the steps for each property.

258 West Newton Street (18.1212 SB): Remove chimney on rear elevation; construct roof deck; restoration of side chimney detailing; restoration of oriel at side elevation.

Representatives: Mark Van Brocklin, Embarc Studio; Kamila Widulinski, Embarc Studio.

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings.

The Commission opened up regarding the rear chimney and stated that the feature is not character-defining for the building and is minimally visible. The Commission felt that its removal would not lessen the architectural or historical integrity of the structure. It was noted at the hearing that Zoning Board of Appeal approval was not yet granted for the rooftop deck nor any work on the rear elevation including the cantilevered balconies; and thus, those were not discussed on the application.

Public testimony was called for and Lee Steele of the St. Botolph Neighborhood Association asked the applicant why only one chimney would be restored on the side elevation as there are two others besides the one on the rear elevation. The applicant noted that their detailing on one chimney is very much intact and only needed spot cleaning while the other would need significant restorative work. Lee Steele also asked about plans for the rear elevation and staff noted that the Commission can only review work on the agenda and the applicant can meet with the neighborhood association separately to discuss this work; but, did note that the work will come before the Commission at a later date.

- **In conclusion the application was approved as submitted. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**

27 Cumberland Street (18.1212 SB): Replace all windows on front elevation with wood 1/1 double-hung windows; lower sills on two garden level windows on front elevation and install light wells; replace all windows on rear elevation with aluminum-clad windows; alter openings on rear elevation; replace garden fence and stoop rail; construct roof deck; construct cantilevered deck and staircase at 2nd story at rear yard; construct cedar fence at rear yard with rear gates; install pavers at rear yard.

Representatives: Mark Van Brocklin, Embarc Studio; Kamila Widulinski, Embarc Studio.

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings.

The Commission asked about the existing windows on the front elevation and it was noted that they were not original to the structure. Staff also noted that no historic photos were found of the structure with a different lite configuration besides 1/1. Staff noted that it was recommended to go back with curved sash windows on the bowfront. The Commission next asked the applicant if the lowering of the sills is for egress or would be for additional light into the ground floor units. The applicant noted that they would strictly be light wells for the ground floor units. The garden fence and railings were not original to the structure and was noted to not be required by code and the Commission felt that for those reasons, they could be removed.

It was noted that the roofdeck, and rear deck and staircase structures were not approved by ZBA as of the date of the application, thus those items were not discussed and could not be approved. A subsequent application would be required.

On the rear elevation, staff noted that it was minimally visible from the Southwest Corridor Park and no other locations as the two alleys perpendicular to the property are private ways. The Commission had no issue with aluminum clad for the rear elevation. At the 3rd and 4th floors, the Commission discussed the window additions and how they would be minimally visible from the park as the trees block them mostly. However, since the detailing and arched lintels would replicate the original windows, they felt that they could be approved. When addressing the rear fencing and gate, staff noted that there are similar examples on the rear alley and that the proposed was to be minimally visible from the alley. The Commission had no objections to this item.

Public testimony was called for and Lee Steele of the St. Botolph Neighborhood Association asked staff what the process is for the rear work and rooftop deck. Staff noted that in order for the neighborhood commissions to review, ZBA approval must be granted prior to submitting a design review application as we need to make sure that the proposed work is compliant with the base zoning on the property.

- **In conclusion the application was partly approved with provisos and partly denied without prejudice. R. Henderson initiated the motion and B. Wennerholm seconded the motion. The vote was 3-0 (FE, RH, BW).**

The following items are approved with the following provisos:

- **The front windows may be replaced with the proviso that the bowfront windows have a curved sash;**
- **Approve the removal of the front yard garden fencing and railings as it has been determined that they are not original with the proviso that the holes are repaired and repainted to match;**
- **That the windows on the rear are approved to be clad with aluminum;**
- **That the central windows on the rear elevation are minimally visible from SW Corridor Park and would match the others on the rear of the structure;**
- **That the rear gate and fence is similar to others on the blockface and would be minimally visible, the pavers would not be visible and are exempt.**

The following item was denied without prejudice:

- **Lowering of the sills on the front elevation are not allowed as it was determined that they would be for sun light and not as an alternative means of egress from the property.**

ADMINISTRATIVE REVIEW

- 18.1534 SB 10-12 Cumberland Street: Repoint front mortar joints along roofline to match existing; reset existing slate roof; install ice dams on roof.
- 18.1520 SB 27 Cumberland Street: Refinish and paint front doors and sidelights; repoint front and rear elevations to match existing; repair window sills and headers; repair cornice; repair curbing at front yard; replace existing gutters with copper gutter and downspout; repair fire balconies and paint; **(see Design Review items above)**.
- 18.1531 SB 7 Durham Street: Repoint front façade with mortar to match existing.

- **In conclusion the applications were approved as submitted. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**

Ratification of the June 20, 2018 Public Hearing Minutes

- **Approved as submitted. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 3-0 (FE, RH, BW).**

6:23 PM B. Wennerholm adjourned the public hearing.