

St. Botolph Area Architectural Conservation District Commission

Public Hearing Minutes

Boston City Hall, Room 709

Boston, MA, 02201

January 16, 2018

Commissioners Present: Francoise Elise, Richard Henderson, Susan Trowbridge, Barbara Wennerholm

Commissioners Not Present: None

Staff Present: Eric Hill, Preservation Planner; Kristian Boschetto, Preservation Assistant

4:00 PM S. Trowbridge called the public hearing to order.

DESIGN REVIEW

102 Saint Botolph Street (18.701 SB): Replace all windows on structure with 2/2 wood double-hung windows; construct two window wells at front elevation; construct new roof deck and railing. (See Administrative Review/Approval items below).

Representative: Dartagnon Brown

The applicant presented photographs of the existing conditions, plot plans, and architectural drawings. Staff read its recommendation to approve the project in part with provisos and to also deny without prejudice in part. The Commission discussed whether the proposed window wells were for necessary egress and the applicant confirm that they were. Staff noted that typically they allow only one window to be lowered for egress purposes, however, staff felt that for symmetry purposes both windows should be lowered. Staff also discussed whether the sash and glass would be curved on the windows, and the applicant said that they would be happy to make the sash curved but that the curved glass may be too costly.

Public testimony was called for and Jack Roger, a resident of 22 Cumberland Street, asked if there was a width requirement for the window wells that are to be used for egress. The applicant confirmed that there is a 20" requirement and that they have fulfilled that requirement.

In conclusion the application was approved with the following proviso. B. Wennerholm initiated the motion and S. Trowbridge seconded the motion. The vote was 4-0 (FE, RH, ST, BW).

- **Provide cut sheets of the curved sashes on the bow front window for staff.**

107 Saint Botolph Street (18.672 SB): Replace roof deck in expanded footprint; install new roof access hatch assembly; remove sections of fire balcony on front elevation; replace three non-original windows with 1/1 wood windows.

Representative: John Moran

The applicant presented photographs of the existing conditions, architectural drawings, sightline guides, cut-sheets for the window replacement, and information concerning the proposed condenser units. Staff read its recommendation to approve the application with provisos. The

applicant made a correction to the application and stated that the window replacement would occur in Unit 3 not Unit 2. The Commission discussed whether the windows should be returned to a typical historic 2/2 configuration or if they could be replaced as 1/1. They were concerned with the “piece-meal” replacement and that it would look out of place with the other windows on the building remaining as 1/1. The Commission then discussed the proposed decking and were concerned with the visibility of the existing and the proposed deck and suggested that the deck be moved west to align with the perimeter of the skylight and south towards the skylight to accommodate the loss in square footage. The Commission was concerned with the style of the cable railing and suggested that the posts be made thicker.

Public testimony was called for and Mark Hall, a resident of Unit 1 in 107 St. Botolph St., stated that there were a lot of errors on the application and that they had not stated the ownership of the building and units correctly. He also stated that since the deck has been in place, furniture and lumber have fallen into his yard causing a safety hazard. The Commission felt that much of the concern was a civil matter and thus out of their concern. Paul Aruzio, owner of 254 West Newton Street, agreed with the safety concerns of Mark Hall and said that he too had often found furniture and debris from the roof of 107 St. Botolph in his yard. He also felt that the existing and proposed decking was too visible from the street. John, a resident of 122 Cumberland Street and member of the SBNA, said that he felt like there should have been a meeting with the association for this address, and that many of the problems could have been resolved before the hearing.

In conclusion the application was approved with the following proviso. B. Wennerholm initiated the motion and R. Henderson seconded the motion. The vote was 4-0 (FE, RH, ST, BW).

- **Move the deck to the west to align with skylight and move it south to meet with the edge if the skylight;**
- **Make the railing wider and paint it black;**
- **Submit new plans to staff.**

131 St. Botolph Street (18.781 SB): Construct fifth floor vertical addition; extend existing chimneys through proposed addition; add new garden-level window opening at front elevation; enlarge two existing garden-level windows at front elevation, alter original openings on rear elevation, construct decks on rear elevation.

Representatives: David Freed, Architect; Stephanos Efstratoudakis, Owner

The applicant presented photographs of the existing conditions, sightline guides, and architectural drawings. Staff read its recommendation to deny the application without prejudice. The Commission discussed the dimensions of the existing structure and the proposed, and the visibility of the proposed structure compared to the existing. The Commission discussed whether the chimneys would need to be extended to meet code and the applicant confirmed that they would not be since they are inactive. The Commission discussed the material of the addition and whether it met code. The applicant said that they were still waiting to attend the ZBA Board of Appeals meeting, and the Commission said that if there were any changes made at this meeting, that they would have to come back for review by the Commission. The Commission felt that lowering the sills was inappropriate as it was not intended for as an egress. Additionally they felt that the addition of the decorative balconies on the rear was

inappropriate for the district and for this particular block of buildings. Staff also read that new balconies were not allowed within the district unless necessary for fire egress.

Public testimony was called for and the abutting owners on Cumberland Street asked if there was a preference for materials on additions.

In conclusion the application was in part approved and in part denied. R. Weintraub initiated the motion to approve the vertical addition and roof decks and F. Elise seconded the motion. The vote was 3-1 (Aye: FE, RH, BW; Nay: ST). F. Elise initiated the motion to deny the lowering of the windows and R. Henderson seconded the motion. The vote was 4-0 (FE, RH, ST, BW). F. Elise initiated the motion to approve the change in windows to doors and the addition of fire balconies and B. Wennerholm seconded the motion. The vote was 1-3 and the motion did not pass and this portion of the application was denied (Aye: FE; Nay: RH, ST, BW).

ADMINISTRATIVE REVIEW

18.653 SB 7 Harcourt Street: Clean loose stone; install copper gutter at rear façade; replace copper wall cap on outside perimeters to match existing.

18.701 SB 102 Saint Botolph Street: Repair and repoint masonry on facades; repair existing window sills and headers; repair cornice at front and rear elevation; repair front door and stoop door; repair concrete curb at front yard; repair existing roof; replace existing gutters with new copper gutters; repair existing fire balconies as required. **(See Administrative Review/Approval items above).**

- **In conclusion the applications were approved as submitted. F. Elise initiated the motion and B. Wennerholm seconded the motion. The vote was 4-0 (FE, RH, ST, BW).**

Review/Ratification of the 9/19/2017 Public Hearing Minutes

F. Elise initiated the motion to approve the minutes and B. Wennerholm seconded the motion. The vote was 4-0 (FE, RH, ST, BW).

5:59 PM S. Trowbridge adjourned the public hearing.