

Bay Village Historic District Commission
Public Hearing Minutes
Boston City Hall, Room 709
Boston, Massachusetts, 02201

March 12, 2019

Commissioners Present: Stephen Dunwell, Thomas Hotaling, Anne Kilguss, Ruth Knopf and Kathleen McDermott.

Commissioners Absent: Richard Yeager.

Staff Present: Joseph Cornish

4:08 PM Commissioner McDermott called the public hearing to order.

Design Review

19.739 BV

100 Broadway (aka 100 Charles Street South)

Proposed Work: Redesign window fenestration, replace entry doors and install gates, and install entrance canopy.

Representative: Jacob Murray

Staff explained that 100 Broadway (a/k/a 100 Charles Street South) is a mixed-use (commercial/residential) property built in the mid-1970s, and that in May 2004 the commission approved constructing a third-story addition to the building and re-designing the fenestration; however, this work was never undertaken. Staff explained that the applicant would like to move forward with the changes to the windows and is not planning to move ahead with the addition at this time. Staff further explained that the applicant revised the scope of work since the initial application and is planning to replace the first-story aluminum windows and rear door in-kind (storefront will remain as is); re-paint existing gate; remove canopy frame and repair masonry; and enlarge second-story window openings and install new aluminum windows.

Mr. Murray presented photos of existing conditions and plans for proposed work. The Commission discussed the material of the existing rear door and the finish of the proposed windows. The Commission asked if there would be any structural issues related to enlarging the windows. The Commission also discussed repairing the masonry after the awning

frame is removed, and whether or not it would be appropriate to leave the awning frame in place and cover it with new fabric.

There was no public comment.

In conclusion the Commission voted to approve the application with provisos.

Commissioner Knopf initiated the motion and Commissioner Kilguss seconded the motion. The vote was 4-0.

- The first-story windows will be replaced in-kind as proposed.
- The second story window openings will be enlarged and new windows installed as proposed.
- The rear door will be replaced in-kind as proposed.
- The iron gate will be repaired and repainted as proposed.
- The applicant may recover, replace or remove the awning with final details remanded to staff.

Administrative Review/Approval

Work that staff reviewed (conforms to standards and criteria) for administrative approval:

19.881 BV 41 Melrose Street: Proposed Work: Replace roof slate in-kind.

In conclusion the application was approved. A. Kilguss initiated the motion and S. Dunwell seconded the motion. The vote was 4-0 (SD, TH, AK, RK).

Review and Ratification of 12/11/2018 Public Hearing Minutes

The minutes were approved as presented. R. Knopf made the motion and A. Kilguss seconded the motion. The vote was 4-0 (SD, TH, AK, RK).

4:43 PM Commissioner McDermott adjourned the public hearing.