



ST. BOTOLPH ARCHITECTURAL CONSERVATION District COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

February 20, 2019

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

Staff Present: Nicholas Armata, Senior Preservation Planner

5:30 Commissioner F. Elis called the public hearing to order.

I. DESIGN REVIEW

APP 19.773 SB 130 St. Botolph

Applicant: Chris Taylor

Proposed Work: Remove roof deck to replace rubber roof, replace roof deck in original location. Replace flashing & gutters in kind

Mr. Taylor presented the details to his proposal, the main structure being the roof deck which is being proposed to be larger than the existing roof deck. The deck which will extend further towards the rear wall will not be visible from St. Botolph Street and minimally visible from The SW Corridor Park.

The Commission did not find any issue with this project, it was clear that the deck would not obstruct any important views. The Commission wanted to be clear that should any of satellite dishes, vents, and mechanical equipment be relocated that it will not be located somewhere where it will be visible from any public way.

In conclusion, the Commission felt that the proposal was appropriate for the district and voted to approve the project as submitted.

Commissioner Wennerholm motioned to approve the application, Commissioner Henderson seconded the motion. The vote was 3-0 (FE, RH, and ST)



APP 19.704 SB 117 St. Botolph

Applicant: Roy Liu & Betsy Ratto

Proposed Work: At rear façade level 2 install balcony

The applicants provided the details to their proposal that included the construction of a balcony and fenestrations at the rear of the structure. Staff recommended that this application be reviewed by the Commission because it is slightly visible through Cumberland Street.

The Commission reviewed the project and felt that while it is minimally visible, the proposal did not significantly obstruct any view sheds.

In conclusion, the Commission felt that the proposal was appropriate for the district and voted to approve the project as submitted.

Commissioner Wennerholm motioned to approve the application, Commissioner Henderson seconded the motion. The vote was 3-0 (FE, RH, and ST)

APP 19.783 SB 27 Cumberland Street

Applicant: Tim Menzie

Proposed Work: At front façade garden level; enlarge two window wells for egress. Install fire department sprinkler head.

The applicant presented the details to their proposal, which included the widening of a garden level window, which was required for emergency egress and the resolution of relocating the fire sprinkler head that was installed without approval from the district.

The Commission discussed the details of the proposal, recalling that the applicant had presented before with the request to enlarge one of the garden level windows. The previous staff person said that they would have allowed one egress if there was evidence it was needed by the fire department/building department. Staff reminded the applicant that regardless that the Commission maintains the right to refuse expanding existing windows, which is why a consultation is recommended prior to the renovation proposal being finalized.

The fire sprinkler head must also be approved in advance. The location where the sprinkler head was installed was inappropriate, which must be repaired back



to its original condition. The details of the new location are to be submitted to staff for final approval.

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

- That only one window will be allowed for egress purposes, the other must stay the same.
- That the existing sprinkler hook up location will be repaired to its original condition and that a new location will be submitted to staff for final approval.

Commissioner Henderson motioned to approve the application, Commissioner Wennerholm seconded the motion. The vote was 3-0 (FE, RH, and ST)

APP 19.817 SB 12 Cumberland St #1

Applicant: Michelle Moore

Proposed Work: Replace all front 1 over 1 double hung aluminum windows in unit 1 that are facing a public way with 1 over 1 double hung vinyl windows

This application was removed from the agenda due to lack of information.

II. Ratification of Meeting Minutes from 12/19/2018 & 1/19/2019 Subcommittee

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

III. Staff Updates

IV. Adjourn – 6:26 p.m.