



ST. BOTOLPH ARCHITECTURAL CONSERVATION District COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

October 16, 2019

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

Staff Present: Nicholas Armata, Senior Preservation Planner

5:15 p.m. Commissioner Trowbridge called the public hearing to order.

I. DESIGN

APP # 20.254 SB 30 Cumberland Street

Applicant: Hezekiah Pratt, AIA

Proposed Work: At rear façade visible from the Southwest Corridor Park, construct a new two story addition. At side façade visible from the Southwest Corridor, construct new three story bay window. At roof level, build new copper clad cupola and roof deck. At front façade; repair brick and brownstone in kind. All facades, replace windows with new aluminum clad windows.

The applicant provided details of the proposal which is converting a multiple family building into a single family structure. The proposal involves installing new bay windows facing the park, four new decks, and a roof top pergola that allows for access to the roof deck. The applicant indicated that the proposal has received the approval of the surrounding neighbors and civic association. Several of the neighbors did show concern that the rear addition should only be one story, rather than the two stories proposed.

The Commission felt that the bay windows that were proposed were appropriate, with no recommended changes. Based on the recommendations of the Commission staff, the Commission recommended that the lower level porch should have a brick wall rather than the proposed rail. The Commission felt that a metal rail looked visually cluttered. Additionally, the Commission felt that the rooftop pergola was trying to replicate historic architecture and, that they felt it should not be significantly visible from any of the public ways, including the Southwest Corridor Park. The Commission suggested that it be denied. The applicant indicated that if they were able to make it not visible from a public way,

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would they be able to have it approved? The Commission agreed and remanded the details to staff to determine appropriateness.

During public comment Scott Mustard of the surrounding neighborhood again suggested that the rear addition is reduced to one additional floor rather than the two. Lee Steele of SBNA, questioned if the brick at the rear will be toothed into the existing brick.

In conclusion, the application was approved with the provisos that the pergola/roof access is remanded to staff for final approval.

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

II. Administrative Approval

APP # 20.244 SB 191 St. Botolph: At front and rear façade, repoint brick.

APP # 20.325 SB 32 Garrison St: At front façade, remove and replace six deteriorated concrete masonry caps in kind.

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

III. Ratification of Meeting Minutes from 08/16/2019

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

IV. Staff Updates

V. Adjourn – 6:25

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