



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The **ST. BOTOLPH AREA ARCHITECTURAL CONSERVATION DISTRICT COMMISSION** will hold a public hearing:

DATE: Wednesday, June 20, 2018
TIME: 5:00 PM
PLACE: Boston City Hall, Room 709

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW

- 18.1212 SB 258 West Newton Street
Applicant: Dartagnan Brown, Embarc Studio
Proposed Work: Remove chimney on rear elevation; construct roof deck; restoration of side chimney detailing; restoration of oriel at side elevation.
- 18.1399 SB 131 St. Botolph Street
Applicant: Stefano Efstratoudakis, Drachma Realty Trust
Proposed Work: Lower sills on three windows on 2nd, 3rd and 4th floors at rear elevation and install multi-lite door; construct three partial-length cantilevered black steel balconies on 2nd, 3rd, and 4th floor at rear elevation.
- 18.1391 SB 173 St. Botolph Street
Applicant: Katherine Cipriani, GTI Properties
Proposed Work: Replace all wood windows on front elevation with 6/6 aluminum SDL windows with half screens; lower sills on garden level windows dig window wells; install new garden fence into existing granite curb; install front step hand rails.
(See Administrative Review/Approval items below).
- 18.1392 SB 177 St. Botolph Street
Applicant: Katherine Cipriani, GTI Properties
Proposed Work: Replace all wood windows on front elevation with 6/6 aluminum SDL windows with half screens; lower sills on garden level windows dig window wells; install new garden fence into existing granite curb; install front step hand rails.
(See Administrative Review/Approval items below).

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18.1393 SB 181 St. Botolph Street
Applicant: Katherine Cipriani, GTI Properties
Proposed Work: Replace all wood windows on front elevation with 6/6 aluminum SDL windows with half screens; replace garden level windows; install new garden fence into existing granite curb; install front step hand rails. **(See Administrative Review/Approval items below).**

18.1394 SB 185 St. Botolph Street
Applicant: Katherine Cipriani, GTI Properties
Proposed Work: Replace all wood windows on front elevation with 6/6 aluminum SDL windows with half screens; lower sills on garden level windows dig window wells; install new garden fence into existing granite curb; install front step hand rails. **(See Administrative Review/Approval items below).**

II. ADMINITRATIVE REVIEW/APPROVAL: In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or StBotolphACDC@boston.gov. Thank you.

PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

18.1337 SB 24 Cumberland Street: Restore five cracked brownstone lintels and front door surround and recoat brownstone to match; cut and point brick steps and landing to match existing.

18.1414 SB 122 St. Botolph Street: Request extension on window replacement application 16.1613 SB; replace two garden level multi-lite vinyl windows with two pane casement windows.

18.1391 SB 173 St. Botolph Street: Clean masonry; repoint brick facades to match existing; repair fire escapes and repaint black. **(See Design Review items above).**

18.1392 SB 177 St. Botolph Street: Clean masonry; repoint brick facades to match existing; repair fire escapes and repaint black. **(See Design Review items above).**

18.1393 SB 181 St. Botolph Street: Clean masonry; repoint brick facades to match existing; repair fire escapes and repaint black. **(See Design Review items above).**

18.1394 SB 185 St. Botolph Street: Clean masonry; repoint brick facades to match existing; repair fire escapes and repaint black. **(See Design Review items above).**

III. REVIEW and RATIFICATION OF MAY 16, 2018 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

PROJECTED ADJOURNMENT: 6:45 PM

DATE POSTED: 06 June 2018

ST. BOTOLPH AREA ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Richard Henderson, Susan Trowbridge, *Three Vacancies*

Alternates: Francoise Elise, Barbara Wennerholm

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/
Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood
Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of
Persons with Disabilities/ Architectural Access Board/