



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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

NOTICE OF DETERMINATIONS

The **ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION**
will hold a public hearing:

DATE: Thursday, 12 October 2017
TIME: 4:00 PM
PLACE: Boston City Hall – Piemonte Room (5th Floor)

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, review of architectural violations and such business as may come before the commission, in accordance with Ch. 772 of the Acts of 1975, as amended. Applications are available for review, by appointment, 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 / VIOLATIONS

- APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)**
18.393 AB 1912 Beacon Street (VIO AB 126)
Applicant: Paramjit Singh
Proposed Work: Replace vinyl banner signage with a halo-lit sign and two non-illuminated signs. Also recover existing awning.
- APPROVED 3-0, 1ST- HP, 2ND- KH (HP, KH, SC)(PARCELL RECUSED)**
18.316 AB 1925 Commonwealth Avenue (VIO AB 18.021)
Applicant: Enrico Gilberti
Proposed Work: Replace existing brick walkway with granite paving stones; recover three existing awnings; and install sixteen planters.
- APPROVED WITH PROVISOS 3-0, 1ST- LP, 2ND- KH (LP, HP, KH)**
18.404 AB 1870 Commonwealth Avenue (VIO AB 18.018)
Applicant: Diana Sargsyan
Proposed Work: Ratify unapproved replacement of three first story non-historic windows with vinyl windows and replacement of four original leaded glass transoms with vinyl windows.
- APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)**
18.126 AB 15 Braemore Road (VIO AB 18.002)
Applicant: Bill Berkowitz

Proposed Work: Ratify current exterior slate gray paint color.

- 18.127 AB **APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)**
15 Braemore Road (VIO AB 18.003)
Applicant: Bill Berkowitz
Proposed Work: Relocate unapproved air conditioning unit to rear of building.

II. DESIGN REVIEW

- 18.140 AB **APPROVED WITH PROVISOS 3-0, 1ST- LP, 2ND- KH (LP, HP, KH)**
15 Braemore Road
Applicant: Bill Berkowitz
Proposed Work: Remove existing rock wall and trees; build new retaining wall; plant pachysandra at west side of property; and install flagstone walkway.
- 18.141 AB **APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)**
15 Braemore Road
Applicant: Bill Berkowitz
Proposed Work: Replace front cast concrete steps with field stone steps and bluestone treads.
- 18.293 AB **APPROVED WITH PROVISOS 3-0, 1ST- LP, 2ND- KH (LP, HP, KH)**
1926 Beacon Street
Applicant: Peter Darlow, Darlow Christ Architects
Proposed Work: Install rooftop mechanical equipment and vents; install fire department connections and knox box at front facade; coat EIFS facade with a light cream color; install halo-lit signage on the facade and applied vinyl graphics to the display windows; and install rooftop mechanical equipment and vents.
- 18.273 AB **APPROVED WITH PROVISOS 3-0, 1ST- KH, 2ND- LP (LP, HP, KH)**
1696 Commonwealth Avenue
Applicant: Ilaha Ismayilova
Proposed Work: Replacement of wall sign and installation of new blade sign.
- 18.374 AB **APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)**
1936 Beacon Street
Applicant: Amir Shiranian
Proposed Work: New and replacement signage for Ameilia's Taqueria including: new upper parapet sign with internal LED lighting; replacement lower parapet descriptive sign; and new illuminated blade sign.

III. ADMINISTRATIVE 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 the 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 Design Approval; this will be valid for two years 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 AberdeenACDC@boston.gov. Thank you.

PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

18.371 AB 4 Chiswick Road: Replace one deteriorated first story window with a wood six-over-one window consistent with 4 Chiswick Road Window Master Plan.

18.300 AB 12 Colliston Road: Replace the gray asphalt shingles in-kind.

APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)

IV. ADVISORY REVIEW

1930-1960 Beacon Street

Applicant: David Lapidus, Octagon Properties

Proposed Work: Storefront and signage master plan.

V. REVIEW and RATIFICATION OF August 10, 2017 PUBLIC HEARING MINUTES

APPROVED 3-0, 1ST- LP, 2ND KH (LP, HP, KH)

VI. STAFF UPDATES

Eric Hill will be the new planner for the Aberdeen Architectural Conservation District.

PROJECTED ADJOURNMENT: 6:00 PM

DATE POSTED: 29 September 2017

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Kirsten Hoffman, Lisa Keegan Parcell (Chair), Helen Pillsbury (Vice-Chair), *Two Vacancies*

Alternates: Sharon Cayley, *Vacancy*

cc: Mayor / City Council / City Clerk / BPDA / Inspectional Services / Law Department /
Neighborhood Services / Parks & Recreation / Public Improvement Commission / Abutters