

Aberdeen Architectural Conservation District Commission
Public Hearing Minutes
Boston City Hall, Piemonte Room
Boston, MA, 02201

June 14, 2018

Commissioners Present: Kirsten Hoffman, Lisa Keegan Parcell, Helen Pillsbury

Commissioners Not Present: Sharon Cayley

Staff Present: Eric Hill, Preservation Planner

4:15 PM Keegan Parcell called the public hearing to order.

VIOLATIONS:

5 Braemore Road, Unit #12 (18.1335AB): Replace windows with white vinyl windows.

Representatives: N/A

The Commission wanted to ask questions and gather some more information on the completed work. It was unclear if any permits were pulled for the work.

- **In conclusion the application was continued. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (LP, KH, HP).**

5 Braemore Road, Unit #15 (18.1324AB): Replace windows with white vinyl windows.

Representatives: Mei Goon, Owner.

The applicant explained that she moved in after the work was completed and had no knowledge of the past approvals or permits. Staff noted at the hearing that the previous owner or representative applied and received a permit from the City of Boston, however, ISD never required AACDC approval and sign off. The Commission approved the completed work as the City issued the permit in error and the applicant did their due diligence.

- **In conclusion the application was approved as submitted. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (LP, KH, HP).**

DESIGN REVIEW:

1962 Beacon Street (18.1165 AB): Alter existing storefront and install new openings; remove separate handicap entrance and incorporate into main entrance; Install channel-lit sign above storefront.

Representatives: Beth McDougal; Bill Blanchett, Jim Janis.

The Applicant presented the updated proposal, including photographs and drawings. The Commission discussed the modifications to the design including the addition of a base along the storefront windows, support columns, the change in stucco color to match the stone at the

building and the scaled down channel-lit letters. The applicant also showed photographic evidence to prove that the interior of the storefront was completely demolished during the 1960s or 1970s renovation.

- **In conclusion the application approved as submitted. L. Parcell initiated the motion and H. Pillsbury seconded the motion. The vote was 3-0 (KH, LP, HP).**

1650 Commonwealth Avenue (18.1269 AB): Install channel-lit sign above entrance; install vinyl sign in transom window above entrance.

Representatives: Scott Fresno, Sign Design.

The Applicant presented the proposed signage and showed where it would be located on the new construction building. It was explained at the hearing that the previous approval for the building included a different design for the signage and thus, a subsequent approval for the current proposal was required.

The Commission felt that the channel-lit letter signage and vinyl numbering in the transom was in line with the district guidelines and is appropriate to the time and style of the building.

- **In conclusion the application was approved as submitted. H. Pillsbury initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (KH, LP, HP).**

122 Englewood Avenue (18.1260 AB): Replace 56 windows on structure with vinyl, simulated divided lite windows.

Representatives: Jaime Morin, Renewal by Andersen.

The Applicant presented a sample and cutsheets of the updated proposal, which was for a fibrex window which is a wood and composite mixture material. The sample showed that the SDL option was very close to the appearance of a traditional TDL window however offers easier maintenance. The Commission discussed that the vertical pane windows were likely installed when the front porch was enclosed when the property was converted into a multi-family property. The Commission discussed the value in returning the appearance to something more typical of the district by installing similar windows to the front elevation in place of the existing casement windows and the applicant was agreeable to this.

- **In conclusion the application was approved with the following provisos. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (KH, LP, HP).**
 - **That the three and four panel vertical windows on the front and side elevations are to be replaced with paired 6/1 windows to match the material, detailing, dimensions, and trimwork as others on the structure;**
 - **That the vertical replacement casement window on the side elevation on the porch is replaced with a single 6/1 window to match the material, detailing, dimensions, and trimwork as others on the structure; and**
 - **That any existing stained glass windows on the structure are retained.**

355 Chestnut Hill Avenue (18.1259 AB): Replace existing tri-light pole in traffic island with side-mounted equipment and canister antenna.

Representatives: Keenan Brimm, Extenet Systems.

The applicant presented the proposal to replace the tri-light pole at the traffic island at the western side of the intersection of Chestnut Hill Avenue and Beacon Streets. It was noted that the pole would be replaced in kind, however that the pole (like all others) will be replaced no more than 5'-0" from the current location as they are required to have at least one pole lit at the location at all times.

The Commission thought that the proposed work is compliant with the spirit and intent of the district.

- **In conclusion the application was approved as submitted. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (KH, LP, HP).**

Various Locations in Public Right of Way (18.1258 AB): Replace four existing light poles at various locations in the neighborhood with side-mounted equipment and canister antenna.

Representatives: Keenan Brimm, Extenet Systems.

The applicant presented the proposal to replace four street light poles at various locations in the district and install DAS nodes at sidewalks near 1668 Commonwealth, 1875 Commonwealth, 134 Sutherland and 24 Sidlaw Road. It was noted that the poles would be replaced in kind unless required by the City of Boston Public Works and Streets Departments to comply with future designs.

The Commission thought that the proposed work is compliant with the spirit and intent of the district.

- **In conclusion the application was approved as submitted. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (KH, LP, HP).**

ADMINISTRATIVE REVIEW

- **There were no Administrative Review/Approval items on the agenda.**

Ratification of the May 10, 2018 Public Hearing Minutes

- **Approved as submitted. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-0 (LP, KH, HP).**

ADVISORY REVIEW

38 Englewood Avenue: Construct 2.5 story addition in rear yard.

Representatives: Dartagnan Brown, Embarc Studios; Jeffrey Parks.

The applicant presented conceptual plans including a site plan, renderings and proposed front and side elevations showing the massing and location of the proposed addition. The Commission expressed their happiness with the fact that the historic detached home would stay in the existing location and would not be moved. The Commission had concerns over the visibility of the addition from both the front and right side elevations and on the very modern

design. It was mentioned that the front yard parking could be removed and additional landscaping with evergreen trees could be utilized to screen the addition from the front elevation. It was mentioned that the roofline on the addition should tie in better with the historic home and take cues from the architecture and materials. The Commission suggested that one last Advisory Review would be presented with the comments taken into consideration from this presentation.

STAFF UPDATES

N/A

6:30 PM L. Parcell adjourned the public hearing.