

Aberdeen Architectural Conservation District Commission

Public Hearing Minutes

Boston City Hall, Room 801

Boston, MA, 02201

September 13, 2018

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

Commissioners Not Present: N/A

Staff Present: Joe Cornish, Preservation Planner; Gabriela Amore, Preservation Assistant

4:00 PM L. Parcell called the public hearing to order.

VIOLATIONS

74 Corey Road (19.129 AB): Remove non-original vinyl siding and install stucco exterior of main structure in white; replace wooden front steps with masonry steps; alter fenestration on front elevation; remove stone-clad foundation and replace with flat stone; cut down trees; install hardscaping and landscaping in front and side yards; construct masonry wall at sidewalk along Corey and Cummings frontage.

Representative: Rabbi A. Hamaoui

The Applicant presented images of the existing conditions of the property and explained that he received permits from ISD to remove vinyl siding off the structure and replace it with stucco, to replace the non-original wood front steps with masonry steps, and to extend an existing stone fence around corner of building at the lot line. No other work received a permit, and none of the work received AACDC approval. The commission discussed the work permitted by ISD and agreed to focus on the work that was completed without a permit- specifically the landscape work, stone facing at the foundation, and railing at masonry steps. L. Parcell suggested that too much greenspace was lost and there should be efforts to restore it; however, a landscape plan should be submitted to understand the full scope of completed landscape work. Staff suggested a continuance.

- **In conclusion there was a motion for a continuance, with the applicant needing to submit full landscaping plans, profile of the handrail that is in place and the details of the stone veneer work. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**

DESIGN REVIEW

129 Chiswick Road, Apt #1 (19.233 AB): Replace ten aluminum 1/1 windows on front and side elevations on first story with 1/1 vinyl windows.

Representative: Vincent DiGiacomo

The Applicant presented photos of the existing conditions and plans for the proposed scope of work, including photographs and drawings of the existing and proposed windows. L. Parcell informed the applicant that the guidelines on windows are not flexible, and vinyl windows are not permitted. K. Hoffman informed the applicant that they can work with staff to address their concerns over suitable replacements that will withstand the weather. Staff clarified for the applicant that if vinyl windows exist at the building, they cannot be replaced with vinyl and must be replaced with windows consistent with the commission's guidelines.

- **In conclusion the application was approved with the following provisos. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**
 1. **The material used to replace the windows must be wood, fibrex or aluminum clad which are consistent with the district guidelines.**

ADMINISTRATIVE REVIEW

19.211 AB 7 Greycliff Road: Replace asphalt shingle siding on front dormer with cedar clapboard and corner boards.

19.116 AB 16 South Street: Replace asphalt shingle roof in kind.

- **In conclusion the applications were approved as submitted. L. Parcell initiated the motion and H. Pillsbury seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**

Ratification of the August 9, 2018 Public Hearing Minutes

- **Approved as submitted. K. Hoffman initiated the motion and L. Parcell seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**

ADVISORY REVIEW

1954 Commonwealth Avenue: Move historic detached home forward on lot; construct addition in rear yard; install landscaping and hardscaping.

Representatives: Paul Rufo (Attorney); Dan Yu (Owner); Matthew Walko (Attorney); Cliff Boehmer (Architect).

The representatives presented photos of existing conditions, previous plans reviewed by the commission, and current plans that incorporated past comments from the commission. The commission discussed the height of the proposed addition, including window details from the main house to the addition, color schemes for the addition, changes to the landscape including paving for the driveway, and the location of electrical equipment.

1642 Commonwealth Avenue: Preserve front half of existing structure; construct five to seven story addition in rear yard.

Representatives: Cameron Merrell, Michael Merrell, Michael Kim, Joseph Hart

The representatives presented plans to build new additions to the rear and side of the house while keeping the primary façade intact. The commission pointed out that the current parking area at the front of the building was not approved by the commission, and that restoring that part of the landscape should be included in their current plans. The commission discussed the significance of this building, and the fact that views from all public ways are important. The applicants referenced surrounding new development projects as creating a precedent for large scale buildings in this area of the district, and explained that the building cannot be moved due to its method of masonry construction. The commission encouraged the representatives to work with staff on a proposal that preserves the portions of the house that are visible from a public way, and that includes additions that are consistent with the commission's guidelines.

STAFF UPDATES

Staff reported that the job posting for the Aberdeen Preservation Planner position will be posted in the coming month.

5:57 PM L. Parcell adjourned the public hearing.