

Aberdeen Architectural Conservation District Commission

Public Hearing Minutes

Boston City Hall, Room 801

Boston, MA, 02201

November 8, 2018

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

Commissioners Not Present: N/A

Staff Present: Joe Cornish, Director of Design Review

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*~~

WITHDRAWN BY STAFF

DESIGN REVIEW

~~**25, 29, 35 and 39 Mount Hood Road (19.246 AB):** Installation of a radio/antenna on a ballast mount base.~~

EXEMPT

1954 Commonwealth Avenue (19.239 AB): Relocation and restoration of existing house, porte cochere and portion of existing garage; construct new six-story rear addition; install new driveway and parking areas; alter existing stone wall; and re-landscape.

Representatives: Paul Rufo, Matthew Walsh, Dan Yu, and Cliff Boehmer.

Cliff Boehmer and Paul Rufo, presented photos of the existing conditions and plans for the proposed scope of work. Mr. Boehmer outlined the changes made to the proposal in response to the Commission's comments at the August 2018 and September 2018 Advisory Reviews which

included: the addition was reduced eighteen inches in height, the elevator headhouse was concealed from view, and its top floor pulled back; the addition's windows were re-designed to correspond to the main house and a belt course added to break-up its massing; the color of the addition was changed to mimic the surrounding buildings; and improvements were made to the landscape including more green space.

Commissioner Parcell commented that the applicant listened to the Commission's past feedback and has taken the guidelines into consideration with this current plan. Commissioner Cayley expressed concern about the precedent this project may create, and commented that she is comfortable moving forward with the project provided it is clear that the site of 1954 Commonwealth Avenue is unique and that approving the project is not setting a precedent for future projects in the district. Commissioner Hoffman commented that the applicant listened to the Commission's feedback and the project will preserve the historic structure; however, additional details are still needed. Commissioner Pillsbury expressed concern about the large size of the proposed addition and that it should be reviewed as new construction rather than an addition.

During public comment letters of support were presented from Boston City Councilor Mark Ciommo, State Representative Kevin Honan, and State Representative Michael Moran. Mary Ellen O'Donnell ask for clarification on the proposed parking area at the addition and the number of stories of the addition.

In conclusion the Commission voted to approve the application with provisos, citing that the applicant listened to feedback given by the Commission at its previous Advisory Reviews and considered the Commission's Standards and Criteria in this proposal. The Commission also cited that 1954 Commonwealth Avenue is a unique site in the district and the size of the proposed addition is appropriate for this area of the district. However, the Commission stipulated that the following details be remanded to staff for review and approval:

- selection of paint colors for the house and addition to ensure they are appropriate;
- selection of appropriate plantings for the site to ensure they are consistent with species common in the district, will not obscure the view of the property or its relation to Commonwealth Avenue and that additional plantings be included at the rear of the property to screen the addition from Chestnut Hill Driveway and Chestnut Hill Reservoir Trail;
- details of the replacement windows at the house and new windows at the addition to ensure they are consistent with the Commission's standards;
- approval of mock-ups of proposed cladding and trim details (including colors) of the addition to confirm compatibility with the house and character of the district; and
- reducing the width of the driveway curb-cut as much as possible.

The Commission also stipulated that approval of this project is not setting a precedent for future projects in the district that include moving buildings and constructing large additions.

- **L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 3-1 Y: SC, KH, LP; N: HP).**

ADMINISTRATIVE REVIEW

19.250 AB 1871-1875 Commonwealth Avenue: Repair twenty-five stained glass windows to include installing new glazing putty and caulking around windows and re-painting to match the color of the existing windows.

In conclusion the applications were approved as submitted. L. Parcell initiated the motion and S. Cayley seconded the motion. H. Pillsbury recused herself. The vote was 3-0-1 (Y: SC, KH, LP; N: 0; R: HP)

REVIEW AND RATIFICATION OF September 11, 2018 PUBLIC HEARING MINUTES

The minutes were approved as presented. L. Parcell initiated the motion and S. Cayley seconded the motion. H. Pillsbury recused herself. The vote was 4-0 (SC, KH, LP, HP).

5:03PM L. Parcell adjourned the public hearing.