

Aberdeen Architectural Conservation District Commission

Public Hearing Minutes

Boston City Hall, Room 801

Boston, MA, 02201

February 14, 2019

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

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.

Representatives: Rabbi A. Hamaoui and Florian Struga

Staff presented photos of previous and current conditions, and the landscape plan submitted by the property owner. The Commission discussed the work that was issued a permit by the Inspectional Services Department (ISD) which included: removing vinyl siding off the structure and replacing it with stucco; replacing the non-original wood front steps with masonry steps, altering the window fenestration and extending a stone fence around corner of building at the lot line. The Commission agreed to approve this work as completed. The Commission discussed the work completed without a building permit that included: re-landscaping the front and side yards; installing stone facing at the foundation; and installing a railing at masonry steps. The Commission noted that the landscape plan submitted is not accurate, and noted that the stone facing at the foundation is a veneer connected to the historic foundation at the mortar joints. The Commission regretted that much of the green space has been lost and discussed introducing planters and plantings to restore some of the green space that has been lost.

There was no public comment.

In conclusion the Commission **approved the application with provisos.**

- **L. Parcell initiated the motion and S. Cayley seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**

Work approved by the Inspectional Services Department is approved (removing vinyl siding off the structure and replacing it with stucco; replacing the non-original wood front steps with masonry steps, altering the window fenestration and extending a stone fence around corner of building at the lot line).

The railing at the masonry steps is approved as completed.

The stone veneer at the foundation be removed within 90 days and an application submitted to repair and restore the foundation after the veneer is removed.

The applicant return in 90 days with a comprehensive landscape plan that includes the thoughtful addition of actual green space and temporary features to mask the paved area.

DESIGN REVIEW

38 Englewood Avenue (19.610 AB): Repair and restore front façade and side and rear elevations including replacing all windows, repairing chimney, restoring front entry door, and replacing side entry door; restore entry stoop and railing; construct new addition with roof deck at rear elevation; extend side dormer; construct new window wells at front, side and rear yards; and re-landscape property including installing permeable pavers at the parking area. (*Continued from 12/13/2018 Public Hearing*).

Representatives: Dartagnan Brown and Danny Sweeney

Mr. Brown presented photos of existing conditions and plans for the proposed work. He explained the changes made since December's public hearing which included: a mock-up of the proposed roof deck and roof hatch; a plan for repairing the front façade windows and appropriate multi-lite replacement windows at the side elevations; and details of the proposed railing at the front and side entries, and details of the trim and siding at the addition. The commission discussed the proposed railings at the entry, the proposed landscape changes, the precedent for approving additions in the district, the visibility of the mock-up, the fact that the visibility of the addition from the street has been minimized, and that the impact on the appearance of the main house has been minimized.

During public comment staff relayed a suggestion from Eva Webster that the railings at the side entryways be removable to allow for the ease of moving furnishings in and out of the building.

In conclusion the Commission **approved the application with provisos.**

- **H. Pillsbury initiated the motion and S. Cayley seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**

Final landscape plan is remanded to staff for review and approval.

24 Selkirk Road (19.779 AB): At front façade and side elevations replace wood sidewall shingles in-kind; and construct a 2 ½ - story addition at the rear elevation.

Representatives: Stephen Sousa, Travis Blake, John Pulgini and Alan Brofield.

Mr. Sousa showed photos of existing conditions and proposed work. He explained the changes made since the December 2018 public hearing, and explained that the rear wing will be kept and that the proposed addition has been reduced to keep trees at the rear of property. He pointed out the amount of green space being retained, and that much of the proposed landscape work was requested by the abutters. He outlined the proposed bead board and shingle siding, discussed the height of the addition and visibility from the street, and outlined the restoration work to the existing house.

The Commission discussed the proposed changes to the historic wing, and the changes made to preserve more green space than the previous proposal. The Commission questioned if the trees would be harmed during construction. The Commission expressed concern about the large size of the addition and its impact on the appearance of the house explaining that the sense of the house would be lost with the construction of such a large addition. The Commission expressed concern about the proposed landscape changes explaining that the landscape here has been more natural and wild, and that the proposed manicured plan is contrary to the historic setting of the house. They also questioned the appropriateness of the proposed covered porch and its copper roof. They discussed the scale of the addition and whether it is consistent with the guidelines. The Commission questioned if the number of units could be reduced from four to three units. They agreed that the proposed plan too broadly changes the identity of the house and site.

During public comment Commissioner Parcell read a statement from abutter Marc Hornick of 132 Kilsyth Road in opposition to the project. Mr. Hornick was present at further voiced his opposition to the proposal. Mr. Sousa presented the Commission with 17 letters of support for the project that were submitted to the Zoning Board of Appeals. Connor Noonan of the Mayor's office spoke in support of the project. Crystal Tennon of 6 Selkirk Road spoke in support of the project. Abby Furey of the Brighton-Allston Improvement Society spoke in favor of the project and explained her organization's support for more family style units in the neighborhood.

In conclusion the Commission **denied the application without prejudice citing that the proposed addition is incongruous with the main house and too much of the identity of the house and its setting is compromised by the project.**

- **L. Parcell initiated the motion and H. Pillsbury seconded the motion. The vote was 4-0 (SC, KH, LP, HP).**

ADMINISTRATIVE REVIEW

19.705 AB 1688-1696 Commonwealth Avenue: At front façade rebuild brick parapet over window lintel.

In conclusion the application was approved as submitted. L. Parcell initiated the motion and S. Cayley seconded the motion. The vote was 4-0 (SC, KH, LP, HP)

REVIEW AND RATIFICATION OF January 10, 2019 PUBLIC HEARING MINUTES

The minutes were approved as presented. L. Parcell initiated the motion and K. Hoffman seconded the motion. The vote was 4-0 (SC, KH, LP, HP).

5:25pm L. Parcell adjourned the public hearing.