

Aberdeen Architectural Conservation District Commission
Public Hearing Minutes
Boston City Hall, Room 801
Boston, MA, 02201

August 8, 2019

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

Staff Present: Joe Cornish, Director of Design Review

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

DESIGN REVIEW

60 Washington Street (19.1174 AB): ~~At roof relocate existing antenna concealment chimney to north corner of roof, add two additional antenna concealment chimneys, and add twelve remote radio units and three surge arrestors.~~

WITHDRAWN BY APPLICANT

40 Mount Hood Road (18.1193 AB): Demolish existing post-war hotel structure; construct multi-family, mixed use development ranging from five to seven stories; install landscaping and hardscaping.

Representatives: James Gray, John Matteson, Aeron Hodges, Meagan Sipple and Ian Ramey

Mr. Gray presented photos of existing conditions and plans for the proposed work. He explained that the Commission conducted an advisory review of this project in May 2018 and again in June 2018 with Boston Civic Design Commission (BCDC). Ian Ramey discussed details of the landscape including plant material, paving and retaining walls. Commission members discussed the visibility of rooftop equipment, building materials, design of railings, and the durability of the proposed street furniture. The Commission asked how the street furniture will be maintained and confirmed that the building will have a maintenance staff. Commission members agreed the existing structure does not contribute to the historic or architectural character of the district, and that the details of the proposed development relate to the surrounding buildings; however, they felt that physical samples of the building materials should be reviewed prior to construction.

There was no public comment.

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

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

- *Staff must review and approve railing and entryway details prior to construction.*
- *Staff must review and approve plant materials to confirm they are appropriate for the district.*
- *Staff must review and approve physical samples of all materials which can be done jointly with the Boston Civic Design Commission (BCDC) and Boston Planning and Development Agency (BPDA) review of mock-ups of the proposed materials.*

ADMINISTRATIVE REVIEW

19.1386 AB 1880 Commonwealth Avenue, Unit 8: Replace seven second-story one-over-one non-historic aluminum windows in-kind.

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

REVIEW AND RATIFICATION OF June 13, 2019 PUBLIC HEARING MINUTES

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

4:54pm L. Parcell adjourned the public hearing.