



ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

OCTOBER 8, 2020

Commissioners Present: Nakeeda Burns, John Bligh, Helen Pillsbury, Kirsten Hoffman, Sharon Cayley

Staff Present: Nicholas Armata, Senior Preservation Planner

4:00 PM Commissioner Burns called the public hearing to order.

I. DESIGN REVIEW

APP # 21.0254 AB 1962 BEACON STREET

APPLICANT: Beth MacDougal; MacDougal Architects

PROPOSED WORK: Restoration of the original street front; new paint and signage.

The applicant returned to the Commission to discuss several changes in the project since the Commission last reviewed the project. The new proposal will now restore the historic storefront and add windows into the existing fenestrations. The old proposal, where an atrium like window display in front of the original store frontage, has been cancelled. Instead, the paint color and new signage is all that needs to be approved. The signage will consist of a blade sign, and a banner sign on the front of the structure. Additional awnings above the windows to support the structure will also be installed.

The Commissioners discussed the project and decided that it was a significant improvement from the previous version. The Commission determined that while the guidelines from the district state that paint on masonry surfaces should be allowed to weather rather than be repainted, in this instance they should be repainted because of the purview of this project compared to the rest of the building. The Commission decided that the signage was acceptable as were the awnings.

There was no public comment for this project.

In conclusion, the application was approved with the provisos that construction documents are to be submitted to staff for final approval.



Commissioner Cayley motioned to approve the application, Commissioner Burns seconded the motion. The vote was 5-0 4-0-1 (NB, JB, HP, KH, SC).

APP # 21.0255 AB 1739 COMMONWEALTH AVENUE

APPLICANT: Donna Lennon

PROPOSED WORK: Change door/window fenestrations at the rear of the property.

The applicant provided the details of her project which is located on the rear of the building facing a private street. The project is being presented to the Commission because it can be slightly seen from Leamington Road. The project consists of changing the window opening at the rear of the structure at underneath a carport roof.

The Commission discussed the project and came to the consensus that the rear of the structure is where the majority of modernizations should take place. The work as described is simple enough that it does not impede the architectural integrity of the building.

There was no public comment

In conclusion, the Commission voted to approve the application as submitted.

Commissioner Pillsbury motioned to approve the application, Commissioner Burns seconded the motion. The vote was 4-0-1 (NB, JB, HP, KH, SC).

APP # 21.0256 AB 85 & 95 SUTHERLAND ROAD

APPLICANT: David Moores

PROPOSED WORK: Replace anodized windows and sliding doors with black vinyl windows.

The applicant provided the details to this project which consisted of replacing all of the windows and doors at the property with new aluminum windows that are black, instead of the silver that they originally were. The application erroneously indicated that the windows would be made from vinyl, rather they would remain metal.



The Commission discussed the details of the project. The topic of whether or not this structure is a contributing structure was discussed. The building is in a design that has characteristics of Mid-Century Modern design. Commissioner Pillsbury argued that the building is just about 50 years old today and should in fact be considered a contributing building in the neighborhood. Thus, they wished to maintain the anodized metal color.

There was no public comment.

In conclusion the Commission voted to approve the application with the provisos that the windows are made from anodized metals. The colors are to be submitted to staff for final approval.

Commissioner Pillsbury motioned to approve the application, Commissioner Burns seconded the motion. The vote was 5-0 4-0-1 (NB, JB, HP, KH, SC).

II. ADMINISTRATIVE REVIEW/APPROVAL: *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.



If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or southendldc@boston.gov. Thank you.

APP # 21.0257 AB 123-125 LANARK ROAD: Replace slate roof with architectural shingle roof per the guidance of the Commission at the last hearing.

H. PILLSBURY motioned to approve the administrative item. **S. CAYLEY** seconded the motion. The vote was 5-0-0 (NB, JB, HP, KH, SC).

III RATIFICATION OF 7/9/2020 & 8/13/2020 PUBLIC HEARING MINUTES

H. PILLSBURY motioned to approve the meeting minutes. **S. CAYLEY** seconded the motion. The vote was 4-0-1 (NB, HP, KH, SC) ABSTAIN: JB

IV. STAFF UPDATES

V. ADJOURNMENT: 4:55 P.M.

COMMISSIONER BLIGH motioned to adjourn the hearing. **COMMISSIONER BURNS** seconded the motion. The vote was 5-0-0 (NB, JB, HP, KH, SC).