



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

November 13, 2017  
Keith D. Armstrong, East Boston Savings Bank  
67 Prospect Street  
Peabody, MA 01960

CERTIFICATE OF DESIGN APPROVAL  
NOTICE OF DECISION  
Application #: 18.551 AB  
Property: 1952-1956 Beacon Street

Dear Mr. Armstrong:

At the November 9, 2017 public hearing, the Aberdeen Architectural Conservation District Commission (AACDC) reviewed your application for a Certificate of Design Approval to perform exterior work at 1952-1956 Beacon Street, a commercial storefront as part of a larger contributing apartment structure in Cleveland Circle. The proposed scope of work included: Installation of channeled LED signage on parapet; installation of projecting blade sign; replace windows and install brick below sills; relocate entrance to far right side; install tile mosaic floor numbering; install fabric awnings.

The Commission voted to approve your application as submitted with the following provisos all remanded to staff for review:

- A new proposal for the door surround is submitted to staff with the recommendation for a metal and glass design typically seen on the block;
- While illuminated blade signs are not typically approvable, this sign is for a 24-hour ATM facility on a corner also, the sign must be reduced in thickness to at most 6”;
- The replacement brick sill is to be painted in kind to match other painted masonry on the structure;

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for two (2) years from its date of issue. The applicant is required to inform the AACDC of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted in hard copy format to confirm compliance with the terms of this certificate.

Sincerely,

*Eric Hill*

Eric Hill  
Preservation Planner  
Aberdeen Architectural Conservation District Commission

cc: David Lapidus, Octagon Properties; Mark Sereda, O’Sullivan Architects; Dave Kelliher, Auburn Construction

#### RECORD OF VOTE ON APPLICATION 18.551 AB

MOTION by: Hoffman; SECOND by: Parcell  
AFFIRMATIVE: Hoffman, Parcell, Pillsbury  
NEGATIVE: (None)



**ITEM A** - LED FACE-LIT CHANNEL LETTERS  
SCALE: SEE BELOW



**East Boston Savings Bank**

SIMULATED NIGHT VIEW



EXISTING



PROPOSED APPROX. SCALE: 1/8"=1'-0"

<b>COLORS: FABRICATION - LETTERS</b>	<b>COLORS: COPY</b>
FACES: 7328 WHITE	LOGO: 3630-127 INTENSE BLUE
RETURNS: .040 GLOSS BLACK BEA	W/ REVERSE CUT "COMPASS"
TRIMCAP: 1" BLACK	"N" AND "W" = REVERSE CUT 3630-22 BLACK
BACKS: WHITE BEA	
RACEWAY: PTM BUILDING (TBD)	
Bldg Color: TBD	
	Sign Area: 41.46 SQ. FT.

**SCOPE OF WORK**  
M&I (1) SET OF LED FACE-LIT CHANNEL LETTERS MOUNTED TO A CUSTOM BUILT RACEWAY AND THEN MOUNTED TO EXISTING STRUCTURE. SIGN WILL BE WIRED TO EXISTING PRIMARY ELECTRICAL.  
SEE ABOVE FOR COLOR SPECIFICATIONS.  
SEE SHEET 1.1 FOR MANUFACTURING SPECIFICATIONS.

Job Name: East Boston Savings Bank Brighton	<b>BARLO SIGNS</b> 158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674
Location: 1952-1956 Beacon Street Brighton, MA 02135	
Design Specifications Accepted By:	Drawn By: LP/MB
Client:	Sales Rep: BARN
Landlord:	PM: KH
	Date: 08/25/17

<b>PROJECT APPROVAL</b>	
Design:	Date:
Engineering:	Date:
Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

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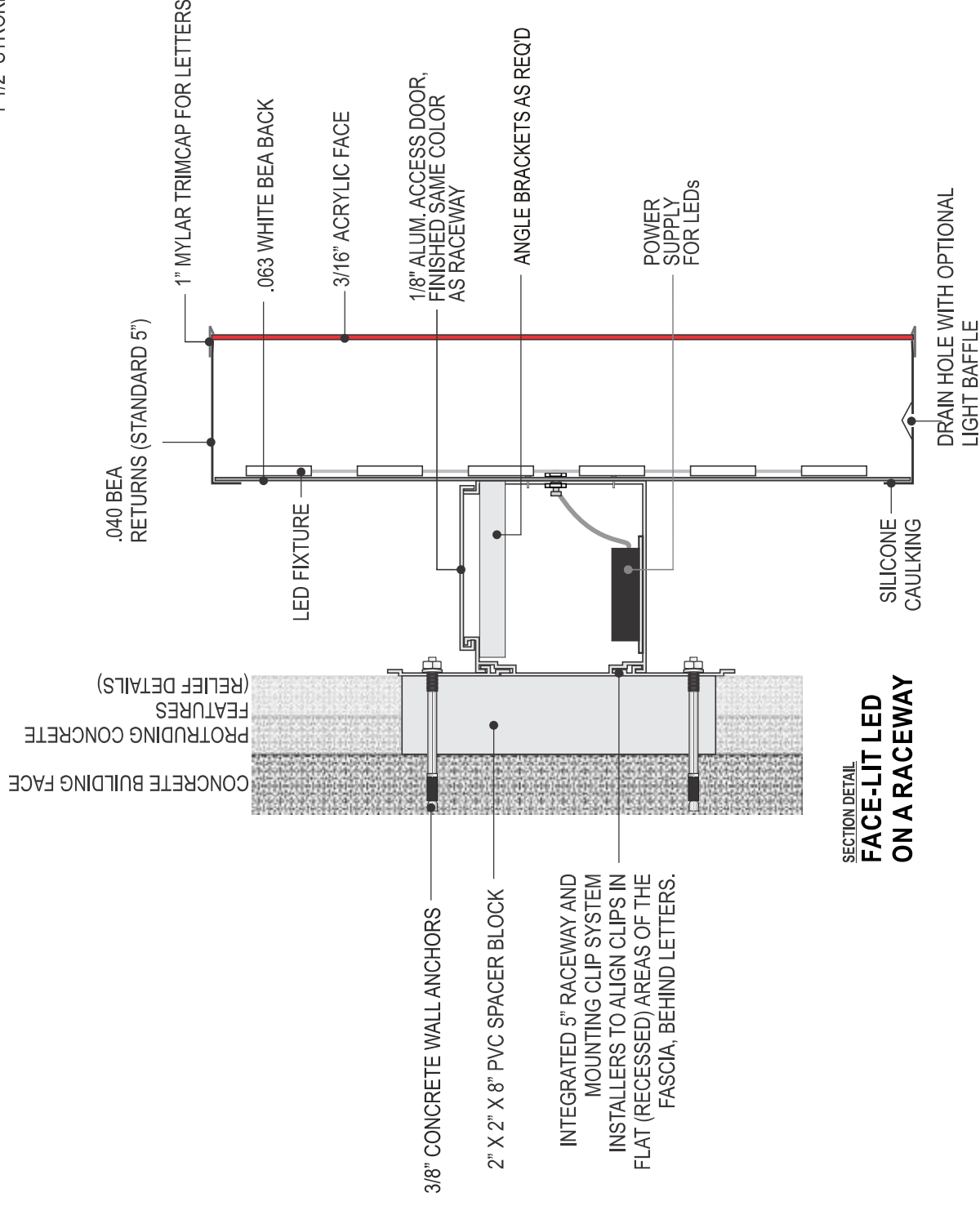
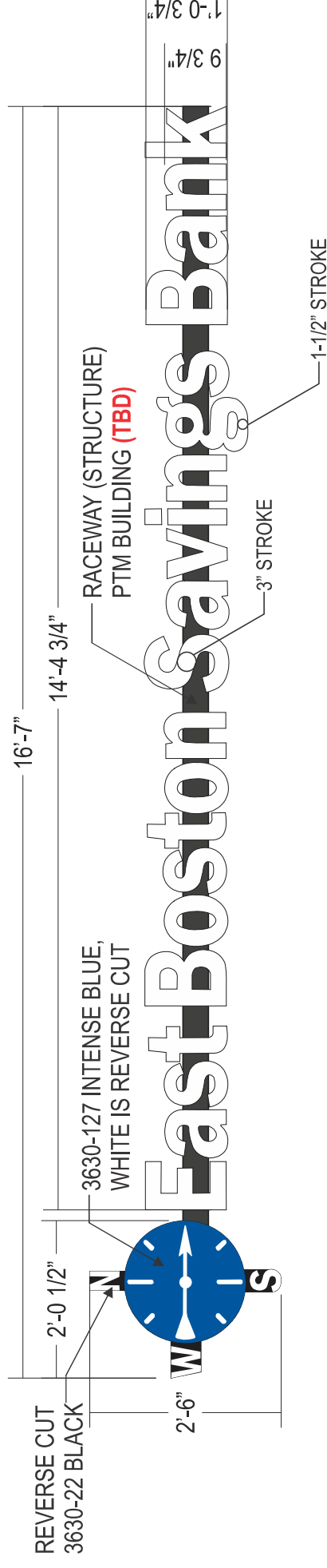
UL Underwriters Laboratories Inc.®

File Name: East Boston Savings Bank Brighton 170802790 CO 1-25  
**B-17-08-02790** SHEET: 1.0



**ITEM A - LED FACE-LIT CHANNEL LETTERS**

SCALE: 1/2"=1'-0"



SECTION DETAIL  
**FACE-LIT LED ON A RACEWAY**

**Site Electrical:**  New  Existing Circuits Req: Amps: Volts: Circuits Req: Amps: Volts:

U.L. Req:  Yes  No Location:  Wet  Damp  Dry  Time Clock Req.  Photo Eye Req.  Barlo  Others

Service Switch:  Yes  No Electrical Work by:  Barlo  Others

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**SPECIALTY/LONG LEAD TIME ITEMS - I.E. BRICK/BLOCK**

**STOCK ITEMS FOR FABRICATION - CHECK SUPPLY LEVELS PRIOR TO ORDER**

■ Face-Lit  Back-lit  Face-lit/Back-lit  Embedded Acrylic Location:  Interior  Exterior

Finished Colors by Design Dept: Spec's By Engineering include Mfg, Material, size and Part #

Color # Material: Thickness: Depth/Size:

Face: 7328 WHITE

Laminate:

Returns: GLOSS BLACK

Trim: BLACK

Back: WHITE BEA

LED Location: Location Elec. Out back:

Whip Length: Wire Size:

Mounting:

Raceway Mfg: Color: Size:

Lighting: Model: Color: Watts/Ft:

Letters/Logo LED Calculations

Size: Avg/Ft: Qty: Total Watts:

Size: Avg/Ft: Qty: Total Watts:

Size: Avg/Ft: Qty: Total Watts:

Power Supplies: Model: Grand Total Watts: Watts:

Legs:

Letters per Power Supply:

Job Name: East Boston Savings Bank Brighton

Location: 1952-1956 Beacon Street Brighton, MA 02135

Design Specifications Accepted By: Drawn By: LP/IMGB

Client: Sales Rep: BARN

Landlord: PM: KH Date: 08/25/17

**PROJECT APPROVAL**

Design: Date:

Engineering: Date:

Estimating: Date:

Sales: Date:

Production: Date:

Installation: Date:

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File Name: East Boston Savings Bank Brighton 170802790 CO 1-25

**B-17-08-02790** SHEET: 1.1



158 Greeley St., Hudson, NH 03051  
(603) 882-2638 Fax (603) 882-7680  
For Service: 800-227-5674

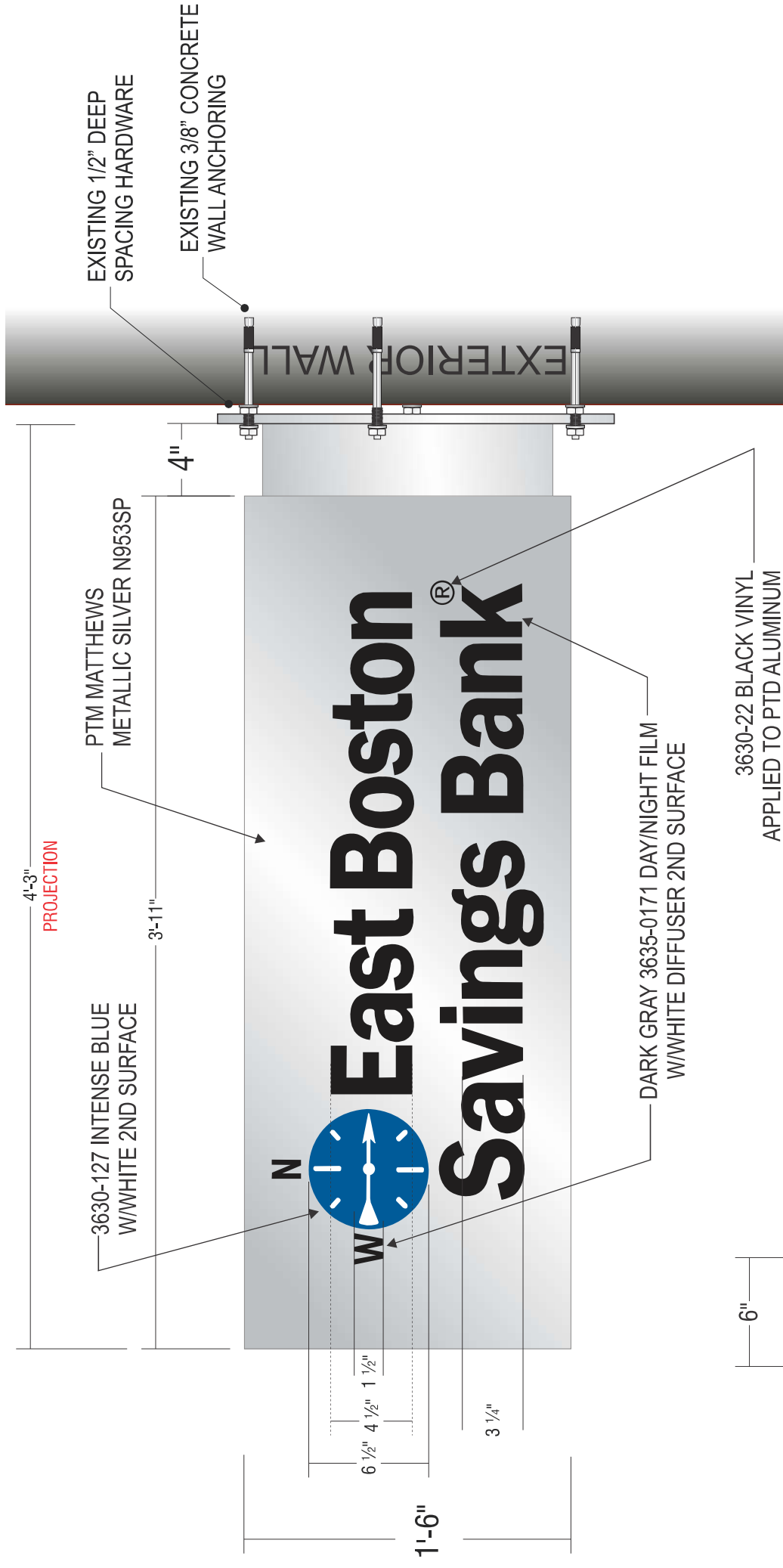






**ITEM B** - D/F LED ILLUMINATED PROJECTION MOUNTED SIGN WITH PUSH THROUGH LOGO

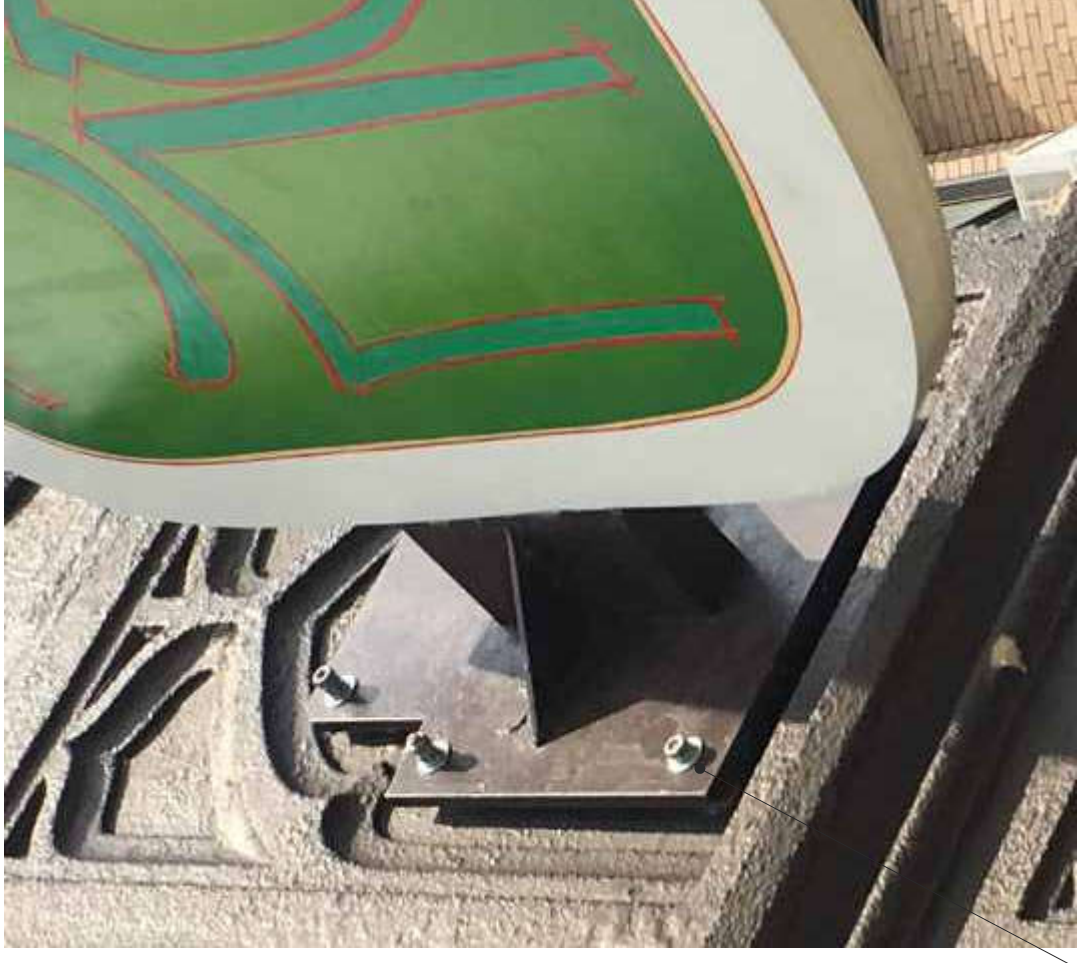
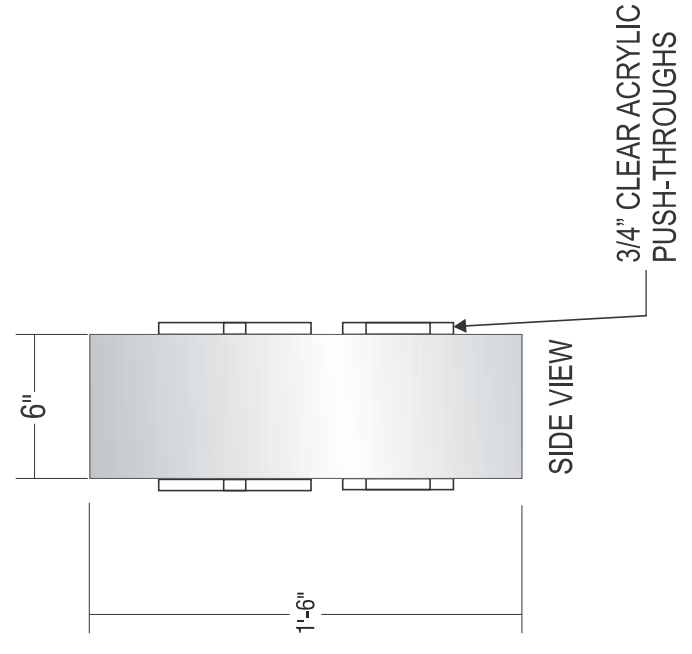
SCALE: 1-1/2"=1'-0"



3630-22 BLACK VINYL APPLIED TO PTD ALUMINUM

USING EXISTING CONCRETE EXPANSION ANCHORS IN WALL, BARLO PRODUCTION TO MATCH EXISTING LAYOUT AND USE EXISTING MECHANICAL FASTENING.

Existing wall is Concrete over Brick



Job Name: East Boston Savings Bank Brighton		Drawn By: LP/MB	
Location: 1952-1956 Beacon Street Brighton, MA 02135		Sales Rep: BARN	
Design Specifications Accepted By:		PM: KH	
Client:		Date: 08/25/17	
Landlord:		© COPYRIGHT 2017 THE BARLO GROUP	
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Design:	Date:	UL Underwriters Laboratories Inc.®	
Engineering:	Date:	7552	
Estimating:	Date:	NIA	
Sales:	Date:	NIA	
Production:	Date:	File Name: East Boston Savings Bank Brighton 170802790 CO 1-25	
Installation:	Date:	<b>B-17-08-02790</b>	
		SHEET: 2.1	

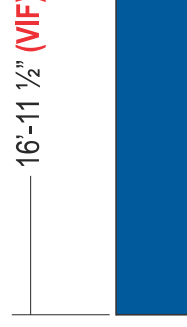


**ITEM C - AWNINGS**

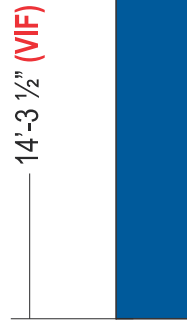
SCALE: 1/8"=1'-0"



AWNING 1



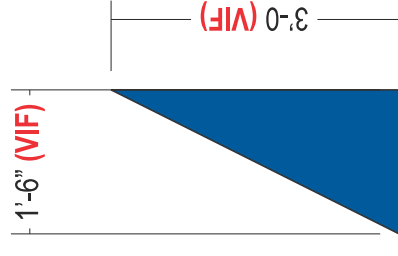
AWNING 2



AWNING 3



AWNING 4



SIDE VIEW  
SCALE: 1/2"=1'-0"

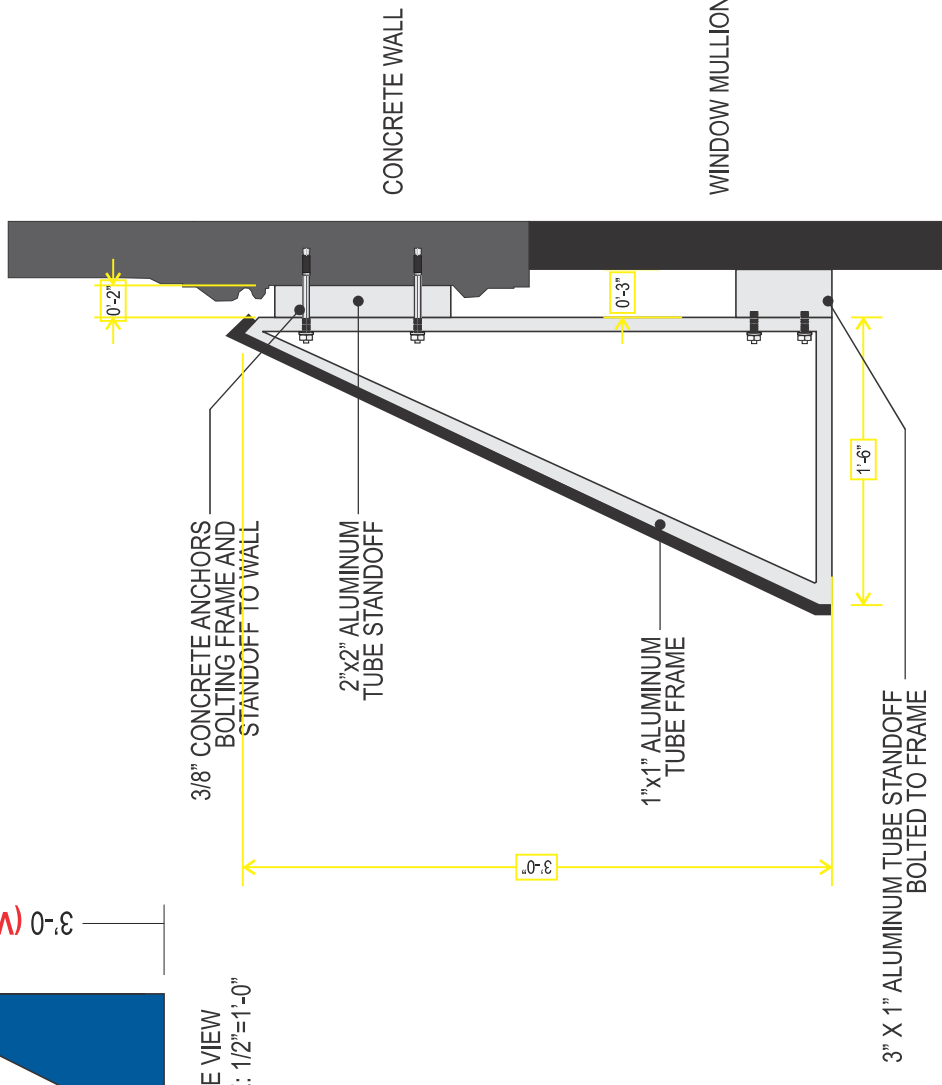
MEASUREMENTS ARE ACCORDING TO SITE SURVEY CONTRACTOR TO VERIFY ALL MEASUREMENTS AND MOUNTING PRIOR TO INSTALLATION.



PROPOSED APPROX. SCALE: 1/8"=1'-0"

**AWNING DETAIL: CONSTRUCTION AND MOUNTING**

SCALE: 0'-1" = 1'-0"



**SCOPE OF WORK**

Sign Area: --- SQ. FT.

M&I (4) SUNBRELLA AWNINGS - SUNBRELLA #4601 (PACIFIC BLUE) COLOR.

"1952" COPY (AWNING #4) = WHITE

SEE ABOVE FOR MANUFACTURING SPECIFICATIONS.

**\*\*\*MINIMUM NUMBER OF PENETRATIONS REQUIRED\*\*\***

Job Name: East Boston Savings Bank Brighton

Location: 1952-1956 Beacon Street Brighton, MA 02135

Design Specifications Accepted By: LP/IMGB

Client: Sales Rep: BARN

Landlord: PH: KH Date: 08/25/17

**PROJECT APPROVAL**

Design: Date:

Engineering: Date:

Estimating: Date:

Sales: Date:

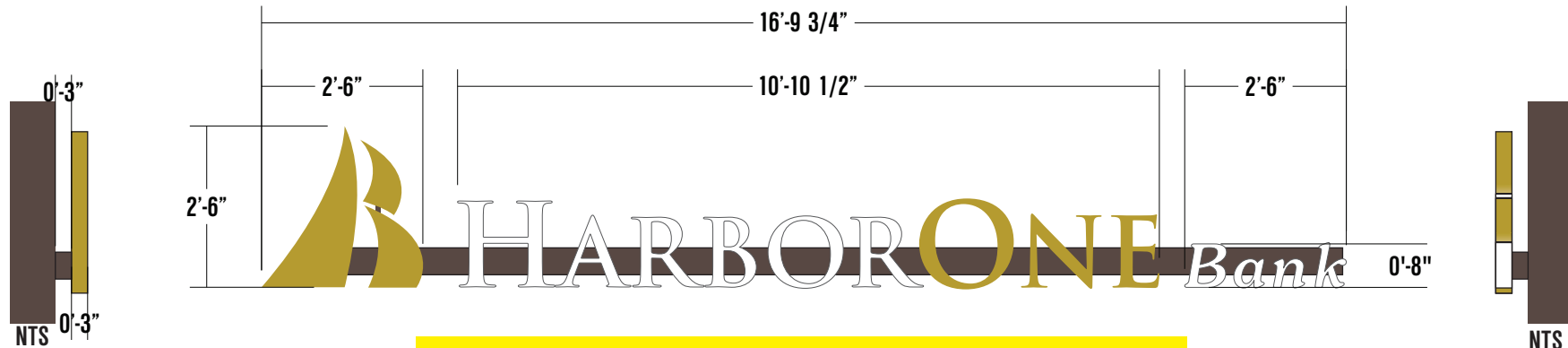
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Installation: Date:

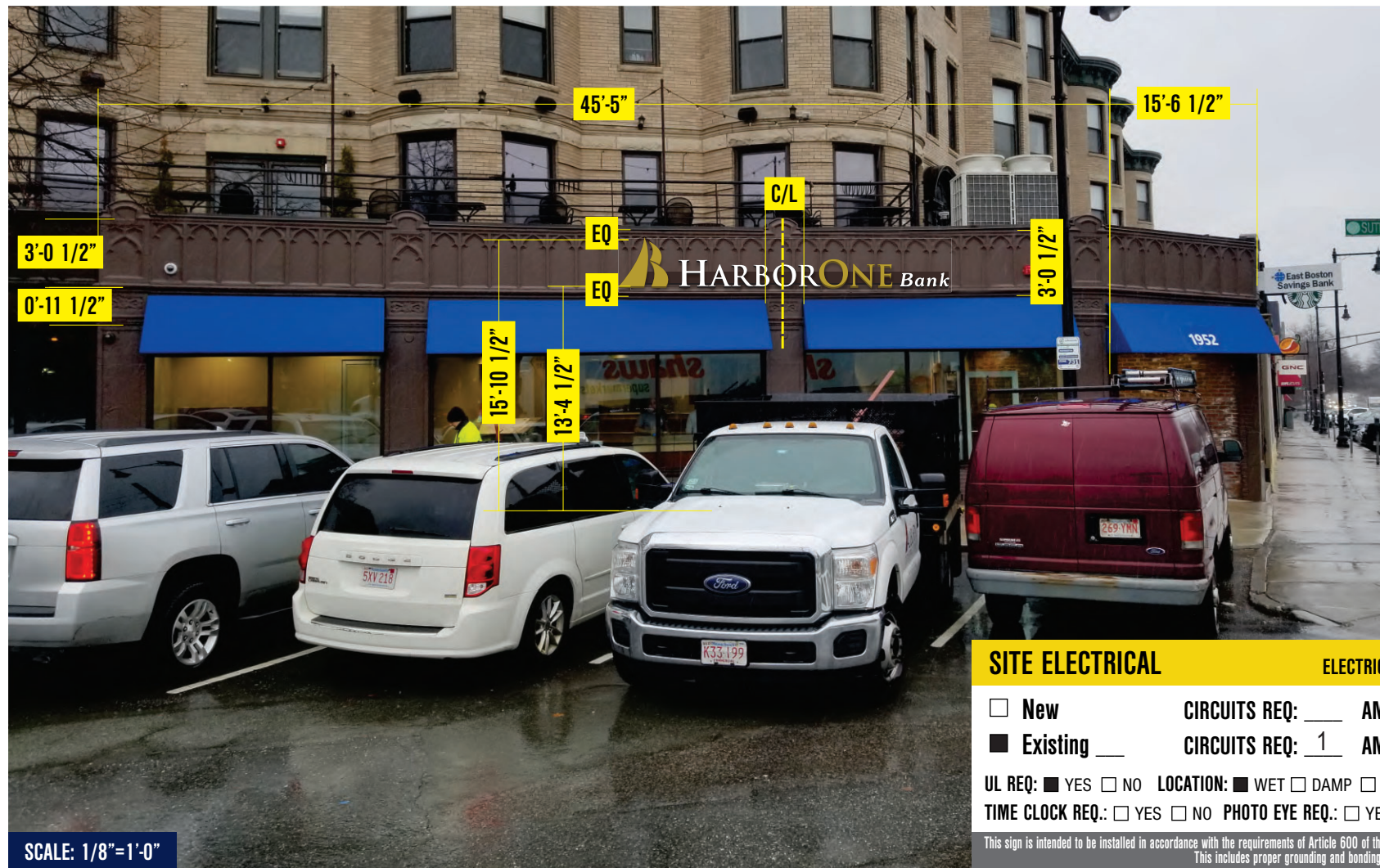
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- MOUNTING CLIPS MUST BE ABLE TO SLIDE
- ELECTRICAL OUT TOP OF RACEWAY
- 10FT PRIMARY WHIP BEHIND LOGO



SCALE: 1/8"=1'-0"

**SITE ELECTRICAL** ELECTRICAL WORK BY:  BARLO  OTHERS

New      CIRCUITS REQ: \_\_\_\_ AMPS: \_\_\_\_ VOLTS: \_\_\_\_  
 Existing      CIRCUITS REQ: 1 AMPS: 20 VOLTS: 120

UL REQ:  YES  NO      LOCATION:  WET  DAMP  DRY      SERVICE SWITCH:  YES  NO  
 TIME CLOCK REQ.:  YES  NO      PHOTO EYE REQ.:  YES  NO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**SCOPE OF WORK**

REMOVE & DISPOSE (1) SET OF EXISTING CHANNEL LETTERS.

MANUFACTURE & INSTALL (1) SET OF 3" DEEP FACE-LIT TRIMLESS CHANNEL LETTERS ON A SLIM RACEWAY. "SAIL" & "ONE" FACES TO HAVE DIGITALLY PRINTED VINYL APPLIED. RETURNS ARE PTM FACES. SIGN & RACEWAY ARE MOUNTED TO FACADE.

**\*\*REMOVAL & DISPOSAL OF EXISTING EBSB SIGNAGE BY OTHERS\*\***

TOTAL SQUARE FEET: 42.03 SQ FT (30" MAX HEIGHT)  
 EXISTING SIGN: 41.46 SQ FT (30" MAX HEIGHT)

**MFG. SPECIFICATIONS - FACE-LIT CHANNEL LETTERS**

<b>SAIL LOGO &amp; "ONE"</b>	<b>"HARBOR" &amp; "BANK"</b>
FACE: 3/16" 7328 WHITE ACRYLIC	FACE: 3/16" 7328 WHITE ACRYLIC
VINYL: DIGITALLY PRINTED PMS 457C	VINYL: N/A
TRIM: N/A - TRIMLESS	TRIM: N/A - TRIMLESS
RETURNS: PTM PMS 457C (3" DEEP)	RETURNS: PTM S/G WHITE
RACEWAY: 5" SLIM - PTM SW# 6041 "OTTER"	RACEWAY: 5" SLIM - PTM SW# 6041 "OTTER"
<b>ILLUMINATION: WHITE LED</b>	<b>ILLUMINATION: WHITE LED</b>

**COLOR SCHEDULE - CLIENT TO VERIFY**

- PTM S/G WHITE
- DIGITALLY PRINTED PMS 457C | PTM PMS 457C
- PTM SW# 6041 "OTTER"

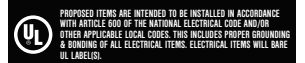


**PROJECT APPROVAL**

Client:	Date:
Design: LP	Date: 11/4/21
Sales:	Date:
Updating:	Date:
Production:	Date:

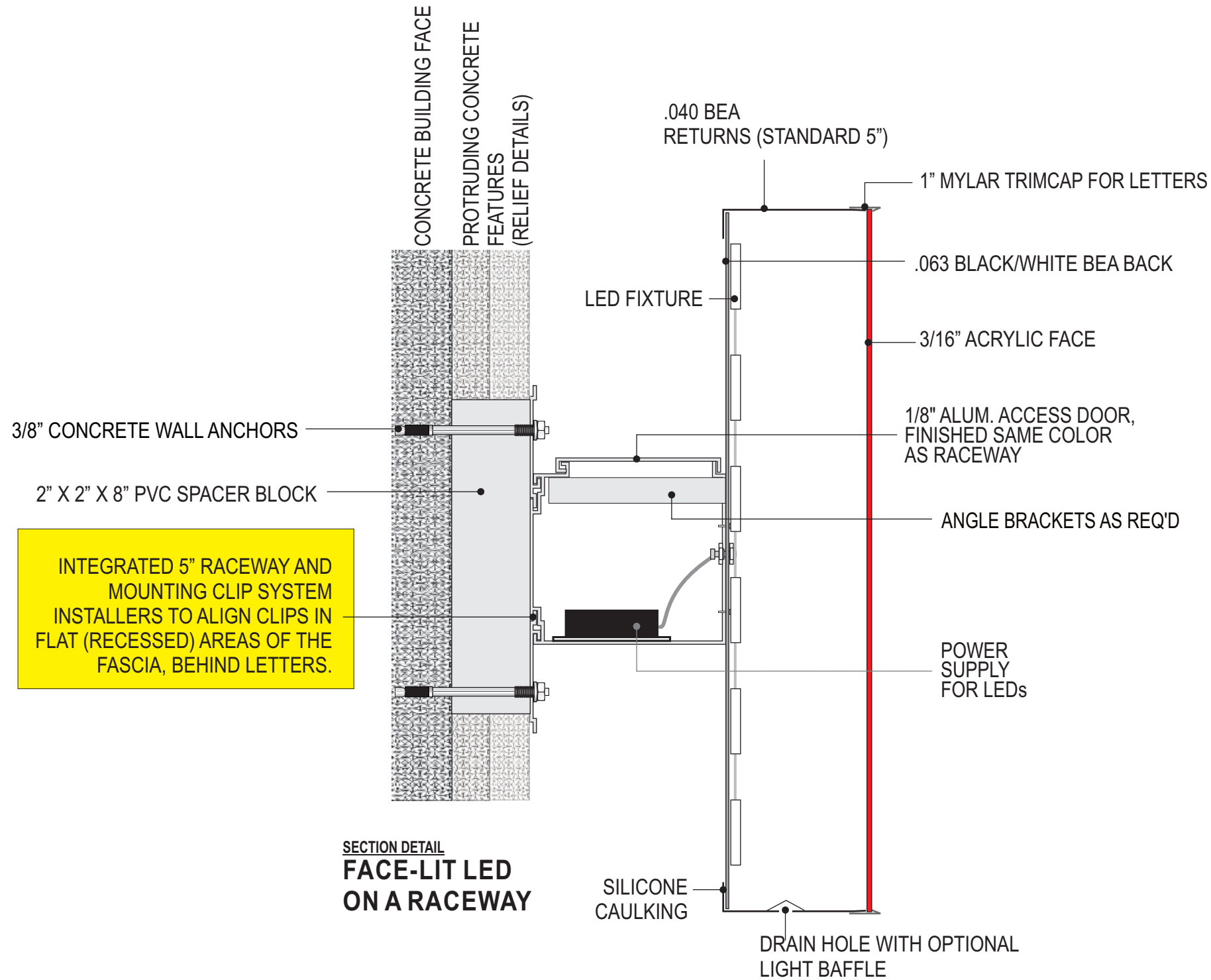
**HARBOR ONE - BRIGHTON**  
 1952-1956 BEACON ST  
 BRIGHTON, MA 02135  
 9/30/21  
 DESIGNER: LP  
 SALES REP: BARN  
 PW: DC





PROJECT APPROVAL

Client:	Date:
Design: LP	Date: 11/4/21
Sales:	Date:
Updating:	Date:
Production:	Date:



SECTION DETAIL  
**FACE-LIT LED  
 ON A RACEWAY**

**HARBOR ONE - BRIGHTON**

1952-1956 BEACON ST  
 BRIGHTON, MA 02135

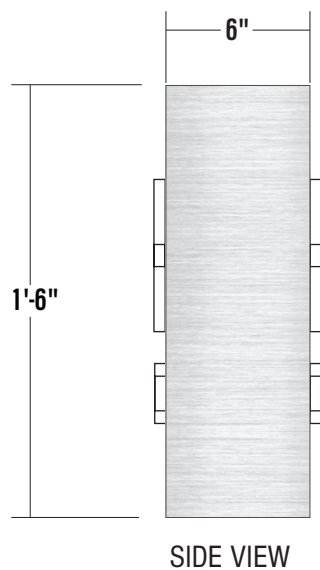
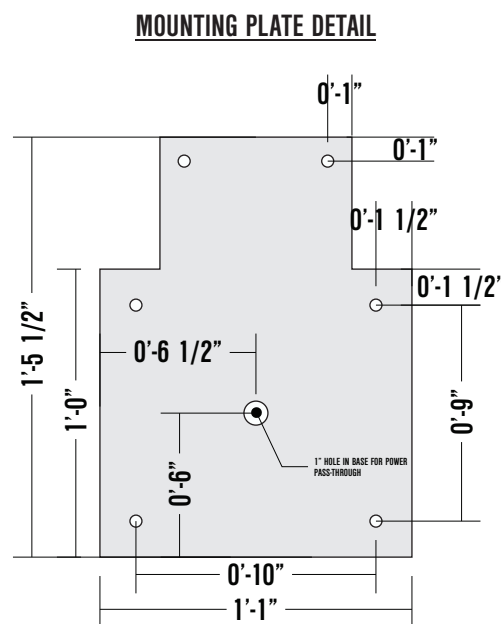
DESIGNER: LP  
 SALES REP: BARN  
 PM: DC

9/30/21

ITEM **A**

SHEET 1.1





EXISTING SIGN



EXISTING SIGN IS 1'-6" H X 3'-11" W

SIMULATED NIGHT VIEW



SCOPE OF WORK

**REMOVE & DISPOSE** (1) EXISTING D/F PROJECTION SIGN CABINET - LEAVING BRACKET FOR RE-USE.

**MANUFACTURE & INSTALL** (1) D/F LED ILLUMINATED PROJECTION MOUNTED BRUSHED ALUMINUM FINISH BLEED FACE CABINET WITH PUSH THROUGH ACRYLIC LOGO/LETTERS WITH DIGITALLY PRINTED VINYL APPLIED. CABINET TO BE MOUNTED WITH MOUNTING PLATE.

**\*\*REMOVAL & DISPOSAL OF EXISTING EBSB SIGNAGE BY OTHERS - LEAVE MOUNTING PLATE IF IT CAN BE RE-USED\*\***

TOTAL SQUARE FEET: 5.88 SQ FT

EXISTING SIGN: 5.88 SQ FT

COLOR SCHEDULE - CLIENT TO VERIFY

- BRUSHED ALUMINUM BEA
- DIGITALLY PRINTED PMS 457C - CONTOUR CUT
- DIGITALLY PRINTED PMS 2747 - CONTOUR CUT

SITE ELECTRICAL

ELECTRICAL WORK BY:  BARLO  OTHERS

New      CIRCUITS REQ: \_\_\_ AMPS: \_\_\_ VOLTS: \_\_\_  
 Existing      CIRCUITS REQ: 1 AMPS: 20 VOLTS: 120

UL REQ:  YES  NO      LOCATION:  WET  DAMP  DRY      SERVICE SWITCH:  YES  NO  
 TIME CLOCK REQ.:  YES  NO      PHOTO EYE REQ.:  YES  NO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



INTERNATIONAL

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PROJECT APPROVAL

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
 Design: LP \_\_\_\_\_ Date: 11/4/21  
 Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
 Updating: \_\_\_\_\_ Date: \_\_\_\_\_  
 Production: \_\_\_\_\_ Date: \_\_\_\_\_

HARBOR ONE - BRIGHTON

1952-1956 BEACON ST  
 BRIGHTON, MA 02135

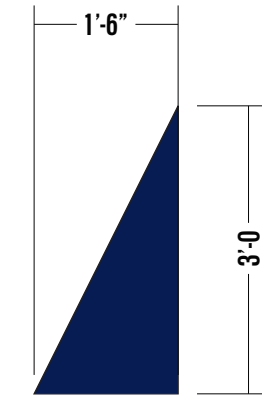
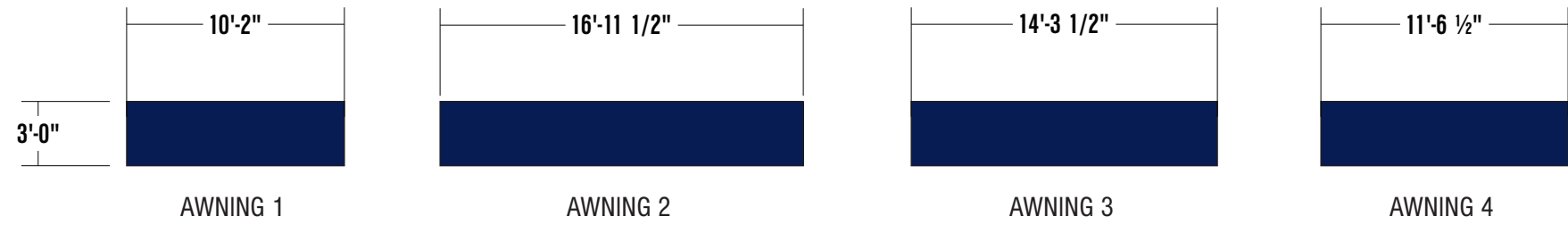
DESIGNER: LP  
 SALES REP: BARN  
 PW: DC

9/30/21

ITEM **B**

SHEET 2.0





SIDE VIEW  
SCALE: 1/2"=1'-0"

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INTERNATIONAL  
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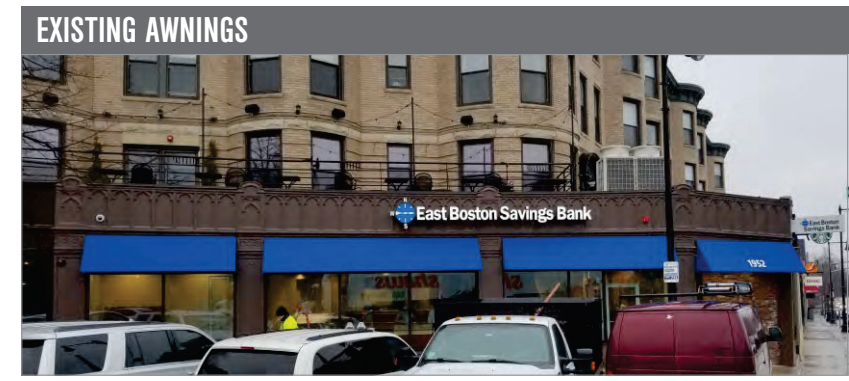
**PROJECT APPROVAL**

Client:	Date:
Design: LP	Date: 11/4/21
Sales:	Date:
Updating:	Date:
Production:	Date:



SCALE: 1/8"=1'-0"

**PROPOSED**



**SCOPE OF WORK**

REMOVE & DISPOSE (4) AWNING SKINS - LEAVING FRAMES FOR RE-USE,  
MANUFACTURE & INSTALL (4) AWNING RE-SKINS FOR EXISTING AWNING FRAMES.

**COLOR SCHEDULE - CLIENT TO VERIFY**

SUNBRELLA - "OCEAN BLUE"

**HARBOR ONE - BRIGHTON**  
1952-1956 BEACON ST  
BRIGHTON, MA 02135  
9/30/21  
DESIGNER: LP  
SALES REP: BARN  
PW: DC

**ITEM C**  
**SHEET 3.0**





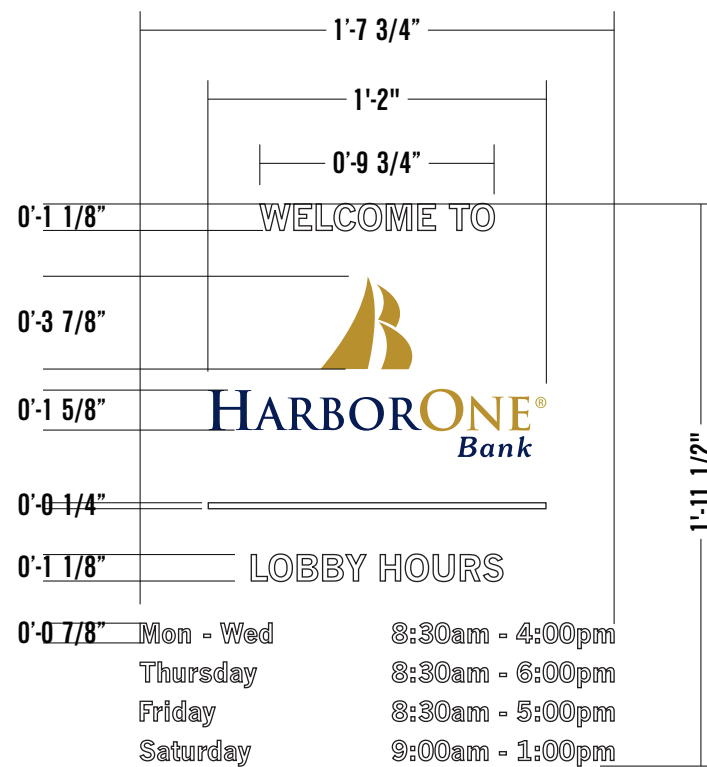
INTERNATIONAL

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PROJECT APPROVAL

Client:	Date:
Design: LP	Date: 11/4/21
Sales:	Date:
Updating:	Date:
Production:	Date:



EXISTING SIGN



SCOPE OF WORK

REMOVE & DISPOSE OF EXISTING WINDOW VINYL.

MANUFACTURE & INSTALL (1) SET OF DOOR VINYL APPLIED FIRST SURFACE TO GLASS.

COLOR SCHEDULE - CLIENT TO VERIFY

- 7725-10 WHITE VINYL
- DIGITALLY PRINTED PMS 457C
- DIGITALLY PRINTED PMS 2747C



HARBOR ONE - BRIGHTON

1952-1956 BEACON ST  
 BRIGHTON, MA 02135

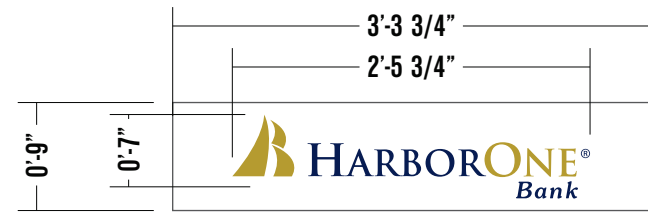
DESIGNER: LP  
 SALES REP: BARN  
 PW: DC

9/30/21

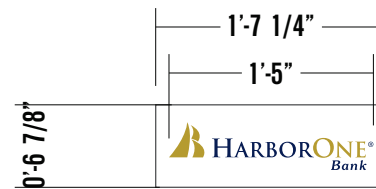
ITEM E

SHEET 5.0



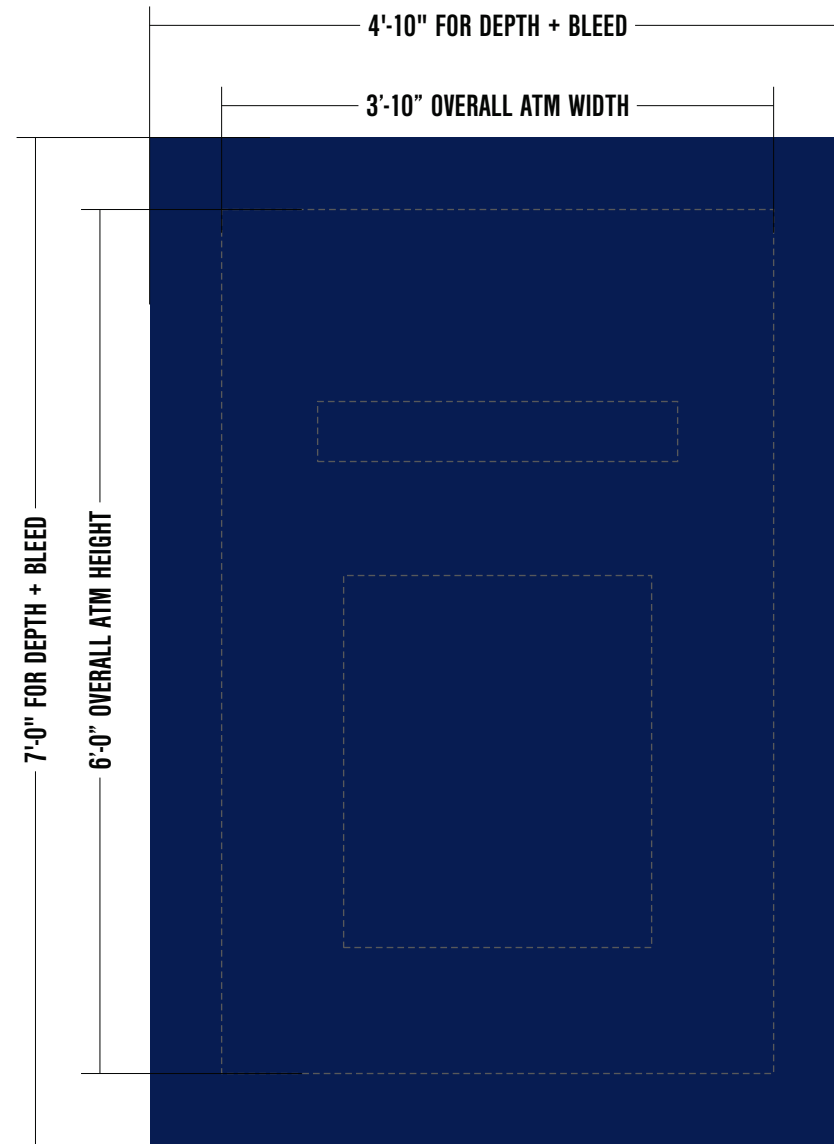


(QTY - 1)



(QTY - 1)

**\*\*\*ALL SIZES AND CUT SIZE TO BE VERIFIED PENDING SURVEY\*\*\***



(QTY - 1)



PROPOSED



**SCOPE OF WORK**

MANUFACTURE & INSTALL (1) NEW VINYL WRAP FOR EXISTING ATM AND (2) 3/16" THICK WHITE POLYCARBONATE FACE REPLACEMENTS WITH CONTOUR CUT VINYL APPLIED LOGO/GRAPHICS.

**COLOR SCHEDULE - CLIENT TO VERIFY**

- DIGITALLY PRINTED PMS 457C
- DIGITALLY PRINTED PMS 2747C
- 3/16" THICK WHITE POLYCARBONATE



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**PROJECT APPROVAL**

Client:	Date:
Design: LP	Date: 11/4/21
Sales:	Date:
Updating:	Date:
Production:	Date:

**HARBOR ONE - BRIGHTON**

1952-1956 BEACON ST  
 BRIGHTON, MA 02135

DESIGNER: LP  
 SALES REP: BARN  
 PW: DC

9/30/21

ITEM **G**

SHEET 7.0





**SCOPE OF WORK**

MANUFACTURE & INSTALL (1) WHITE BEA PANEL WITH DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO THE FACE. SIGN IS SCREW MOUNTED TO THE WALL.

**\*\*REMOVAL & DISPOSAL OF EXISTING EBSB SIGNAGE BY OTHERS\*\***

**COLOR SCHEDULE - CLIENT TO VERIFY**

- DIGITALLY PRINTED PMS 457C
- DIGITALLY PRINTED PMS 2747C
- WHITE BEA



**INTERNATIONAL**

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PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF ALL ELECTRICAL ITEMS. ELECTRICAL ITEMS WILL HAVE UL LABELS.

**PROJECT APPROVAL**

Client:	Date:
Design: LP	Date: 11/4/21
Sales:	Date:
Updating:	Date:
Production:	Date:

**HARBOR ONE - BRIGHTON**

1952-1956 BEACON ST  
 BRIGHTON, MA 02135

DESIGNER: LP  
 SALES REP: BARN  
 PW: DC

9/30/21

**ITEM H**

**SHEET 8.0**