



ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

March 12, 2020

Commissioners Present: Helen Pillsbury, Kirsten Hoffman, Sharon Cayley

Staff Present: Nicholas Armata, Senior Preservation Planner

4:00 P.M. Commissioner Pillsbury called the public hearing to order.

I. VIOLATION

APP # 18.1162 AB **1962 Beacon Street**

Applicant: Beth McDougal

Proposed Work: Update original storefront plan after remnants of original storefront have been discovered under non-historic storefront.

The applicant provided details to the situation. During construction it was discovered that there were in fact original details of the façade remaining under the 1970s modification. The applicant indicated that they are willing to make some modifications to the proposal but wanted to maintain the square footage as indicated in the deed for the property.

The Commissioners discussed the violation and questioned the dimensions and scope of the project. The Commission agreed that the previously approved proposal could no longer be constructed because it was contingent on there being no remnants of the original details. It was decided that the applicant is to work with stall to come up with a more appropriate design that would include the original details.

There was no public comment or vote.

The applicant will return to the Commission for a vote on the new proposal at a later date.



II. DESIGN REVIEW HEARING

APP # 20.843 AB

350 Chestnut Hill Avenue

Applicant: Hazel Wood Hopkins; Bank of America

Proposed Work: Replace existing wall signs, window decals, and two free standing signs.

The applicant presented the details to the project which include several free standing directional signage, wall signage and window decals of the banks structure. There is a need for the new signage due to the Bank's rebranding strategy. The project is being proposed for a parcel on Chestnut Hill Avenue which is within the district boundaries, but not a contributing building.

The Commission discussed whether the free standing directional signs were necessary. There were also questions about the location and illumination of the signage. It was originally suggested by staff that some of the directional signs could be eliminated in order to reduce the visual clutter, but was later decided that they were fine.

In conclusion, the application was approved as submitted.

Commissioner Hoffman motioned to approve the application, Commissioner Cayley seconded the motion. The vote was 3-0 (HP, KH, SC).

APP # 20.845 AB

1926 Beacon Street

Applicant: Wei Dug; Newpoint USA, LLC

Proposed Work: New storefront signage and vinyl graphics.

The applicant provided the details to their proposal which was swapping out the existing signage for signage for a new restaurant. The signage will be simple and lit within the standards of the district and Signage requirements for the City of Boston. The vinyl graphics were small and displayed the restaurant's hours and contact information. No drilling or removal of the existing wall coverings would happen.

The Commissioner's discussed whether there needs to be any exploration of what exists underneath where the proposed sign was to be placed and what was to happen to the existing window decals on the storefront.

There was no public comment.

In conclusion the application was approved as submitted.



Commissioner Pillsbury motioned to approve the application, Commissioner Hoffman seconded the motion. The vote was 3-0 (HP, KH, SC).

APP # 20.852 AB 24-32 Sidlaw Road

Applicant: Ryan Donahue

Proposed Work: Replace all windows with 6 over one wood clad window with exterior applied muntin bars on exterior and “snap-in” muntin bars on the interior.

The applicant presented the details of the project which consisted of replacing all windows on the property with 6 over 1 windows aluminum clad windows with snap in interior muntin bars and exterior integrated sash simulated divided lights on the exterior. It was decided by the property owner that this is what would be installed as a method of cost savings.

Several members of the public submitted written comments for the record. These comments were in opposition to the project.

The Commission discussed whether the interior snap-in muntin bars were approvable, which was later decided that they were not. In conclusion the application was approved with the provisos that the interior muntin bars are integrated into the sash, similar to the exterior.

Commissioner Pillsbury motioned to approve the application, Commissioner Cayley seconded the motion. The vote was 3-0 (HP, KH, SC).

III. Ratification of Meeting Minutes from 2/13/2020

S. Cayley motioned to approve the minutes, K. Hoffman seconded the motion. The vote was 3-0 (HP, KH, SC).

IV. Staff Updates

V. Adjourn – 4:53 P.M.

S. Cayley motioned to adjourn the hearing. K. Hoffman seconded the motion. The vote was 3-0 (HP, KH, SC).