



**ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201
(held virtually via Zoom)

MAY 9, 2024

COMMISSIONERS PRESENT: *Nakeeda Burns, Edward Bredenberg, Kirsten Hoffman, Sharon Cayley, Helen Pillsbury*

COMMISSIONERS ABSENT: *None*

STAFF PRESENT: *Nicholas A. Armata; Senior Preservation Planner*

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)

4:03PM: Commissioner Burns called the public hearing to order. She explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. She also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction she called the first Design Review application.

I. DESIGN REVIEW

APP # 24.0959 AB

TIME: 4:05 PM

ADDRESS: 42 ORCHARD ROAD

Applicant: Vincent Lee

Proposed Work: Include description as noted on agenda

Project Representatives: Vincent Lee, Elpida Peristeropoulou

Documents Presented: Existing conditions photos, project drawings, renderings, product specification sheets.

Discussion Topics (brief): The Commission discussed the changes to the property that would effectively modernize the existing structure. Since the age and style of the property have long been stripped away and there were no photographs of the property, the modernization efforts were decided to be the best path forward. Additional details discussed include landscaping, window pane configuration, building clad materials, door style, light fixture style, walkway locations, mechanical equipment locations, the appropriateness of the balconies and decks, and the ratification of a violation for the removal of trees without the approval of the Commission.



Public Comment: Eva Webster, a member of the Community opposed the changes, calling them too modern.

COMMISSIONER BURNS MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER CAYLEY SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: NB, HP, EB, KH, SC) (N: NONE) (ABSENT: NONE).

That the windows on the property are approved to be enlarged using a dimension of a traditional window (not floor to ceiling) with a 6 over 1 pane configuration, all double hung. The windows may be constructed from all wood, metal, or aluminum clad. Vinyl windows are not permitted.

- *That the space designated as “parking space 6” on the submitted plans will be removed for additional green space where two shade trees will be planted in order to ratify the tree removal violation at this property.*
- *That the juliet balconies are denied, in place will be two traditional windows with a 6 over 1 grid pattern.*
- *The existing plastic fence on the property must either remain in place or be removed, as it is not compliant with the district standards. Vinyl/plastic fences are not permitted in the district. If a new fence is desired, it must be made from either wood or metal.*
- *The doors at the front facade are approved with the provisos that the top light matches the dimensions of the front door seen at 97 Williston Road.*
- *The two outermost doors on the front facade will each have a divided light window on the inner side of the door, four lights each are recommended. The other doors on the front facade are approved for no side lights.*
- *The light fixtures shall be less modern and shield the light source.*
- *The rear egress stairs and decks are approved, including the wood trellis. A planting plan for any proposed vines shall be submitted to staff for final approval.*
- *The front upper level deck and rear decks are approved with a simple, black metal railing.*
- *The mechanical equipment is approved for installation on the right side of the property near the proposed path, just below the proposed planting bed, on the path surface, not on green space.*
- *The driveway at the rear is approved as submitted using pervious pavers.*
- *The garage door shall remain as two separate doors and maintain its current tan and red brick design. No addition is approved for the top/rear of the garage.*

Updated drawings for all of the approved changes listed above are to be submitted to staff for final approval.

II. ADVISORY



APP # 24.0862 AB

TIME: 5:30 PM

ADDRESS: 50 SUTHERLAND ROAD

Applicant: Eileen Brophy, Jesse Widtfeldt, Lee Castignetti

Proposed Work: add an outdoor balcony for memory care patients.

Project Representatives: Eileen Brophy, Jesse Widtfeldt, Lee Castignetti

Discussion Topics (brief): The Commission reviewed the new proposed location for the deck. They stated that the new location was a significantly better location than the previous proposal and would support an application for a balcony here.

Public Comment: No public comment is taken for advisory review items.

III. ADMINISTRATIVE REVIEW/ APPROVAL

TIME: 5:45 PM

APP # 24.0892 AB: 206 CHESTNUT HILL AVENUE: Repoint front facade 100%, mortar to match existing as close as possible.- 6 parts sand, 1-2 parts portland cement, 1-2 parts lime. Rebuild/Reset bricks at parapet, save existing bricks and match original design and mortar.

APP # 24.0893 AB 5 LEAMINGTON ROAD: Strip asphalt shingles and replace in kind.

APP # 24.0894 AB 143 SUTHERLAND ROAD: Repoint the rear facade 100% to match the existing. Mortar Mix: 6 parts sand, 1-2 parts portland cement, 1-2 parts lime.

COMMISSIONER BURNS MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER BREDEBERG SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: NB, EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

IV. RATIFICATION OF APRIL 11, 2024 PUBLIC HEARING MINUTES

COMMISSIONER CAYLEY MOTIONED TO APPROVE THE APRIL 11, 2024 MINUTES. COMMISSIONER BURNS SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: NB, EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

II. STAFF UPDATES

Staff mentioned that the 2024 handbooks were being developed.

III. ADJOURN – 5:51 PM

COMMISSIONER BURNS MOTIONED TO ADJOURN THE HEARING. COMMISSIONER BREDEBERG SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: NB, EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).