



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

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

SEPTEMBER 14, 2023

Commissioners Present: Sharon Cayley, Helen Pillsbury, Kirsten Hoffman, Nakeeda Burns, Edward Bredenberg

Commissioners Absent: None.

Staff Present: Nicholas A. Armata, AICP, Sarah Lawton, Preservation Assistant

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

4:02PM: 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 or elected officials present.

Following this brief introduction she called the first Violation application.

I. VIOLATIONS

APP # 24.0245 AB

TIME 4:03 PM

ADDRESS: 12 BRAEMORE ROAD

Applicant: Bob Cunningham

Proposed Work: Ratification of unapproved driveway expansion and deck rails.

PROJECT REPRESENTATIVES: Bob Cunningham.

DOCUMENTS PRESENTED: Existing condition images, condition images of the deck rails and driveway in previous years.

DISCUSSION TOPICS (BRIEF): Materials used for the deck rails and driveway, previously existing greenery that was cleared, process taken to alter existing driveway, restoring the existing driveway and green space.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the condition and length of the driveway and greenspace before the restoration, the materials used to restore the driveway, and the importance of preserving green space.

Public Comment: There was no public comment.

COMMISSIONER BURNS MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER PILLSBURY SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CAYLEY, PILLSBURY, HOFFMAN, BURNS, BREDEBERG) (N: NONE) (ABSENT: NONE).

- *That the driveway be restored to the edge of the back corner of the property.*
- *That there be shrubbery to separate the driveway and the backyard.*
- *Planting plan to be submitted to staff.*

II. DESIGN REVIEW

APP # 24.0223 AB

TIME: 4:40 PM

ADDRESS: 203 CHESTNUT HILL AVENUE

Applicant: List Mary Stackhouse; American Buddhist Shim Gum

Proposed Work: Bell tower restoration

PROJECT REPRESENTATIVES: Jillian Borghardt, the Structural Engineer, was the project representative. They presented the proposed scope of work to the Commission, which includes partially rebuilding, restoring, and repairing the west side and the remainder of the tower to prevent further life safety issues.

DOCUMENTS PRESENTED: Existing interior & exterior condition images, drawings of North & West exterior elevations.

DISCUSSION TOPICS (BRIEF): Detailed explanations of the plans to repair the exterior and interior of the church, lintel, and arch repairs, repairing and restoring the first, mid-level, and belfry floors, and the deteriorating conditions of the interior and exterior.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the significance of the building to the Brighton community, whether the lintels are being repaired or replaced, and the process of repairing cracks in the ashlar stones to prevent further water damage.

PUBLIC COMMENT: During the public comment period, Mary Jeanette Stackhouse spoke in support of the proposed work. Jeffrey Gonyeau, also, spoke in support of the proposed work.



COMMISSIONER CAYLEY MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER BURNS SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CAYLEY, PILLSBURY, HOFFMAN, BURNS, BREDEBERG)(N: NONE) (ABSENT: NONE).

4:53: The Chair announced that the Commission would next review Administrative Review/Approval applications.

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0239 AB 12 BRAEMORE ROAD: Remove existing shingle roofing from entire house, excluding front low pitch entrance down to the roof sheathing, preparation of roof deck, repair or replacement of damaged or deteriorated decking, installation of leak barrier and roof underlayment, installation of new shingles.

APP # 24.0175 AB 193 STRATHMORE ROAD: Remove and replace all old square head bolts with new steel bolts, including adding “J” bolts to the steel grating floor. Twelve new fabricated bracket supports (four per balcony) on level four, three, and, two. Install the brackets. scrape, paint in kind

COMMISSIONER PILLSBURY MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS AS PRESENTED. COMMISSIONER BURNS SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CAYLEY, PILLSBURY, HOFFMAN, BURNS, BREDEBERG)(N: NONE) (ABSENT: NONE).

IV. RATIFICATION OF 8/10/2023 PUBLIC HEARING MINUTES

COMMISSIONER CAYLEY MOTIONED TO ACCEPT THE MINUTES. COMMISSIONER BURNS SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CAYLEY, PILLSBURY, HOFFMAN, BURNS, BREDEBERG)(N: NONE) (ABSENT: NONE).

I. STAFF UPDATES

Nick Armata, Preservation Planner for the Aberdeen Architectural Conservation District, stated that the 12 Braemore Road must be administratively reviewed at the next Aberdeen public hearing and also introduced Sarah Lawton, the new Preservation Assistant for the Office of Historic Preservation.

II. ADJOURN – 5:00 PM.

COMMISSIONER CAYLEY MOTIONED TO ACCEPT THE MINUTES. COMMISSIONER BURNS SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CAYLEY, PILLSBURY, HOFFMAN, BURNS, BREDEBERG)(N: NONE) (ABSENT: NONE).