



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

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

AUGUST 8, 2024

Commissioners Present: Sharon Cayley, Ed Bredenberg, Kirsten Hoffman, Helen Pillsbury.

Commissioners Absent: None

Staff Present: Nicholas A. Armata, AICP; Senior Preservation Planner

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

4:06PM: Commissioner Cayley 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 # 25.0011 AB

39 ENGLEWOOD ROAD

4:08PM

Applicant: Alexander Ginzburg

Proposed Work: Replace metal windows in unit with vinyl replacement windows.

Project Representatives: Alexander Ginzburg, Manuel Ponte

Documents Presented: Presentation, existing conditions photographs, proposed window drawings.

Discussion Topics (brief): The Commission discussed the significance of the building, the location of the windows and the guidelines that restrict vinyl windows from being installed.

Public Comment: There was no public comment.



COMMISSIONER BREDENBERG MOTIONED TO DENY THE APPLICATION. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

- *The Commission cited the guideline prohibiting vinyl windows for their decision.*

APP # 25.0012 AB

1927 BEACON STREET

4:26 PM

Applicant: Eric Franco

Proposed Work: New storefront signage

Project Representatives: Eric Franco

Documents Presented: Presentation, existing conditions photographs, proposed Signage drawings.

Commissioner comments and questions: The Commission asked about the lighting, positioning, brightness, and the scale of the sign.

Public Comment: There were no public comments for this project.

COMMISSIONER PILLSBURY MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER CAYLEY SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

APP # 25.0054 AB

50 SUTHERLAND ROAD

4:32PM

Applicant: Eileen Brophy; Nutter McClennen & Fish

Proposed Work: Construct a new exterior deck and landscaping improvements.

Project Representatives: Eileen Brophy; Nutter McClennen, Jesse Widtfeldt, Michael Kluchman, Lee Castignetti

Documents Presented: Existing conditions, shop drawings of proposal, planting plan for vegetation.

Commissioner comments and questions: Commissioners discussed the positioning of the balcony, the previous proposal, the visibility of the balcony, the materials and dimensions of the rail.

Public Comment: There was no public comment.



COMMISSIONER CAYLEY MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER BREDENBERG SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

- *That construction documents will be submitted for final approval.*
- *That the deck rail option with the metal trim is selected for the deck.*

APP # 24.1176 AB

358 CHESTNUT HILL AVENUE

4:55 PM

Applicant: Jacob Simmons; City Realty Group

Proposed Work: Demolish existing structure and construct a new residential building

Project Representatives: Jacob Simmons; City Realty Group, Dan Artiges; Embarc Design, Ermelin Moliere; Embar Design

Documents Presented: Existing conditions photos, Renderings of proposal, floor plans, planting plans

Commissioner comments and questions: Commissioners discussed the previous proposal and how it was more sympathetic to the district character, the asymmetry of the current proposal, the materials used for the facade, the brick color, and the window fenestrations. The height and setback of the upper floors was also discussed.

Public Comment: There was no public comment.

COMMISSIONER CAYLEY MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER BREDENBERG SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

II. ADMINISTRATIVE REVIEW/ APPROVAL

6:03PM

APP # 25.0055 AB 2018 COMMONWEALTH AVENUE: Replace asphalt shingle roof in kind.

APP # 25.0094 AB 52 CUMMINGS ROAD: Remove all deteriorated square head bolts on the fire escape egress and replace them with new structural steel bolts. We will fabricate and install two new custom bracket supports. The entire fire escape egress will be scraped of old paint and rust, then repainted.

COMMISSIONER CAYLEY MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS EN MASSE. COMMISSIONER PILLSBURY SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).

III. RATIFICATION OF JULY 11, 2024 PUBLIC HEARING MINUTES

6:05



COMMISSIONER BREDENBERG MOTIONED TO APPROVE RATIFICATION OF JULY 11, 2024 PUBLIC HEARING MINUTES. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: EB, SC, KH) (N: NONE) (ABSTAIN: HP).

III. STAFF UPDATES

Staff discussed the following topics during staff updates.

- *Commissioner Handbooks Ready!*
- *Three New Boston Landmarks*
 - *North Market*
 - *South Market*
 - *Apollos Field House*

IV. ADJOURN – 6:11

COMMISSIONER BREDENBERG MOTIONED TO ADJOURN THE HEARING. COMMISSIONER CAYLEY SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, HP, KH) (N: NONE) (ABSENT: NONE).