



**ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

held virtually via Zoom

JUNE 12, 2025

APPROVED BY COMMISSION
9-11-2025

COMMISSIONERS PRESENT: Bredenberg, Hoffman, Pillsbury

COMMISSIONERS ABSENT: Cayley

STAFF PRESENT: Nicholas A. Armata; AICP, Senior Preservation Planner.

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

4:07 PM: Commissioner Bredenberg called the public hearing to order. He 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. He also briefly explained how to participate in the online hearing. There were no members of the press present.

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

I. RATIFICATION OF MARCH 13, 2025 PUBLIC HEARING MINUTES

COMMISSIONER HOFFMAN MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER PILLSBURY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EB, KH, HP) (N: NONE) (ABSTAIN: NONE).

II. DESIGN REVIEW

TIME: 4:09

APP # 25.0919 AB 354 CHESTNUT HILL AVENUE

Applicant: Ricky Zheng

Proposed Work: New Signage

Project Representatives: Ricky Zheng



Documents Presented: Existing conditions photos, signage drawings

Discussion Topics (brief): Existing sign, placement of new sign, materials and illumination style. Age and condition of building.

Public Comment: There was no public comment.

COMMISSIONER BREDENBERG MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EB, KH, HP) (N: NONE) (ABSTAIN: NONE).

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP#: 25.0219 AB 1916 BEACON STREET: In kind masonry repairs using historic materials.

APP#: 25.0853 AB 4 CHISWICK ROAD UNIT 433: Replace six windows with aluminum clad, four quantity 6 over 1, and two quantity 8 over 1 windows with exterior and interior applied muntin bars.

APP#: 25.0864 AB 137 ENGLEWOOD ROAD: Cut and point mortar joints using historic mortar mix and tooling, precast patching, aluminum cap flashing and coating of precast.

COMMISSIONER BREDENBERG MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS AS SUBMITTED. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EB, KH, HP) (N: NONE) (ABSTAIN: NONE).

IV. Staff Updates

ALLSTON/BRIGHTON COFFEE HOURS

- Community wants more landmark & historic district designations

NEW LANDMARKS

- Old North Church Old Corner Bookstore

LANDMARKS UP FOR A VOTE

- 19 Kenton Road (Jamaica Plain) Harris-Smith House
- 65 Pleasant Street (Dorchester)



- Old South Meeting House (Downtown)

ADJOURN – 4:23 PM

**COMMISSIONER PILLSBURY MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER BREDENBERG SECONDED THE MOTION. THE VOTE WAS 3-0-0
(Y: EB, KH, HP) (N: NONE) (ABSTAIN: NONE).**

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Members: Ed Bredenberg, Kiersten Hoffman Vacancy, Vacancy, Vacancy

Alternates: (Chair) Sharon Cayley, (Vice-Chair) Helen Pillsbury