



**MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**May 1, 2025**

**Commissioners Present:** Patricia Tongue Edraos, Katie Genovese, Ellen Moore

**Commissioners Absent:** Kirsten Hoffman

**Staff Present:** Rachel Ericksen, Preservation Planner

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/mission-hill-triangle-architectural-conservation-district>

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**6:04 PM:** Commissioner Genovese 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 # 25.0787 MHT      134 SMITH STREET**

Applicant: Luis Santana

Proposed Work: Two story Addition approximately 64'-7" x 26'-4" to an existing one story commercial building (restaurant/tavern).

**PROJECT REPRESENTATIVES:** Luis Santana and Peter Vanko were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photographs and drawings.

**DISCUSSION TOPICS:** Discussion topics included the Commissioners love of the updated design, the clear thought that went into the scale and style of the addition, also appreciated the techniques presented to bring the details of the original building back after the fire.



**PUBLIC COMMENT:** Alison Pultinas ask if the project would share a party wall, if there would be an elevator, and asked about GFRC and the applicant explained the cost benefit of using the product.

**COMMISSIONER TONGUE EDRAOS MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS:**

1. Drawings are shared with staff when at the 75% or greater completion mark.
2. An onsite materials mockup is scheduled with staff to review all materials for the project.
3. A full reconstruction plan is remanded to staff for final review explaining how the design of the existing architraves, frieze, dentil, cornice, and parapet will be copied and reconstructed in cast stone fully describing materials and techniques.
4. Cut sheets or shop drawings for all windows and doors are remanded to staff for final review.

**COMMISSIONER MOORE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EM, KG, PE) (N: NONE) (ABS: NONE).**

The Chair announced that the Commission would next review the Ratification/Review of the Meeting Minutes.

**II. RATIFICATION OF 8/22/24, 1/2/25 MEETING MINUTES**

Review and ratification of public hearing minutes from 8/22/24 and 1/2/25.

**COMMISSIONER MOORE MOTIONED TO APPROVE THE MINUTES.**

**COMMISSIONER EDRAOS SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EM, KG, PE ) (N: NONE) (ABS: NONE).**

**III. STAFF UPDATES**

The Commission asked about commissioner appointments.



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

**IV. ADJOURN – 7:00 PM**

**COMMISSIONER MOORE MOTIONED TO ADJOURN THE HEARING.  
COMMISSIONER EDRAOS SECONDED THE MOTION. A VOICE VOTE WAS CALLED  
AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**