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NOTICE OF PUBLIC HEARING

The **ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION** will hold a public hearing:

DATE: **JANUARY 8, 2026**
TIME: **4:00 PM**
ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1605423587](https://www.zoomgov.com/j/1605423587)

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Special Acts of 1975 of the Massachusetts General Law as amended. Applications are available by request. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available free of charge upon request.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to our [Zoom Hearing](#) or calling 1 (929) 205-6099 and entering meeting id # 160 542 3587. You can also submit written comments or questions to AberdeenACDC@boston.gov.

I. RATIFICATION OF 11/13/2025 PUBLIC HEARING MINUTES

II. VIOLATION REVIEW HEARING

APP # 26.0526 AB

1952 BEACON STREET

Applicant: Nicole Fitzgerald; Wingate Companies
Proposed Work: Removal of trees without prior approval from the Commission.

III. ADMINISTRATIVE REVIEW

In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing. Following the hearing, you will be issued a Determination Sheet to present at

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the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF AN APPROVAL LETTER BY EMAIL NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

► If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or AberdeenACDC@boston.gov Thank you.

APP # 26.0528 AB 74 COREY ROAD: Replace rubber roof in kind.

APP # 26.0559 AB 7 CUMMINGS ROAD: Replace rubber roof in kind. Remove roof deck and replace in the same location and design.

IV. STAFF UPDATES

PROJECTED ADJOURNMENT: 5:00 PM

DATE POSTED: DECEMBER 29, 2025

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

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

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

Cc: Mayor/ City Council/ City Clerk/ Boston Planning Department/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/

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