



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

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

**APPROVED BY  
COMMISSION ON  
3-12-2026**

**JANUARY 8, 2026**

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

**Commissioners Absent:** None

**Staff Present:** Nicholas Armata, AICP Senior Preservation Planner

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

**4:03PM:** 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 agenda item.

**I. RATIFICATION OF NOVEMBER 13, 2025 PUBLIC HEARING MINUTES      TIME: 4:04**

**COMMISSIONER CAYLEY MOTIONED TO APPROVE THE NOVEMBER 13, 2025 PUBLIC HEARING MINUTES. COMMISSIONER HOFFMAN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: EB, SC, KH, HP).**

**II. VIOLATION REVIEW**

**APP # 26.0526 AB      1925 COMMONWEALTH AVENUE      TIME: 4:06**

Applicant: Nicole Fitzgerald; Wingate Companies  
Proposed Work: Ratification of unapproved tree removal.

**Project Representatives:** Nicole Fitzgerald; Wingate Companies

**Documents Presented:** Existing conditions photos, landscaping plan, including tree health assessment

**Discussion Topics (brief):** Reason for removal, need for other trees to be removed, planting plan for new, replacement trees, location of removed and replacement trees,



species of removed and replacement trees.

**Public Comment:** There was no public comment for this application.

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

- *That the violation is dismissed with the understanding that a planting plan will be developed to replace the trees removed with a like-for-like species, a mixture of ornamental and native shade trees.*
- *A Subcommittee will be established no earlier than spring of 2026 consisting of Commissioners Helen Pillsbury and Ed Bredenberg, on site, to review and approve of the planting plan. The planting timeframe will be shortly thereafter.*

### III. ADMINISTRATIVE REVIEW/ APPROVAL

**TIME: 4:30**

**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.

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

### IV. STAFF UPDATES

**TIME: 4:32**

During staff updates, Nicholas Armata mentioned that the Office of Historic Preservation has moved to 26 Court Street, that the Commissioner appreciation event is coming up on the 13th of February and that the department newsletter is coming out in the coming week.

### ADJOURN – 4:38 PM

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