



**ABREDEEN ARCHITECTURAL CONSERVATION DISTRICT  
PUBLIC HEARING MINUTES**  
(Held virtually via Zoom)

**MARCH 12, 2026**

Approved By Commission  
4-9-2026

**Commissioners Present:** Ed Bredenberg, Sharon Cayley, 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://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 or elected officials present.

Following this brief introduction she called the first agenda item.

**I. RATIFICATION OF 1-8-2026 PUBLIC HEARING MINUTES**

**COMMISSIONER CAYLEY** motioned to **APPROVE** the **JANUARY 8, 2026 PUBLIC HEARING MINUTES WITH PROVISOS**. **COMMISSIONER BREDENBERG** seconded the motion. The vote was **4-0-0 (Y:EB, SC, KH, HP) (N: None)**.

- That the provisos of the 1925 Commonwealth Avenue application approval be added to the minutes.

**II. DESIGN REVIEW**

**APP # 26.0599 AB  
77 ENGLEWOOD AVENUE**

**TIME: 4:06 PM**

*Applicant: David Rosengard*

*Proposed Work: Partial chimney demolition on three chimneys, curved valley repair/downspout Installation.*

**Project Representatives:** David Rosengard

**Documents Presented:** Existing conditions, Proposal details.



**Discussion Topics:** Need to remove the top portions of the chimney, details of the chimney and how they contribute to the design of the building, proposed and recommended location of gutters and downspouts, materials used for gutters.

**Public Comment:** There was no public comment

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

- The Commission voted to deny your request to reduce the height of the chimneys. The denial is due to the fact that the height and decorative details of these chimneys are critical to the historic design of the structure, citing the following guideline:
  - 11.2.A.2 Original or later contributing masonry materials, elements, features (functional and decorative), details, and ornamentation, such as stone, brick, and stucco walls, cornices, pediments, chimneys, foundations, decorative details, etc., shall be retained.
- The Commission voted to approve your request for the new downspout with the proviso that the applicant work with staff to determine an appropriate location that will solve the water runoff issue and minimize disruption to the historic façade. The Commission recommends that the downspout be installed on the far right side of the turret, minimizing visibility from Englewood Avenue. The downspout and any new gutter shall be painted to match the existing gutters and downspouts.

**APP #26.0679 AB  
19-21 ORKNEY ROAD**

**TIME: 4:51 PM**

Applicant: Ari Arbabi; Riverstone Partners

Proposed Work: Relocate multiple windows on both sides of the property, install windows and egress wells in basement level on both sides of the property, replace front door, remove two chimneys, demolish garage, demolish rear fire escape, new railing on front balcony, new post... ..light, new landscaping and driveway surfaces, clad existing columns on front porch with Azek, restore front palladian window, new roof, new rear patio, new front pathway, replace front steps, replace siding and trim, new HVAC equipment, remove brick columns in front yard.

**Project Representatives:** Ari Arbabi

**Documents Presented:** Existing Conditions, Proposed plans, Materials list

**Discussion Topics:** Landscaping items, window relocation need, character defining features on each facade, paved areas, visibility of rear of the property within the purview of the Commission, front door options, importance of the chimneys to the character of the building, siding materials and precedent in other districts. Side light for front door,



Reconstruction of front porch decorative rails, restoration of stained glass windows and palladian windows, roof materials and color, removal of garage and whether the garage is significant, the planting median between the two properties, the dimensions of the driveway, positioning of HVAC equipment, types of trees to be planted, replacement of wood trim materials in kind in the same dimensions.

**Public Comment:** Eva Webster an abutter expressed her support and concern for several components of the project, she also submitted items in writing. Leland Webster also voiced support and concern for items on the project.

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

- **Chimneys** Both chimney removals are denied and must be retained in their existing location, dimension and materials.
- **Driveway Relocation and Expansion** The driveway is approved for repositioning and expansion to the rear of the property. The driveway is approved with the condition that there is a 2-3 foot buffer between the property and 15 Orkney Road up to the alignment with the front corner of 19-21 Orkney Road. From there the driveway may combine with the adjacent property's driveway. The surface may be asphalt.
- **Fence and Retaining Wall** The rear retaining wall is approved for repair/reconstruction in kind. The replacement fence is approved with an all-wood flat top replacement fence for only the rear boundary of the property.
- **Front Door & Side Lights** The front door is approved for restoration. If this is not possible, a replacement all-wood door with a similar style that will fit within the existing frame may also be approved. If you decide to replace the door, the design must be approved by staff. You are encouraged to locate a similar door through an architectural salvage supplier. The sidelights shall be reconstructed following the design seen at the property at 66 Englewood Road. If this is not feasible, the existing lights shall remain.
- **Front Foundation Skim Coat** The front foundation, which is not made from rubblestone, is approved for a new skimcoat.
- **Front Palladian Window & Side Lights** The front palladian window and side light windows are approved for restoration. The side lights shall be restored and maintain their leaded glass.
- **Front Porch Columns & Steps** The front porch columns are approved to be clad in Azek material. Note that the panels used shall be a single panel per column side, which meet at each corner. The steps are approved to be rebuilt as submitted.
- **Front Walk** The front walkway replacement is approved as submitted with pervious pavers
- **Garage & Fire Escape Demolition** The demolition of the garage and catwalk are approved.
- **HVAC Equipment** The Proposed location for the HVAC equipment is not visible from areas within the purview of the Commission, and thus exempt. Note that any deviation from this



plan must return to the Commission for review if the new location is visible from areas within the purview of the Commission.

- **Landscaping (Vegetation)** The landscaping, including the planting of an Oak tree and shrubs to screen the window wells is approved as submitted.
- **Light Fixtures** The front pole lights are to be eliminated from the design.
- **Rear Deck** The view of the proposed rear deck is minimal and approved as submitted.
- **Removal of Brick Fence Posts** The removal of the brick fence posts at the front of the property are approved as submitted.
- **Roof** The roof is approved for an in kind replacement of the asphalt shingles.
- **Siding** A subcommittee is to be established to determine the appropriateness of the alternate materials.
- **Top of Front Porch** Was withdrawn from the application and no changes are permitted to the railing without a new application to the Commission.
- **Windows & Window Wells** The windows on the north, east and west facades are approved for relocation as indicated on the plans presented to the Commission at the hearing. This includes the windows at the basement level on two sides of the property. However, the proposed windows presented to the Commission did not meet the district standards.

### III. ADMINISTRATIVE REVIEW/ APPROVAL

**APP # 25.0995 AB: 8 CHISWICK ROAD #42:** Replace all 8 windows with 6 over 1, wood, simulated divided lights with exterior and interior applied muntin bars, no low-e glass at a 6 over 1 grid pattern.

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

### IV. STAFF UPDATES

There were no staff updates.

### V. ADJOURN – 7:03 PM

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