



ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION PUBLIC HEARING/MEETING MINUTES

26 Court Street Boston, MA, 02108
(held virtually via Zoom)

JULY 9, 2026

Approved By Commission
8-13-26

COMMISSIONERS PRESENT: Ed Bredenberg, Sharon Cayley, Helen Pillsbury

COMMISSIONERS ABSENT: Kirsten Hoffman

STAFF PRESENT: Nicholas Armata; AICP, Senior Preservation Planner

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.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 JUNE 11, 2026 AND MARCH 23-2026 SUBCOMMITTEE MONTHLY PUBLIC HEARING MINUTES

COMMISSIONER CAYLEY MOTIONED TO APPROVE THE MINUTES.

**COMMISSIONER PILLBURY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y:
EB, SC, HP) (N: NONE).**

II. DESIGN REVIEW

APP # 26.1055 AB

TIME: 4:09 PM

ADDRESS: 1930 BEACON STREET

APPLICANT: Adam Knauer

PROPOSED WORK: New Storefront Signage

Project Representatives: Adam Knauer



Documents Presented: Existing conditions photos, proposal drawings, renderings.

Discussion Topics: Location of the sign, illumination of the sign, existing signage and precedent, installation methods, repairs to the facade from the original signage, neighboring signage, materials of the signage.

Public Comment: There was no public comment.

COMMISSIONER CAYLEY MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER PILLSBURY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EB, SC, HP) (N: NONE).

- *That any existing holes in the facade will be used to install the sign when possible.*
- *That any unused holes will be filled and repainted.*

APP # 26.1100 AB

TIME: 4:14 PM

ADDRESS: 2 EGREMONT

APPLICANT: Adela Kolar

PROPOSED WORK: Proposed second floor addition on an existing footprint for 53-55 Cummings Road dwelling on 2R-4R Egremont Road lot.

Project Representatives: Adela Kolar, Eric Zachirson; Context Architects

Documents Presented: Existing conditions photos, line drawings and site plans.

Discussion Topics: Roof line, window style, setback of the third level addition, former garage door and window openings, plantings, material samples, cladding material.

COMMISSIONER CAYLEY MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER PILLSBURY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EB, SC, HP) (N: NONE).

- *A material sample is provided for the cladding material*
- *Cladding should be horizontal, not vertical*
- *Windows should be double hung*
- *The garage door windows should mimic a garage door.*



III. ADVISORY REVIEW

APP # 26.0908 AB

ADDRESS: 1954 COMMONWEALTH AVENUE

Applicant: Mark Sangiolo

Proposed Work: Relocate and restore existing historic structure, build apartment structure behind it.

Project Representatives: Mark Sangiolo

Discussion: The Commission provided feedback on the design of the proposal.

The Chair announced that the Commission would next review Administrative Review/ Approval applications.

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP#: 26.1054 AB: 1970/1980 COMMONWEALTH AVENUE: Repair three damaged window sills: 51-1970 (5th floor left of main entrance); 50-1980 (5th floor left of main entrance); 42-1980 (4th floor right of main entrance) No Changes To Existing Structures, Repair In Kind

APP#: 26.1099 AB: 247-249 CHESTNUT HILL AVENUE: Brick spalling repair (Rear & Side of Building). Remove and replace spalling brick masonry holes at all fire escape penetrations at rear and sides of building to allow access for fire escape inspection to ensure structural integrity (inspected by others). Repair approximately five damaged headers. All work done in kind.

COMMISSIONER PILLSBURY MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER CAYLEY SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: EB, SC, HP) (N: NONE).

V. STAFF UPDATES



During the staff update section of the agenda, staff discussed; pending study reports available for 3-4 Folsom Avenue (Mission Hill) and New England Conservatory (Fenway). Staff also mentioned that the annual vote for Chair & Vice Chair would happen in August.



VI. ADJOURN – 5:44

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