



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

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

**OCTOBER 10, 2024**

**COMMISSIONERS PRESENT:** Sharon Cayley, Kirsten Hoffman, Helen Pillsbury

**COMMISSIONERS ABSENT:** Ed Bredenberg

**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)

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**4:02PM:** 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 Design Review application.

**I. DESIGN REVIEW**

**APP # 24.1176 AB**

**TIME: 4:03**

**ADDRESS: 358 CHESTNUT HILL AVENUE**

Applicant: Jacob Simmons; City Realty

Proposed Work: Demolish existing structure and construct a new residential structure.

**PROJECT REPRESENTATIVES:** Jacob Simmons, Ermelin Moliere; City Realty

**DOCUMENTS PRESENTED:** Existing conditions photographs, Renderings of proposal, elevations, site plans.

**DISCUSSION TOPICS (BRIEF):** Upper floor setback, facade materials, planting plan, entry details, window details, tones of materials compared to adjacent properties, need for an in person site visit to review materials, sidewall design, future development adjacent to the property.

**PUBLIC COMMENT:** There were no public comments from the public about this project.

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



- That a subcommittee will be formed to determine appropriate clad materials for the penthouse and storefront.

## II. ADMINISTRATIVE REVIEW/ APPROVAL

TIME: 4:34

**APP #: 25.0202 AB 66 ENGLEWOOD AVENUE:** Rebuild rear porch/stair in kind. Same style and materials.

**APP #: 25.0213 AB 21 SUTHERLAND ROAD:** Repoint Right Facade to match existing mortar. Mortar Mix: 6 parts sand, 1-2 portland cement, 1-2 parts lime.

**APP #: 25.0300 AB 94 COREY ROAD:** Caulk all windows (caulk to match in kind). Repoint defective areas below window sills (mortar to match in kind).

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

## III. RATIFICATION OF AUGUST 8, 2024 & SEPTEMBER 12, 2024 PUBLIC HEARING MINUTES

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

- To revise the minutes title from BHAC to AACDC

## IV. STAFF UPDATES

*Staff announced the new director of historic preservation; Kathy Kottaridis.*

**ADJOURN: 4:38 PM**

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