



**MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

September 4, 2025

Commissioners Present: Patricia Tongue Edraos, Katie Genovese, Ellen Moore, Kirsten Hoffman

Commissioners Absent: None

Staff Present: Rachel Ericksen, Preservation Planner

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/mission-hill-triangle-architectural-conservation-district>

6:00 PM: Commissioner Genovese 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 Violation application.

I. VIOLATION:

APP # 26.0089 MHT

16 WORTHINGTON STREET

Applicant: Ben Illigens

Proposed Work: Rebuild front stairs. Violation #: VIO.24.834

PROJECT REPRESENTATIVES: Ben Illigens was the project representative.

DOCUMENTS PRESENTED: Documents presented included photographs and drawings.

DISCUSSION TOPICS: Discussion topics included the state of the stairs, the extent of repairs necessary, and other examples of stairs in the district. The Commissioners requested that the stair treads have a bullnose front, the materials for the cheek walls, and staff offer to go on site for a material mock up.



PUBLIC COMMENT: Gary Walling asked for staff to read their recommendation out loud. Staff read their recommendation.

COMMISSIONER GENOVESE MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER MOORE SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: KG, EM, PE, KH)(N: NONE)(ABS: NONE). PROVISOS WERE AS FOLLOWS:

- 1. Material mockups for both the stairs and cheek wall are remanded to staff**
- 2. An updated drawing showing cheek walls, bull nose tread and identifying materials to be used (concrete is an approvable option) is sent to staff for final approval.**

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0090 MHT

16 WORTHINGTON STREET: Emergency stabilization and minor reconstruction of the front wall due to structural compromise. Work includes rebuilding a small section of the brick foundation, repointing loose masonry, replacing one non-original window, and installing a subsurface French drain to prevent further water damage. All work to retain the existing design and materials.

COMMISSIONER GENOVESE MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER MOORE SECONDED THE MOTION. THE VOTE 4-0-0 (Y: KG, EM, PE, KH)(N: NONE)(ABS: NONE).

III. RATIFICATION OF RATIFICATION OF 5/1/25 MEETING MINUTES

COMMISSIONER GENOVESE MOTIONED TO APPROVE THE MINUTES. COMMISSIONER EDRAOS SECONDED THE MOTION. THE VOTE WAS 34-0-0 (Y: KG, EM, PE, KH)(N: NONE)(ABS: NONE).

IV. STAFF UPDATES



V. ADJOURN – 6:30 PM

**COMMISSIONER MOORE MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER GENOVESE SECONDED THE MOTION. A VOICE VOTE WAS
CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**

DRAFT