



APPROVED BY COMMISSION
MARCH 27, 2025

HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

October 24, 2024

Commissioners Present: Angela Cook, Andrew Shelburne, Ernest Coston, Fadi Samaha, Celina Barrios-Millner, Angela Ward Hyatt

Commissioners Absent: Suleman Gajere

Staff Present: Gabriela Amore, Preservation Planner; Joseph Cornish, Director of Design Review; Chelsea Blanchard, Staff Architect; Alexa Pinard, Interim Executive Director

Meeting minutes are meant to provide a broad overview of the hearing and not meant to serve as a transcript of discussions that are found in the hearing recording. A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/highland-park-architectural-conservation-district>

6:00 PM: Acting Chair A. Shelburne called the public hearing to order. He 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. He also briefly explained how to participate in the online hearing. Diti Kohli of the Boston Globe was present.

Following this brief introduction he called the first Advisory Review application.

I. DESIGN REVIEW

APP # 25.0320 HP

ADDRESS: 1 ELMWOOD STREET - 6:06pm

Applicant: Minkoo Kang

Proposed Work: Demolish existing building and construct a new 6 story building.

Project Representatives: Minkoo Kang, Scott Webster, Sean Webster, and Katie Faulkner were the project representatives.



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Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and material details for the proposed work.

Discussion Topics: The Commissioners discussed the demolition and historic integrity of the existing building, and the height and massing of the proposed new building. They suggested a more simple cladding system and developing the facade further.

Public Comment: 29 letters of support and 1 letter of opposition were received ahead of the hearing. Robert Spruill, Ana Munoz, Elvira Mora, Alejandra Spruill, Kai Grant, Christopher M. Grant, Michael Winston, and Evan Smith spoke in support of the project. Joan Seamster, Rodney Singleton, Connie Forbes on behalf of the Roxbury Neighborhood Council, George and Lynn DuVal Luse, Verde Mitchell Brown, Lavette Coney, Pilar Rainer Jordan, Anita Rainer Jordan, David Black, Kate Phelps, Dan Cruz, Gabriela Shelburne, Holly Shepard, Joe Cook, and John Ellerston expressed their opposition to the project.

COMMISSIONER WARD HYATT MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER BARRIOS-MILLNER SECONDED THE MOTION. THE VOTE WAS 4-1 (Y: EC, FS, CBM, AWH) (N: AS) (ABS: NONE).

- Approval of the proposed demolition and approval of the proposed new building's height and massing with the proviso that further design details be remanded to a subcommittee of Commissioner Ward Hyatt and Commissioner Coston. The provisos are further enumerated as follows:
- Demolition of the existing building will not take place until a building permit or foundation permit for the new building has been secured.
- Further design development and final project approval to be remanded to a subcommittee of Commissioner Ward Hyatt and Commissioner Coston. that will meet at scheduled public meetings where review will focus on the refinement of the building's facade design and materials to ensure that they complement the character-defining aspects of the district; and
- That approval of an onsite materials mockup be remanded to the subcommittee.

Commissioner A. Cook left the hearing.

APP # 25.0322 HP

ADDRESS: 75 DUDLEY STREET - 8:35pm

CITY of BOSTON



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Applicant: Anna Clemens

Proposed Work: Construct a new 4 story building on a vacant lot.

Project Representative: Anna Clemens, Hansy Better Barraza, Intiya Ambrogi-Isaza, and Rebecca Bachand were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and drawings for the proposed work.

Discussion Topics: The Commissioners generally supported the project and the developments from the Advisory Review held for this proposed work. They supported the landscaping and use of reclaimed granite.

Public Comment: David Black, Joan Seamster, Mimi Clemens, and Sangyeol Lee spoke in support of the project.

COMMISSIONER SHELburne MOTIONED TO APPROVE THE APPLICATION. COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, EC, FS, CBM, AWH) (N: NONE) (ABS: NONE).

II. ADMINISTRATIVE REVIEW/APPROVAL

APP # 25.0309 HP **26 DORR STREET:** Remove 1 diseased non-contributing tree from backyard.

COMMISSIONER A. SHELburne MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS. COMMISSIONER E. COSTON SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, EC, FD, CBM, AWH) (N: NONE) (ABS: NONE).

III. STAFF UPDATES

IV. ADJOURNMENT: 9:30 PM

COMMISSIONER A. SHELburne MOTIONED TO ADJOURN THE HEARING. COMMISSIONER F. SAMAHA SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, EC, FS, CBM, AWH) (N: NONE) (ABS: NONE).