



APPROVED BY COMMISSION
MAY 22, 2025

**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION
PUBLIC MEETING MINUTES**

Held virtually via Zoom

January 25, 2024

Commissioners Present: Angela Cook, Andrew Shelburne, Suleman Gajere, Ernest Coston

Commissioners Absent: None

Staff Present: Gabriela Amore, Preservation Planner; Sarah Lawton, Preservation Assistant

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>

6:19 PM: Acting Chair S. Gajere 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.

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

I. DESIGN REVIEW

Commissioner A. Shelburne recused himself from the following Design Review application.

APP # 24.0615 HP

ADDRESS: 54 JOHN ELIOT SQUARE - 6:24pm

Applicant: Gregg Donovan

Proposed Work: Construct additional level and head house on top of an existing building.

Project Representative: Gregg Donovan and Matt Hyatt 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 noted and discussed the existing mile marker on site, and explained the extreme importance in preserving the stone. The applicants confirmed they have documented the precise location of the stone with lasers, and will preserve the stone. The Commissioners also felt there were too many different metal material types, and discussed the need for more renderings from different vantage points.

Public Comment: Lee Peters spoke in support of the proposed work. Linda Freeman inquired if the existing billboard was already removed, the applicant confirmed it has been removed.

Commissioner A. Cook left the hearing.

COMMISSIONER SHELBURNE MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: AS, EC, SG) (N: NONE) (ABS: NONE).

- *Provide a height context section detail including the height of the proposed new building and the adjacent buildings on Centre Street. If the proposed new building height is greater than 4ft taller than the adjacent buildings, the applicant must return to the Commission.*
- *Details regarding the preservation of the mile marker to be submitted to staff for final approval.*
- *Lower middle section of metal panels at the Roxbury Street elevation to be replaced with a brick veneer.*

Commissioner S. Gajere left the hearing.

II. ADVISORY REVIEW

APP # 24.0617 HP

ADDRESS: 75 DUDLEY STREET - 7:25pm

Applicant: Anna Clemens

Proposed Work: Construct a new building.



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

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and preliminary drawings for the proposed work. Two facade cladding options were presented.

Discussion Topics: The Commissioners did not have concern about the height or massing of the proposed structure, and generally supported the second cladding option presented which included brick at the base of the facade. They also encouraged the applicants to reuse the existing granite blocks onsite in their project.

Public Comment: Alison Pultinas noted the proximity to the existing MBTA bus stop and suggested saving the street trees. Linda Freeman supported the brick facade option.

III. **RATIFICATION OF 4/27/2023, 7/27/2023, 11/22/2023, 12/28/2023 MEETING MINUTES**

The review and vote on the 2023 meeting minutes was postponed due to a lack of quorum.

IV. **REVIEW AND VOTE ON PUBLIC HEARING START TIME**

Commissioner Shelburne spoke in support of holding hearings with a start time of 6pm. The vote on the public hearing start time was postponed due to a lack of quorum.

V. **STAFF UPDATES**

VI. **ADJOURNMENT: 8:30 PM**

Commissioner A. Shelburne motioned to adjourn the hearing. Commissioner E. Coston seconded the motion. The vote was 2-0 (Y: AS, EC) (N: None) (Abs: None).