



APPROVED BY COMMISSION  
JUNE 26, 2025

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

*Held virtually via Zoom*

**MAY 22, 2025**

**Commissioners Present:** Angela Cook, Andrew Shelburne, Ernest Coston, Suleman Gajere, Angela Ward Hyatt and Celina Barrios-Millner

**Commissioners Absent:** Fadi Samaha

**Staff Present:** Joseph Cornish, Director of Design Review

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>

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**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.

Following this brief introduction he called the first agenda item:

**I. RATIFICATION OF THE FOLLOWING PUBLIC HEARING MINUTES:**

**4/27/2023, 7/27/2023, 11/22/2023, 12/28/2023, 1/25/2024, 5/23/2024,**

**6/27/2024, 7/25/2024, 9/26/2024, and 3/27/2025.**

**COMMISSIONER E. COSTON MOTIONED TO APPROVE THE 4/27/2023, 7/27/2023, 11/22/2023, 12/28/2023, 1/25/2024, 5/23/2024, 6/27/2024, 7/25/2024, 9/26/2024, and 3/27/2025 HEARING MINUTES. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AS, EC, SG, AWH) (N: NONE) (ABS: SG).**

**II. DESIGN REVIEW**

**CITY of BOSTON**

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**APP # 25.0687 HP**

**ADDRESS: 73 CEDAR STREET**

Applicant: Sandra Woodward

Proposed Work: Renovation of existing building including altering existing roof and adding additional stories to existing side and rear additions.

**Project Representative:** Curt Mayers

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

**Discussion Topics:** The Commissioners discussed the plan to retain the existing roof structure and noted inconsistencies in the drafting of the plans.

**Public Comment:** There was no public comment.

**COMMISSIONER E. COSTON MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, AC, EC, SG, AWH) (N: NONE) (ABS: NONE).**

- **Final design details including proposed windows, trim, and siding are remanded to staff for final approval with the option of returning to the commission if staff feels appropriate. A landscape plan with plantings must be submitted to staff for review and approval. Staff must review the progress of construction to ensure construction work follows approved drawings.**

**6:30PM COMMISSIONER BARRIOS-MILLNER JOINED THE HEARING**

**APP # 25.0867**

**ADDRESS: 69 CENTRE STREET**

Applicant: Jonathan Tung

Proposed Work: Construct two-story addition to existing two-story house.

**Project Representatives:** Michael Chavez, Bruce McLay and Jonathan Tung

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

**Discussion Topics:** The Commissioners discussed the number of trees proposed for removal, the details of the new landscape plan, and the height of the addition's roof and its connection to the existing house. They questioned the appropriateness of replicating

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the window details of the existing house on the new addition, and discussed siding options.

**Public Comment:** Alison Pultinas asked for more information about the species of existing and proposed trees.

**COMMISSIONER S. GAJERE MOTIONED TO CONTINUE THE REVIEW OF THE APPLICATION. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: AS, EC, CBM, AWH) (N: AC) (ABS: NONE).**

- The Commission has continued this hearing and requests: further revisions to the roof detail where the addition meets the existing house; revisions to the proposed windows to not replicate the trim details of the existing house on the windows of the proposed addition; revisions to the proposed siding to break-up the addition's massing and to relate to the siding of the house; and a more developed landscape plan that specifies what trees will be removed, and what species trees will be planted as replacements.

### III. STAFF UPDATES

J. Cornish reported that interviews for the vacant preservation planner position, and HPACDC commissioners are ongoing A. Shelburne requested that staff distribute the draft HPACDC Bylaws with his comments to commissioners.

### IV. ADJOURNMENT: 7:52 PM

**COMMISSIONER E. COSTON MOTIONED TO ADJOURN THE HEARING. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, AC, EC, CBM, AWH) (N: NONE) (ABS: NONE).**