



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

May 23, 2024

Commissioners Present: Andrew Shelburne, Suleman Gajere, Ernest Coston, Fadi Samaha

Commissioners Absent: Angela Cook

Staff Present: Gabriela Amore, Preservation Planner; 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>

6:11 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 Advisory Review application.

I. DESIGN REVIEW

APP # 24.0972 HP

ADDRESS: 208 HIGHLAND STREET

Applicant: Emily Chen

Proposed Work: Remove 1 mature tree from property.

Project Representative: A representative did not appear.

Documents Presented: A representative did not appear.



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Discussion Topics: A representative did not appear.

Public Comment: There was no public comment.

II. ADVISORY REVIEW

APP # 24.1001 HP

ADDRESS: 1 ELMWOOD STREET

Applicant: Minkoo Kang

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

Project Representative: Minkoo Kang and Katie Faulkner 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.

Discussion Topics: The Commissioners suggested a reduction in height of the proposed structure, supported the sidewalk and landscape treatments, and historic context efforts. They also suggested that the massing does not reflect the existing structure enough, and were concerned about allowing the demolition of neglected buildings.

Public Comment: Linda Freeman spoke in support of the reduction of height, Rodney Singleton spoke against the demolition, Joan Seamster spoke against the proposed height, Kate Phelps supported the Commissioners comments, Ena Fox spoke against the first proposal, and questioned the historic value of the existing structure, Holly Shepard spoke against the project, David Black requested more neighborhood context to be shown, John B. Cruz III spoke against the demolition.

APP # 24.1003 HP

ADDRESS: 16 GARDNER STREET - 7:45pm

Applicant: Evan Smith

Proposed Work: Demolish existing building and construct a new 3.5 story building.

Project Representative: Evan Smith was the project representative.



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

Discussion Topics: The Commissioners inquired about the ability to rebuild within the existing building envelope, and suggested looking to 12 Gardner Street as a good example to follow for new construction. They expressed concern about the impact of demolition on the human-scale of the street. They suggested considering 2 options: One larger, centered building on the parcels; or two new shorter houses on the parcels with an open space variable.

Public Comment: Joan Seamster expressed concern about the demolition, Linda Freeman supported the demolition and inquired about accessibility standards, Kate Phelps discussed HPACD jurisdiction.

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.

IV. REVIEW AND VOTE ON PUBLIC HEARING START TIME

The review and vote on the public hearing start time was postponed.

V. STAFF UPDATES

VI. ADJOURNMENT: 9:00 PM

Commissioner A. Shelburne motioned to adjourn the hearing. Commissioner E. Coston seconded the motion. The vote was 4-0 (Y: FS, AS, EC, SG) (N: None) (Abs: None).