



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

June 27, 2024

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

Commissioners Absent: None

Staff Present: Gabriela Amore, Preservation Planner

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>

6:09 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. Alison Pultinas from Fenway news was present.

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

I. DESIGN REVIEW

APP # 24.0972 HP

ADDRESS: 208 HIGHLAND STREET

Applicant: Emily Chen

Proposed Work: Remove 1 mature tree from property.

Commissioner E. Coston joined the hearing.

Project Representative: Emily Chen was the project representative.



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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 supported the removal of the dying tree, and inquired about future landscaping plans and tree replacement.

Commissioner C. Barrios-Millner joined the hearing.

Public Comment: Joan Seamster offered to connect the applicant with the City of Boston “Open Space team”, Alison Pultinas recommended reaching out to “Speak for the Trees, Boston”.

COMMISSIONER SHELBURNE MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, EC, SG, AC, CBM) (N: NONE) (ABS: AS).

- *Applicant to provide more information on what else can be planted onsite.*

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

APP # 24.0968 HP

ADDRESS: 273 HIGHLAND STREET - 6:47pm

Applicant: Jon Rudzinski

Proposed Work: Construct a new building.

Project Representative: Gail Sullivan and Jon Rudzinski were the project representatives.

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 multiple materials in the construction, and inquired about a maintenance plan. They supported the tree selection and landscaping plans.

Commissioner A. Cook left the hearing.

Public Comment: Marilyn Grant inquired about trash storage, David Black expressed concern about height for rear abutters and noted that the community path is an



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accessibility issue, Alison Pultinas asked about a construction plan for the community path.

**COMMISSIONER GAJERE MOTIONED TO APPROVE THE APPLICATION.
COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: EC,
SG, CBM) (N: NONE) (ABS: AS).**

Commissioner A. Shelburne returned for the following Design Review application.

APP # 24.1110 HP

ADDRESS: 27 KENILWORTH STREET - 7:49pm

Applicant: Evan Smith

Proposed Work: Construct a new building and park.

Project Representative: Evan Smith was the project representative.

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 suggested activating the side-alley between the adjacent building, and better elevation details to show details between parcels from both street sides. They requested better material details, and continued use of the simulated granite fiber cement through to the ground on the elevations.

Public Comment: Frank Redd asked for clarification on HPACD jurisdiction, Michael Chavez stated that he was working on the adjacent masonic lodge building and didn't foresee conflicts, David Black asked if the proposed park will be in the public realm, Schuyler Redd stated that the size and scope was not clarified with the community, Joan Seamster stated that the massing was too large, Kate Phelps stated that the massing was too large.

**COMMISSIONER SHELburne MOTIONED TO CONTINUE THE APPLICATION.
COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AS, EC,
SG, CBM) (N: NONE) (ABS: NONE).**

- *The applicant to alter/revisit roofline, provide more information on materials, elevation sections, omit the archway designs, and continue vertical lines down throughout the design.*



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II. ADVISORY REVIEW

Commissioner S. Gajere left the hearing.

APP # 24.1107 HP

ADDRESS: 16 GARDNER STREET - 9:03pm

Applicant: Evan Smith

Proposed Work: Demolish existing structure and build 1-2 new buildings

Project Representative: Evan Smith was the project representative.

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 supported the roofline, front entry, and window pattern design, and preferred the option with two structures.

Public Comment: There was no public comment.

APP # 24.1111 HP

ADDRESS: 69 CENTRE STREET - 9:15pm

Applicant: Michael Chavez

Proposed Work: Construct a new addition to the existing structure.

Project Representative: Michael Chavez was the project representative.

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 generally supported the proposal. They suggested trying to make the proposed addition less visible from the street, and encouraged the applicant to have the new addition versus original structure read separately.

Public Comment: Joan Seamster requested that the hearing adjourn.

APP # 24.0557 HP

ADDRESS: 10 MALCOLM X BOULEVARD - 9:40pm

Applicant: Daniel Riggs

Proposed Work: Restore existing building, and construct two new buildings.

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Project Representative: Dartagnan Brown and Daniel Riggs 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 expressed their support for the project, and stated that access from Malcolm X Boulevard side of the development would be preferred.

Public Comment: Lee Peters provided the comments of the Highland Park Neighborhood Coalition, Joan Seamster supported relocating the curb cut to the Malcolm X Boulevard.

III. STAFF UPDATES

IV. ADJOURNMENT: 10:06 PM

Commissioner E. Coston motioned to adjourn the hearing. Commissioner C. Barrios-Millner seconded the motion. The vote was 3-0 (Y: AS, EC, CBM) (N: None) (Abs: None).