



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

July 25, 2024

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

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>

6:05 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 Design Review application.

I. DESIGN REVIEW

APP # 24.1110 HP

ADDRESS: 27 KENILWORTH STREET - 6:09pm

Applicant: Evan Smith

Proposed Work: Construct a new building and park. *Continued from the 6/27/2024 HPACDC Hearing.*

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.



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Discussion Topics: The Commissioners noted the requested adjustments made to the proposal since the previous hearing, and request a roof detail submitted to staff.

Public Comment: Schuyler Redd stated that the project did not meet expectations, Kate Phelps expressed concern about the massing, Franklin Redd expressed concern about the outstanding concerns from the community.

COMMISSIONER SHELburne MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMAHA SECONDED THE MOTION. THE VOTE WAS 3-1 (Y: AS, EC, FS) (N: AC) (ABS: NONE).

- *The proposed new park is continued for review until all relevant City agency approvals are received*
- *The building is to be built concurrent with park approval*

II. ADVISORY REVIEW- 7:15pm

APP # 25.0001 HP

ADDRESS: 85 CENTRE STREET - 7:18pm

Applicant: Jeffrey Drago

Proposed Work: Demolish existing building and construct a new 3 story building.

Project Representative: Nick Landry, Mary Kate Campbell, Tony Barros, and Rob DiPierro 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 generally supported the proposed demolition and new construction, and encouraged abutter engagement. They requested more context examples and landscape details.

Public Comment: Alison Pultinas suggested exploring deconstruction, Kate Phelps stated her support for the project.

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



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Commissioner A. Shelburne motioned to approve the meeting minutes with provisos. Commissioner. The motion was not seconded.

- Add a note in the minutes stating that they are an overview of the hearing and do not serve as a transcript.

IV. REVIEW AND VOTE ON PUBLIC HEARING START TIME

The review and vote on the 2023 meeting minutes was postponed.

V. STAFF UPDATES

VI. ADJOURNMENT: 8:15 PM

Commissioner E. Coston motioned to adjourn the hearing. Commissioner F. Samaha seconded the motion. The vote was 3-0 (Y: AC, AS, EC) (N: None) (Abs: None).