



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

September 26, 2024

Commissioners Present: Angela Cook, Andrew Shelburne, Ernest Coston, Fadi Samaha, Celina Barrios-Millner, Angela Ward Hyatt

Commissioners Absent: Suleman Gajere

Staff Present: Gabriela Amore, Preservation Planner; Joseph Cornish, Director of Design Review; Chelsea Blanchard, Staff Architect

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 Advisory Review application.

I. DESIGN REVIEW

APP # 25.0008 HP

ADDRESS: 1 ELMWOOD STREET

Applicant: Minkoo Kang

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

Project Representative: Minkoo Kang, Wendy Fronteiro, Scott Webster, Sean Webster, and Riz Shah 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 discussed the original proposal and a preference for that design, but with the new lower height being proposed. They encouraged exploring the window to wall ratio and discouraged the vertical terra cotta. The Commission also expressed concern about the proposed demolition, and discussed the historic integrity of the existing structure.

Public Comment: 60 support letters and 5 opposition letters for this application were received ahead of time, along with a support letter from Councilor Tania Fernandes Anderson's office. Steven Keyes, Ana Munoz, Jeff Grantz, Raber Umphenour, Robert Spruill, Henry Patterson, Hortencia Do Rosario, Randy Foote, Daniel Villanueva, Alejandra Spruill, and Evan Smith, expressed their support for the project. David Black, Joe Cook, Rodney Singleton, Verdaya Brown, Joan Seamster, Dan Cruz Jr., and Andrew McLeod, expressed opposition to the project.

COMMISSIONER SHELBURNE MOTIONED TO DENY THE APPLICATION. THERE WAS NO SECOND TO THIS MOTION.

COMMISSIONER SHELBURNE MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER COOK SECONDED THE MOTION. THE VOTE WAS 3-2 (Y: EC, AC, AWH) (N: CBM, FS) (ABS: NONE).

Commissioner A. Cook left the hearing.

APP # 25.0230 HP

ADDRESS: 16 GARDNER STREET - 8:30pm

Applicant: Evan Smith

Proposed Work: Demolish existing building and construct 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 generally supported the improvements made to the project since the previous Advisory Review of the work.



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Public Comment: Ana Munoz, Gabriela Shelburne, Daniel Cruz Jr., and Steven Keys, all expressed support for the project.

COMMISSIONER SHELBURNE MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AS, EC, FS, CBM, AWH) (N: NONE) (ABS: AS).

- *Develop railings at the front porch further.*
- *Demolition of the existing building will not take place until a building permit or foundation permit for the new building has been secured.*
- *Final approval of materials of the new building, including an onsite materials mockup, are remanded to staff.*
- *Landscape details remanded to staff.*

II. STAFF UPDATES

III. ADJOURNMENT: 9:00 PM

Commissioner E. Coston motioned to adjourn the hearing. Commissioner C. Barrios-Millner seconded the motion. The vote was 5-0 (Y: AS, EC, FS, CBM, AWH) (N: None) (Abs: None).