



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION**

PUBLIC MEETING MINUTES

Held virtually via Zoom

APPROVED BY COMMISSION
JULY 24, 2025

JUNE 26, 2025

Commissioners Present: Andrew Shelburne, Ernest Coston, Fadi Samaha, and Angela Ward Hyatt

Commissioners Absent: Angela Cook, Suleman Gajere, and Celina Barrios-Millner

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>

6:09 PM: Acting Chair E. Coston 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:

5/22/2025

COMMISSIONER A. SHELburne MOTIONED TO APPROVE THE 5/22/2025 HEARING MINUTES. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AS, EC, AWH) (N: NONE) (ABS: NONE).

COMMISSIONER F. SAMAHA JOINT THE HEARING AT 6:23 PM

II. DESIGN REVIEW

APP # 24.1110 HP

ADDRESS: 27 KENILWORTH STREET

Applicant: Evan Smith



Proposed Work: Proposed new park related to new multifamily approved by the Commission on 7-25-2024.

Project Representatives: Minkoo Kang, Evan Smith and Sean Webster

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

Discussion Topics: The Commissioners asked if the plan was designed by a landscape architect and if there is a plan for drainage. The Commissioners discussed rounding off the tip area of the park area, adding granite bollards, lighting, curbing, the spacing and species of the proposed trees, adding metal benches, and adding a step at Dudley Street.

Public Comment: Joan Seamster asked about the number of parking spots, traffic studies, the number of hydrants, location of crosswalks, ownership, and details related to the public artwork. David Black asked about the details of the crosswalks. Lee Peters asked about the size of the proposed trees. Christopher Grant asked about dating details.

COMMISSIONER A. SHELburne MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AS, EC, FS, AWH) (N: NONE) (ABS: NONE).

- **Final design details are remanded to staff for final approval with the option of returning to the commission if staff feels appropriate. Staff will monitor the project throughout construction. The edge of the park at the corner of Dudley Street and Kenilworth Street should have a chamfered edge; 3 iron benches should be included into the design; granite bollards should be added at the nose of the park; and the applicant should explore adding a six inch granite curb around the park and a step down to Dudley Street.**

APP # 25.0867

ADDRESS: 69 CENTRE STREET (CONTINUED FROM 5-22-2025 HEARING)

Applicant: Jonathan Tung

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

Project Representatives: Michael Chavez and Bruce McLay

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 changes made to the project since the previous hearing, and the limit of work proposed to the existing house.



Public Comment: Joan Seamster asked about the differences between the design and color of the existing house and addition.

COMMISSIONER A. SHELburnE MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AS, EC, FS, AWH) (N: NONE) (ABS: NONE).

- **Final design documents at 75% completion or higher are remanded to staff for final approval with the option of returning to the commission if staff feels appropriate. Final landscape plans including a protection plan during construction are remanded to staff for final approval.**

COMMISSIONER A. SHELburnE RECUSED HIMSELF FROM THE FOLLOWING AGENDA ITEM

APP # 25.0951

ADDRESS: 3 CEDAR SQUARE

Applicant: Matt Eckel

Proposed Work: Construct a new residential building on a vacant lot.

Project Representatives: Matt Eckel and Eric Zachrison

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

Discussion Topics: The Commissioners asked for information about the changes to the site and the grading, and more detail about the existing retaining wall and the proposed alterations to the wall. They encouraged the applicant to further explore adding bays to the design and window openings at the garage level.

Public Comment: Joan Seamster asked about the stones being removed from the existing wall and requested that they be reused onsite.

COMMISSIONER E. COSTON MOTIONED TO CONTINUE THE REVIEW OF THE APPLICATION. COMMISSIONER SAMAH SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: EC, FS, AWH) (N: NONE) (ABS: NONE).

- **The Commission has continued this hearing and requests: further design development of the building, site and retaining wall, and exploration of adding window openings to the lower garage level of the building.**

APP # 25.0978



ADDRESS: 10 MALCOLM X BOULEVARD

Applicant: Daniel Riggs

Proposed Work: Preservation of the existing Roxbury Boys Club structure while replacing surface parking with a new public open space; construction of a 6-story multifamily rental building; and construction of a 3-story multifamily home-ownership building with new amenity open space.

Project Representatives: Daniel Riggs and Dartagnan Brown

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 materials, height and scale of the new buildings, the appropriateness of altering the existing retaining walls, and the scope of work proposed for the existing building. Commissioners requested seeing full elevation plans of the proposed new buildings.

Public Comment: Kai Grant spoke in support of the project. Joan Seamster expressed concern about relating the design and size of the new buildings to structures located outside of the district. Lee Peters asked for clarification in reviewing alterations to the retaining walls at this site. Nicholas Laudani commented that he would like a reconsideration of past hearings and commission determinations. He expressed concerns about referencing buildings outside of the district when reviewing projects, not having access to hearing minutes, and that the commission has not yet adopted bylaws.

COMMISSIONER A. SHELburne MOTIONED TO CONTINUE THE REVIEW OF THE APPLICATION. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AS, EC, FS AWH) (N: NONE) (ABS: NONE).

- **The Commission has continued this hearing and requests:** Elevations of each building showing context without trees and landscaping; and a comparison of the dimensions of the proposed building at 20 Malcolm X Boulevard to those of Marcus Garvey Gardens.

III. STAFF UPDATES

J. Cornish reported that interviews for HPACDC commissioners are ongoing, and that a decision to hire a new preservation planner will be made soon. He also noted that a draft of the proposed district bylaws was circulated to commissioners prior to the hearing. Commissioner Shelburne requested scheduling a business meeting prior to the next scheduled hearing to focus discussion on the draft bylaws.

IV. ADJOURNMENT: 9:13 PM



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

**COMMISSIONER F. SAMAHA MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0 (Y:
AS, EC, FS, AWH) (N: NONE) (ABS: NONE).**