



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION**

PUBLIC HEARING MINUTES

Held virtually via Zoom

**APPROVED BY COMMISSION
March 26, 2026**

FEBRUARY 26, 2026

Commissioners Present: *Angela Cook, Ernest Coston, Suleman Gajere, Angela Ward Hyatt, Celina Barrios-Millner and Andrew Shelburne.*

Commissioners Absent: *Fadi Samaha.*

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>

6:03 PM: Acting Chair A. Ward Hyatt called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing.

Following this brief introduction she called the first agenda item:

I. RATIFICATION OF THE 11/20/2025 PUBLIC MEETING MINUTES

COMMISSIONER A. SHELBURNE MOTIONED TO APPROVE THE 11/20/2025 PUBLIC MEETING MINUTES. COMMISSIONER C. BARRIOS-MILLNER SECONDED THAT MOTION. THE VOTE WAS 5-0 (Y: AC, EC, CBM, AWH, AS) (N: NONE) (ABS: NONE).

II. DESIGN REVIEW

APP # 26.0619 HP

ADDRESS: 55-57 CENTRE STREET

Applicant: Michael Winston

Proposed Work: Erect a new two-family residence on vacant land.

Project Representatives: Michael Winston, Michael Chavez and Sam Hitchon



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 appropriateness of the building’s design and its positioning on the lot. Commissioners suggested refining the design of the windows and masonry details at the side elevation of the building.

Public Comment: David Black spoke in support of the project and suggested using double-hung windows at the front facade of the building, and installing a larger entry door that better matches the entry door at the abutting building.

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

- **IF THERE ARE MAJOR CHANGES MADE TO THE FACADE OF THE BUILDING THEN THE PROJECT MUST RETURN TO THE COMMISSION FOR REVIEW; THE ENTRY DOOR IS NOT BE SMALLER THAN THE ENTRY DOOR AT THE ABUTTING PROPERTY; THE EXISTING STREET TREE AT THE FACADE OF THE BUILDING IS TO BE PROTECTED DURING CONSTRUCTION; AND THAT STAFF IS INVOLVED IN REVIEWING THE PROJECT WITH FINAL DESIGN DOCUMENTS AT 70% COMPLETION OR HIGHER REMANDED TO STAFF FOR FINAL APPROVAL ALONG WITH MATERIAL CHOICES AND ALIGNMENT OF WINDOWS AT THE SIDE ELEVATION OF THE BUILDING.**

III. ADVISORY REVIEW

APP # 25.1051 HP

ADDRESS: 44 CENTRE STREET

Applicant: Jeffrey Drago

Proposed Work: Erect a new single-family dwelling with an interior garage for two vehicles on vacant land.

Project Representatives: Michael Chavez, Ed Blank, Lisa Berger, and Dominic Coppola.

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 expiration of the open space restrictions on the site, the location of the proposed building on the site, and the number of trees and amount of vegetation that will be removed as part of the project.



Commissioners confirmed that no existing rock outcroppings or stone walls will be altered as part of the project. Commissioners were generally in agreement that a simple gable design was more appropriate for the project than a gambrel roof design, and that existing trees be retained, reduction of the building's footprint be explored, and the driveway design refined.

Public Comment: Kate Phelps commented that the owner should maintain the spirit of the city's urban wilds and respect the existing tree canopy of the neighborhood. She suggested that the proposed building be smaller than currently presented and set back further from the street. She noted that this project was voted down by the Highland Park Neighborhood Coalition. Holly Shepherd questioned construction on yard sale lots and the appropriateness of the size of the proposed building. She also noted that this project was voted down by the Highland Park Neighborhood Coalition. David Black asked if color falls under the purview of the Commission.

IV. UPDATE ON DRAFT BYLAWS

J. Cornish reported that staff has received comments from the Law Department and is reviewing those with the Director of the Office of Historic Preservation and the Deputy Director of the Office of Historic Preservation, and hopes to bring the draft back to the Commission for discussion in March.

V. STAFF UPDATES

Staff reported on the 2-12-2026 Commissioner Appreciation Event, and that the Commission's next hearing is scheduled for 3-26-2026.

VI. ADJOURNMENT: 8:03 PM

**COMMISSIONER A. SHELBURNE MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER A. COOK SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AC, EC,
AWH, CBM, AS) (N: NONE) (ABS: NONE).**