



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT  
COMMISSION**

**PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

APPROVED BY COMMISSION  
April 23, 2026

**MARCH 26, 2026**

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

**Commissioners Absent:** Angela Cook, Suleman Gajere, and 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>

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**6:16 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 agenda item:

**I. RATIFICATION OF THE 2/26/2026 PUBLIC MEETING MINUTES**

**COMMISSIONER E. COSTON MOTIONED TO APPROVE THE 2/26/2026 PUBLIC MEETING MINUTES. COMMISSIONER A. WARD HYATT SECONDED THAT MOTION. THE VOTE WAS 4-0 (Y: EC, CBM, AWH, AS) (N: NONE) (ABS: NONE).**

**II. DESIGN REVIEW**

**APP # 26.0619 HP**

**ADDRESS: 67 LAMBERT AVENUE**

Applicant: Cam Raufi

Proposed Work: Retroactive approval of alterations to existing granite post and wall at front of property; and construction of a two-story rear addition with roof deck.

**Project Representatives:** Cam Raufi and Mia DeSimone.



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

**Discussion Topics:** The Commissioners expressed concern that work was done without a building permit and without the review of the Commission. Commissioners asked for clarification as to what work had already been completed, and what materials had been purchased. They discussed the visibility of the addition, and the appropriateness of its design and materials. The appropriateness of the proposed copper roofing and skylights at the existing house was questioned. Commissioners discussed the applicant's safety concerns regarding the width of the driveway, and the unapproved widening of the driveway entrance by removing a portion of the historic stone wall and relocating the existing granite post.

**Public Comment:** Kate Phelps agreed with Commissioner Ward Hyatt's comments that the standards are clear regarding retaining stone walls and posts, and stated that the applicant's claim they were unaware that they were moving into a historic district is no excuse for undertaking work without the Commission's review. David Black stated that ignorance of the law is no excuse for violating it. He stated that the rear addition seems appropriate, but should have gone through the review process. He continued to say that the granite post should have been repaired, and that the turning radius of vehicles entering the driveway is not a safety issue, but a matter of convenience. Joan Seamster agreed with the comments made by Kate Phelps and expressed concern that allowing the changes to the wall and post will set a precedent. She questioned the consequences of violating the Commission's guidelines. Jon Ellerton also questioned the consequences of violating the guidelines and expressed concern that the work was done without a building permit. He stated that the wall should be restored and post moved to its original location.

**COMMISSIONER A. SHELburne MOTIONED TO CONTINUE THE APPLICATION.  
COMMISSIONER C. BARRIOS-MILLNER SECONDED THE MOTION. THE VOTE WAS 2-1  
(Y: CBM, AS) (N: AWH) (ABS: NONE).**

- **THE APPLICANT IS TO RETURN WITH A REFRESH OF THEIR DRAWINGS THAT SHOW THE CORRECT POSITION OF THE PROPOSED FENCE; MORE INFORMATION ON THE MATERIALS INCLUDING SIDING OF THE ADDITION; AND PROPER NOTES REGARDING THE PROPOSED SKYLIGHTS AND ROOF CHANGES.**

### **III. 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 April

**IV. STAFF UPDATES**

Staff reported that the Commission's next hearing is scheduled for 4-23-2026.

**V. ADJOURNMENT: 8:09 PM**

**COMMISSIONER A. SHELBURNE MOTIONED TO ADJOURN THE HEARING.  
COMMISSIONER E. COSTON SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: EC,  
AWH, CBM, AS) (N: NONE) (ABS: NONE).**