



NOTICE OF PUBLIC HEARING - REVISED

The **HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT**
COMMISSION will hold a public hearing:

DATE: 9/24/2026
TIME: 6:00 PM
ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1658969399](https://www.zoomgov.com/j/1658969399)

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the Office of Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://www.zoomgov.com/j/1658969399> or calling 646 828 7666 US and entering meeting id # 165 896 9399 . You can also submit written comments or questions to HighlandACDC@boston.gov.

I. RATIFICATION OF THE 6/25/2026 PUBLIC MEETING MINUTES

II. ADMINISTRATIVE REVIEW/APPROVAL

APP # 25.0320 HP

1 ELMWOOD STREET

Applicant: Minkoo Kang

Proposed Work: Extend 10-24-2024 approval with provisos to demolish existing building and construct a new 6 story building for one year to expire 10-24-2027. Approval of the proposed demolition and approval of the proposed new building's height and massing with the proviso that further design details be remanded to a subcommittee of Commissioner Ward Hyatt and Commissioner Coston. The provisos are further enumerated as follows: 1. Demolition of the existing building will not take place until a building permit or foundation permit for the new building has been secured; 2. Further design development and final project approval to be remanded to a subcommittee of Commissioner Ward Hyatt and Commissioner Coston that will meet at scheduled public meetings where review will focus on the refinement of the building's facade design and materials to ensure that they complement the character-defining

REVISED

4:29 pm, Sep 16, 2026

CITY of BOSTON

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aspects of the district; and 3. That approval of an onsite materials mockup be remanded to the subcommittee.

III. DESIGN REVIEW

APP # 27.0177 HP

6 CEDAR STREET

Applicant: Josh Hasenfus, The Trustees of Reservations
Proposed Work: Create a (36) plot community garden within the existing urban wild parcel. This work involves the removal of trees to create the growing conditions needed for the garden. Site work and landscape installation will also take place. All removed trees will be replaced to create a net gain and all existing puddingstone will remain on-site.

IV. ADVISORY REVIEW

APP # 26.0429 HP

51 DUDLEY STREET

Applicant: Charles Robson
Proposed Work: Revitalize the first two floors of the former Masonic Lodge building, and add a 2 story addition resulting in fourteen (14) residential units.

V. UPDATE ON DRAFT DISTRICT BYLAWS

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 9/16/2026

HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

Members: Angela Cook, Ernest Coston, Fadi Samaha, Vacant, Angela Ward Hyatt
Alternate: Suleman Gajere, Andrew Shelburne

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/