



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

November 22, 2023

Commissioners Present: Angela Cook, Andrew Shelburne, Suleman Gajere, Ernest Coston

Commissioners Absent: None

Staff Present: Gabriela Amore, Preservation Planner

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>

6:00 PM: Acting Chair S. Gajere 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. ADVISORY REVIEW

APP # 24.0424 HP

ADDRESS: 16 GARDNER STREET

Applicant: Evan Smith

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

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 discussed the necessity of the proposed demolition, and informed the applicant to contact the Inspectional Services Department



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for concerns regarding structural safety. Regarding the proposed new construction, the Commission suggested incorporating a setback, and scale/massing that is more contextual with the surrounding area.

Public Comment: Kevin Hicks expressed support for the height and for the potential demolition, and concern regarding parking. David Black spoke and suggested the proposed new construction be of a similar massing/scale to the existing building. Kate Phelps spoke in favor of architectural conservation, and expressed concern regarding demolition and size of the proposed building.

Commissioner A. Cook left the hearing.

APP # 24.0456 HP

ADDRESS: 3 CEDAR SQUARE

Applicant: Matt Eckel

Proposed Work: Construct a new building.

Commissioner A. Shelburne recused himself from the Advisory Review of this application.

Project Representative: Matt Eckel and Rob Celiberti were the project representatives.

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 inquired about the existing trees and requested clarity on landscaping plans with attention to the existing retaining wall. They expressed that the proposed new construction was too dominant over the abutting structure at 1 Cedar Square, and that a more sensitive setback and massing be explored. They also suggested relocating the proposed garage door to not be on the facade.

Public Comment: Joan Seamster inquired about the changes made to the proposed height.

II. STAFF UPDATES

III. ADJOURNMENT: 8:30 PM

Commissioner E. Coston motioned to adjourn the hearing. Commissioner S. Gajere seconded the motion. The vote was 2-0 (Y: EC, SG) (N: None) (Abs: None).