



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

December 28, 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 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 Advisory Review application.

I. DESIGN REVIEW

Commissioner A. Shelburne recused himself from the following Design Review application.

APP # 24.0550 HP

ADDRESS: 51 CEDAR STREET, NATHAN HALE SCHOOL

Applicant: Caroline Wilde

Proposed Work: Renovations to existing playground, including new shade structure, tree removal and replacement, repairs to existing puddingstone wall, and construction of a new ADA ramp.

Project Representative: Erik Bednarek was the project representative.



APPROVED BY COMMISSION
MAY 22, 2025

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

Discussion Topics: The Commissioners discussed the landscape details and were pleased that trees not involved in the scope of work will be protected during construction. They confirmed that only the interior failing parts of the existing puddingstone wall would be repaired in-kind. They also inquired about if the playground would be open for public use.

Public Comment: There was no public comment.

COMMISSIONER COOK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER COSTON SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: AC, EC, SG) (N: NONE) (ABS: AS).

- *The applicant to confirm gates will not be locked.*

Commissioner S. Gajere left the hearing.

II. ADVISORY REVIEW

APP # 24.0557 HP

ADDRESS: 10 MALCOLM X BOULEVARD

Applicant: Daniel Riggs

Proposed Work: Restore existing building, and construct two new buildings.

Project Representative: Daniel Riggs, Josh Zakim, Jacob Vance, and John Sullivan 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 reviewed the proposed landscape plan and felt more clarity was needed in the next review, and that the proposed street trees on Malcolm X Boulevard were too close to the building to thrive. They also noted that the datum line from the existing building served as reference for the proposed height of the new structures. The Commission also stressed the importance of preserving the puddingstone wall. They generally supported the direction of “Building A”, and felt that “Building C” needed a greater setback, and suggested that the applicants consider proposing 2 buildings in the place of the single “Building C”, to help with massing and



APPROVED BY COMMISSION
MAY 22, 2025

access, and suggested driveway access from Malcolm X Boulevard rather than from Dudley Street.

Public Comment: Lee Peters suggested that the proposed new “Building C” should be more contextual with the surrounding area. Joan Seamster expressed concern regarding the massing/scale of the proposed new “Building C” and suggested it be more contextual.

APP # 24.0462 HP

ADDRESS: 27 KENILWORTH STREET

Applicant: Evan Smith

Proposed Work: Construct a new building and park.

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 inquired about the height context of the proposed new building, and requested clarification on the pathway access between 27 Kenilworth Street and the abutting 49 Dudley Street. They supported the preliminary efforts to divide the massing of the building and requested more development in these details. The Commission suggested a heavier cornice line and inquired about the material details. They confirmed that the new park was being developed with the Boston Planning and Development Agency (BPDA), that it would be public use, and draw inspiration from Alvah Kittredge Square, and that the flow from the new building to the new park be harmonious and inviting.

Public Comment: Frank Red and Schuyler Red expressed that more details should be provided. Joan Seamster stated that the proposed new building should be more contextual of the surrounding area. Melissa Lin stated her support for the project.

III. STAFF UPDATES

IV. ADJOURNMENT: 9:15 PM

Commissioner A. Shelburne motioned to adjourn the hearing. Commissioner A. Cook seconded the motion. The vote was 3-0 (Y: AC, AS, EC) (N: None) (Abs: None).