



APPROVED BY COMMISSION
MAY 22, 2025

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

Held virtually via Zoom

July 27, 2023

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

Commissioners Absent: None

Staff Present: Gabriela Amore, Preservation Planner; Chelsea Blanchard, Staff Architect

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. ADVISORY REVIEW

APP # 24.0012 HP

ADDRESS: 1 ELMWOOD STREET

Applicant: Minkoo Kang

Proposed work: Proposed Work: Demolition of the existing mixed-use building and construction of a new seven-story mixed-use building.

Project Representative: Minkoo Kang, Katie Faulkner, and Marc LaCasse were the project representatives.



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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 proportions and massing of the proposed new structure, and also discussed the proposed demolition of the existing structure and suggested preserving it. The Commission suggested that the design of the new structure draw influence from the existing structure. They also requested context regarding how the proposed new construction relates to the character of the District.

Public Comment: Marilyn Grant, Linda Freeman, David Black, and Joan Seamster stated their opposition to the proposed work due to height and scale. Rodney Singleton expressed support for the Commissioner's comments, and opposed the proposed demolition. Andrew McLeod and Vanessa Monteiro inquired about affordability of the proposed building. Holly Shepard and Kate Phelps expressed concern regarding the proposed work. A petition submitted by the Highland Park Neighborhood Coalition was submitted with 71 signatures in opposition to the proposed work. A ZBA opposition letter from Rep. Chynah Taylor's office was submitted.

II. STAFF UPDATES

III. ADJOURNMENT: 8:00 PM

Commissioner E. Coston motioned to adjourn the hearing. Commissioner A. Shelburne seconded the motion. The vote was 4-0 (Y: AC, AS, EC, SG) (N: None) (Abs: None).