



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT  
COMMISSION  
PUBLIC HEARING MINUTES**  
*Held virtually via Zoom*

**JULY 24, 2025**

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

**Commissioners Absent:** Suleman Gajere,

**Staff Present:** Katherine Kottarids, Director of the Office of Historic Preservation; Elizabeth Sherva, Deputy Director of the Office of Historic Preservation; Ian Barber, Assistant Corporation Counsel; and 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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**6:00 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 agenda item:

**I. RATIFICATION OF THE 6/26/2025 PUBLIC HEARING MINUTES AND 7/17/2025 PUBLIC MEETING MINUTES**

**COMMISSIONER A. WARD HYATT MOTIONED TO APPROVE THE 6/26/2025 HEARING MINUTES AND 7/17/2025 PUBLIC MEETING MINUTES . COMMISSIONER F. SAMAHA SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AC, EC, AWH, FS, AS) (N: NONE) (ABS: NONE).**

**II. EXECUTIVE SESSION**

**AT 6:16 PM COMMISSIONER F. SAMAHA MOTIONED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS STRATEGY FOR THE OPEN MEETING LAW COMPLAINT RECEIVED ON 7-14-2025 INVOLVING THIS COMMISSION. COMMISSIONER A. WARD**



**HYATT SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: EC, AWH, FS, AS) (N: NONE) (ABS: AC).**

**MINUTES REGARDING THE SUBSTANCE OF THE EXECUTIVE SESSION HELD ON JULY 24, 2025 ARE NOT PRESENTLY DISCLOSED, PURSUANT TO MGL CH. 30A, SECTION 22(F), AS PUBLICATION MAY DEFEAT THE LAWFUL PURPOSES OF THE EXECUTIVE SESSION**

**AT 7:10 PM COMMISSIONER A. WARD HYATT MOTIONED TO CLOSE THE EXECUTIVE SESSION. COMMISSIONER F. SAMAHA SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AC, EC, AWH, FS, AS) (N: NONE) (ABS: NONE).**

### **III. DESIGN REVIEW**

#### **COMMISSIONER C. BARRIOS-MILLNER JOINED THE HEARING**

**APP # 25.0978 HP**

**ADDRESS: 10 MALCOLM X BOULEVARD**

Applicant: Daniel Riggs

Proposed Work: Preservation of the existing Roxbury Boys Club structure while replacing surface parking with a new public open space; construction of a 6-story multifamily rental building; and construction of a 3-story multifamily home-ownership building with new amenity open space. **(CONTINUED FROM 6/26/2025 HEARING)**

**Project Representatives:** Daniel Riggs and Dartagnan Brown

**Documents Presented:** The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and drawings for the proposed work. Specific details requested at the 6/26/2025 hearing were presented that included elevations of each building showing context without trees and landscaping, and a comparison of the dimensions of the proposed building at 20 Malcolm X Boulevard to those of Marcus Garvey Gardens.

**Discussion Topics:** The Commissioners discussed the colors of the materials and were in support of the proposed brighter buff brick color. They also discussed the height and scale of the new buildings, and the appropriateness of altering the existing retaining walls. They also asked for clarification regarding the number of trees that will be removed.

**Public Comment:** Joan Seamster stated that the community has an issue with the size of the proposed new buildings and questioned the references to the size of Marcus Garvey Gardens. She objected to relating the new buildings to buildings located outside of the Highland Park Architectural Conservation District, such as the USPS building. She requested that the district's bylaws require that new construction reference buildings



located in the district. She also questioned the Commission's discussion of the color of the building materials and asked that the Commission be consistent in its application of design guidelines. Kate Phelps expressed concern about the alterations to the retaining walls and removal of trees. She requested that the bylaws require consistent adherence to the design standards with no exceptions. Nicholas Laudani commented that the Commission has no bylaws and that its votes are not valid. He requested that strong bylaws be adopted.

**COMMISSIONER A. SHELburne MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-1-1 (Y: AWH, CBM, FS, AS) (N: AC) (ABS: EC).**

- **STAFF REVIEWS THE PROJECT AT VARIOUS INTERVALS TO ENSURE THAT THE PROJECT IS BUILT AS IT WAS PRESENTED TO THE COMMISSION, AND THAT IF THERE ARE CHANGES THE PROJECT RETURNS TO THE COMMISSION.**

**COMMISSIONERS A. COOK and A. WARD HYATT LEFT THE HEARING**

**IV. ADVISORY REVIEW**  
**APP # 25.1007 HP**  
**ADDRESS: 51 DUDLEY STREET**

Applicant: Charles Robson

Proposed Work: Restoration of existing two-story facade and construction of a three-story addition.

**Project Representatives:** Charles Robson and F. Jonah Manigat

**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 size of the proposed greenspace and the appropriateness of the height of the building with the new addition, comparing the height and number of stories of the original building prior to the demolition of its upper floors to the height of the new addition. They also discussed the restoration of the original building's facade and the design of its new windows facing Dudley Street.

**Public Comment:** Joan Seamster commented that the building be limited to four stories. She asked if abutter meetings have taken place and questioned the inclusion of a rooftop garden on the building. She asked for details regarding the retention of the historic structure, and questioned the accuracy of the renderings that were presented. Kate Phelps commented that the front facade should be a closer approximation to its original appearance. She questioned the appropriateness of its height and the maintenance of the proposed green roof and the proposed green space. Nicholas Laudani questioned



the procedure of the project review process and the need to adopt bylaws. Christopher Grant spoke in support of the project as presented. Staff reported that Lee Peters submitted written comments that were shared with the Commission that expressed concern about the proposed height of the building and the proposed new materials.

**V. STAFF UPDATES**

J. Cornish reported on proposed signage identifying the district, and the prospect of developing a mailer to residents and property owners to alert them that they are subject to regulations including the review of tree removal on private property. He also reported that a special public meeting will be scheduled in August to continue the drafting of Commission's bylaws.

**VI. ADJOURNMENT: 8:51 PM**

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