



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION**

PUBLIC HEARING MINUTES

Held virtually via Zoom

APPROVED BY COMMISSION
February 26, 2026

NOVEMBER 20, 2025

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

Commissioners Absent: Angela Cook, Suleman Gajere, and Fadi Samaha.

Staff Present: 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>

6:05 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 10/23/2025 PUBLIC HEARING MINUTES, AND THE 11/6/2025 PUBLIC MEETING MINUTES

COMMISSIONER C. BARRIOS-MILLNER MOTIONED TO APPROVE THE 10/23/2025 PUBLIC HEARING MINUTES AND THE 11/6/2025 PUBLIC MEETING MINUTES. COMMISSIONER A. WARD HYATT SECONDED THAT MOTION. THE VOTE WAS 3-0 (Y: CBM, AWH, AS) (N: NONE) (ABS: NONE).

II. ADVISORY REVIEW

APP # 26.0429 HP

ADDRESS: 51 DUDLEY STREET

Applicant: Charles Robson

Proposed Work: Revitalize the first two floors of the former Masonic Lodge building, and add a 3 story addition resulting in eighteen (18) residential units totaling 13,130 square feet.



Project Representatives: Charles Robson, F. Jonah Maniget and David Jay

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 historic significance of the building, changes made since the previous advisory review on 7-24-2025 that included changes to the groupings of the windows at the front facade, changes to the proposed greenspace, and changes to the roof design. Commissioners questioned the accuracy of the renderings, the proportions of the proposed gables, the alignment of the facade windows, and the appropriateness of the proposed height and number of stories. They also commented that renderings showing the proposed building in context of its surroundings would be necessary to see in the future. The design review process and authority of the Highland Park ACDC was discussed.

Public Comment: Melissa Lin spoke in support of the project and the reuse of the existing building. Kate Phelps commented that she appreciates the efforts to retain the lower floors of the existing building, and stated that the Commission should not be considering the affordability of units and the number of units. She emphasized that the project must comply with the Commission's Standards and Criteria.

III. DISCUSSION OF DRAFT BYLAWS

J. Cornish reported that a revised draft of the bylaws based on the comments made at the 11-6-2025 public meeting was circulated to Commissioners. He briefly outlined the changes to the draft. Commissioners were in agreement that the current draft be submitted to the Law Department for review. A. Shelburne requested that if the Law Department has problems with proposed changes to the draft that it provide an explanation. A. Shelburne suggested that the Commission plan a review of the Standards and Criteria to discuss revisions where Standards and Criteria may be ambiguous or unclear.

Public Comment: Nicholas Laudani commented that the Standards and Criteria for the Highland Park ACDC do not need to be updated, but involved at every hearing. He suggested that until the bylaws are adopted that it be noted at each hearing that they will be used to review every project.

IV. STAFF UPDATES

Staff reported that the next hearing is scheduled for the third Thursday of the month, 12/18/2025 due to the Christmas holiday.



V. ADJOURNMENT: 8:10 PM

COMMISSIONER E. COSTON MOTIONED TO ADJOURN THE HEARING. COMMISSIONER C. BARRIOS-MILLNER SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: EC, AWH, CBM, AS) (N: NONE) (ABS: NONE).