



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION**

PUBLIC HEARING MINUTES

Held virtually via Zoom

APPROVED BY COMMISSION
June 25, 2026

APRIL 23, 2026

Commissioners Present: Ernest Coston, Suleman Gajere, Angela Ward Hyatt, and Andrew Shelburne.

Commissioners Absent: Angela Cook 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>

6:20 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 3/26/2026 PUBLIC MEETING MINUTES

COMMISSIONER A. WARD HYATT MOTIONED TO APPROVE THE 3/26/2026 PUBLIC MEETING MINUTES. COMMISSIONER E. COSTON SECONDED THAT MOTION. THE VOTE WAS 4-0 (Y: EC, SG, AWH, AS) (N: NONE) (ABS: NONE).

II. DESIGN REVIEW

APP # 26.0619 HP

ADDRESS: 67 LAMBERT AVENUE

Applicant: Cam Raufi

Proposed Work: Retroactive approval of alterations to existing granite post and wall at front of property; and construction of a two-story rear addition with roof deck. **CONTINUED**

FROM 3/26/2026 HEARING



Project Representatives: Cam Raufi and Mia DeSimone.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions, and revised plans, and drawings for the proposed work as requested by the Commission at the 3-26-2026 hearing.

Discussion Topics: The Commissioners discussed the condition of the granite post, and asked if the applicant contacted Boston Transportation Department about eliminating street parking across the street from the driveway. They discussed the location of the fence in relation to the wall and the street, the appropriateness of covering the roof in copper, and replicating the trim at the existing house on the new addition.

Public Comment: Staff shared written comments in support of the project with the Commission submitted by Kyle Martin. Michael Winston spoke in support of the enlarged driveway entrance. Joan Seamster expressed concern that the work was completed without a permit and ignores the district's guidelines. She questioned the consequences of violating the Commission's guidelines. David Black recommended contacting the Boston Transportation Department about eliminating the parking spot across the street from the driveway. Holly Shepherd expressed concern that the work was done without a building permit and without clearance from Digsafe. Russell Browne spoke to support the applicant and attested to his character as someone who would not maliciously violate guidelines.

COMMISSIONER A. SHELburne MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: EC, SG, AWH, AS) (N: NONE) (ABS: NONE).

- **THAT THE HISTORIC BUILDING'S TRIM AND ARCHITECTURAL DETAILING CLOSELY MATCHES THE ORIGINAL TRIM AND ARCHITECTURAL DETAILING.**
- **THAT THE NEW ADDITION HAS TRIM AND ARCHITECTURAL DETAILING THAT COMPLEMENTS THE HISTORIC BUILDING.**
- **THAT THE GRANITE POST AND STONE WALL ARE CAREFULLY AND SKILLFULLY RESTORED TO THEIR PRECISE ORIGINAL LOCATION, DESIGN AND APPEARANCE, AND THAT NO FENCING OR GATES ARE PHYSICALLY ATTACHED TO THE STONE WALL OR STONE POSTS.**
- **THAT NO EXISTING TREES SHALL BE REMOVED, AND ANY TREES THAT HAVE BEEN REMOVED OR ARE PLANNED TO BE REMOVED MUST BE REPLACED WITH NATIVE SPECIES TREES FOLLOWING THE GUIDELINES IN THE STUDY REPORT.**



- **THAT ANY TREE WORK REQUIRES CONSULTATION OF A CERTIFIED ARBORIST AND MUST FOLLOW THE RECOMMENDATIONS OF A CERTIFIED ARBORIST.**
- **THAT ANY CHANGES TO THE DIRECTION OF THE MOTION AND OR PRESENTATION MATERIALS MAY RESULT IN THE PROJECT BEING BROUGHT BACK TO THE COMMISSION, AS DIRECTED BY STAFF.**

III. UPDATE ON DRAFT BYLAWS

J. Cornish reported that staff has received comments from the Law Department and is reviewing those with the Director of the Office of Historic Preservation and the Deputy Director of the Office of Historic Preservation, and hopes to bring the draft back to the Commission for discussion in May.

IV. STAFF UPDATES

Staff reported that the Commission's next hearing is scheduled for 5-26-2026.

V. ADJOURNMENT: 7:22 PM

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