



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

Held virtually via Zoom

APPROVED BY COMMISSION
October 23, 2025

AUGUST 28, 2025

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

Commissioners Absent: Angela Cook and Suleman Gajere

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>

6:08 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 7/24/2025 PUBLIC MEETING MINUTES

Public Comment: Joan Seamster questioned why the meeting minutes attribute specific comments made by members of the public and not by commissioners.

COMMISSIONER A. WARD HYATT MOTIONED TO APPROVE THE 7/24/2025 PUBLIC MEETING MINUTES . COMMISSIONER F. SAMAHY SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: EC, AWH, CBM, FS, AS) (N: NONE) (ABS: NONE).

II. ADVISORY REVIEW

APP # 26.0113 HP

ADDRESS: 75 & 86 MARCELLA STREET

Applicant: Stephen Chung

Proposed Work: Construction of two new multi-residential buildings on vacant lots.



Project Representatives: Stephen Chung

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 proposed cladding materials, transformer location, and landscape details including tree replacement, retaining walls, and existing rock outcroppings. Commissioners were generally in agreement that the proposed new buildings were appropriate for this area of the district.

Public Comment: Nicholas Laudani questioned the consistency of the minutes of the Highland Park ACDC compared to the minutes of the city's other districts. and spoke in support of the project. David Black spoke in support of the proposed design of the buildings and expressed concern about the transformer, the height of the proposed building at 86 Marcella Street and tandem parking. Joan Seamster questioned if a public pathway would exist at either parcel. Jon Ellerton discussed his involvement in the PRC review and questioned the project's funding and increased costs.

III. STAFF UPDATES

J. Cornish reported that staff will be scheduling a public meeting to continue work on the commission's draft bylaws. He also reported that a draft of the mailer to district property owners has been distributed to commissioners for comment.

IV. ADJOURNMENT: 7:25 PM

COMMISSIONER E. COSTON MOTIONED TO ADJOURN THE HEARING. COMMISSIONER C. BARRIOS-MILLNER SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: EC, AWH, CBM, FS, AS) (N: NONE) (ABS: NONE).