



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

Held virtually via Zoom

APPROVED BY COMMISSION  
October 23, 2025

**SEPTEMBER 25, 2025**

**Commissioners Present:** Angela Cook, Ernest Coston, Angela Ward Hyatt and Andrew Shelburne.

**Commissioners Absent:** Suleman Gajere, Celina Barrios-Millner and Fadi Samaha.

**Staff Present:** 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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**6:06 PM:** Acting Chair E. Coston 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 8/28/2025 PUBLIC HEARING MINUTES**

**COMMISSIONER A. SHELBURNE REQUESTED THAT STAFF REVIEW COMMENTS MADE BY JON ELLERTON DURING THE PUBLIC COMMENTS FOR 75 & 86 MARCELLA STREET. STAFF WILL REVIEW RECORDING AND REVISE DRAFT MINUTES FOR REVIEW AT THE 10-23-2025 HEARING**

**II. EXECUTIVE SESSION**

**AT 6:25 PM COMMISSIONER A. SHELBURNE MOTIONED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS STRATEGY FOR THE OPEN MEETING LAW COMPLAINTS EACH SUBMITTED BY NICHOLAS LAUDANI AND RESPECTIVELY RECEIVED BY THE HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT COMMISSION ON SEPTEMBER 8, 2025 AND SEPTEMBER 22, 2025. COMMISSIONER E. COSTON SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: EC, AC, AS) (N: NONE) (ABS: NONE).**



**COMMISSIONER A. WARD HYATT JOINED THE HEARING AT 6:30 PM**

**MINUTES REGARDING THE SUBSTANCE OF THE EXECUTIVE SESSION HELD ON SEPTEMBER 25, 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 6:53 PM A. SHELBY MOTIONED TO CLOSE THE EXECUTIVE SESSION. COMMISSIONER A. WARD HYATT SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AC, EC, AWH, AS) (N: NONE) (ABS: NONE).**

**III. DESIGN REVIEW**

**COMMISSIONER A. SHELBY RECUSED HIMSELF FROM THE FOLLOWING AGENDA ITEM**

**APP # 25.0951 HP**

**ADDRESS: 3 CEDAR SQUARE**

Applicant: Matt Eckel

Proposed Work: Construct a new residential building on a vacant lot. (**CONTINUED FROM 6/26/2025 HEARING**)

**Project Representatives:** Matt Eckel and Eric Zachrisson

**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 further design development of the building, site and retaining wall, and exploration of adding window openings to the lower garage level of the building.

**Discussion Topics:** The Commissioners were in agreement that the applicant responded to their comments made at the 6/26/2025 hearing. They supported the proposed preservation of the retaining wall and addition of trees.

**Public Comment:** Nicholas Laudani commented that the Commission must cite the design standards in its decision and include clear provisos.

**COMMISSIONER A. WARD HYATT MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS IN STAFF'S COMMENTS. COMMISSIONER E. COSTON SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: AC, EC, AWH) (N: NONE) (ABS: NONE).**

- **STONES REMOVED FROM THE EXISTING RETAINING WALL SHOULD BE**

**CITY of BOSTON**

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**REUSED ONSITE.**

- **FINAL DESIGN DOCUMENTS AT 75% COMPLETION OR HIGHER ARE REMANDED TO STAFF FOR FINAL APPROVAL WITH THE OPTION OF RETURNING TO THE COMMISSION IF STAFF FEELS APPROPRIATE.**
- **NO WORK SHOULD COMMENCE UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT THERE WILL BE NO IMPACT TO KNOWN OR POTENTIAL ARCHAEOLOGICAL RESOURCES.**

**COMMISSIONER A. WARD HYATT LEFT THE HEARING AT 7:34 PM**

**APP # 26.0212 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 and Paul Liu

**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 heights of the proposed new buildings, color of foundations, cornice details, and the planting of trees. Commissioners were in agreement that the project is compatible with the goals of the district.

**Public Comment:** Joan Seamster spoke in support of the project. Caliga objected to the review process. Nicholas Laudani spoke in support of the project but objected to the review process. David Black questioned if the design of the roof at the proposed building at 86 Marcella Street could read as a Mansard roof.

**COMMISSIONER A. SHELBY MOTIONED TO APPROVE THE APPLICATION WITH THE PROVISOS IN STAFF'S COMMENTS THAT FINAL DESIGN DOCUMENTS AT 75% COMPLETION OR HIGHER ARE REMANDED TO STAFF FOR FINAL APPROVAL WITH THE OPTION OF RETURNING TO THE COMMISSION IF STAFF FEELS APPROPRIATE; AND:**

- **THE APPLICANT STUDY ADDING TREES AT THE SIDEWALKS AT ALL PUBLIC SIDES OF THE BUILDINGS BY WORKING WITH THE PUBLIC IMPROVEMENT COMMISSION AND PARKS DEPARTMENT.**
- **THE APPLICANT WORKS WITH STAFF ON THE LANDSCAPING PLAN AND REFER TO THE MOST UP TO DATE CITY OF BOSTON TREE CANOPY ORDINANCE FOR NEW TREES.**
- **THE APPLICANT PROTECTS THE EXISTING TREES DURING CONSTRUCTION.**
- **THE APPLICANT STUDY THE COLOR OF THE RUSTICATED BASE OF THE BUILDINGS TO MATCH THE COLOR OF PUDDINGSTONE.**



**COMMISSIONER E. COSTON SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: AC, EC, AS) (N: NONE) (ABS: NONE).**

**APP # 26.0409 HP**

**ADDRESS: 40 LINWOOD STREET**

Applicant: Mark Williams

Proposed Work: Renovation of existing house and construction of a two-story addition.

**Project Representatives:** Mark Williams, Hezekiah Pratt, and George and Lynn DuVal Luse

**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 details of the trees that will be planted, the restoration of the siding and trim elements that have been stripped from the existing building, and the differentiating the design of the new addition from the existing house.

**Public Comment:** Nicholas Laudani spoke in support of the project. Joan Seamster commented that trees were removed from the property without the prior review and approval of the Highland Park ACDC. Maylin Pavletic Simmons spoke in support of the project.

**COMMISSIONER A. SHELBOURNE MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS IN THE STAFF'S COMMENTS THAT final design documents at 75% completion or higher are remanded to staff for final approval with the option of returning to the commission if staff feels appropriate, and that final archaeological review is remanded to the city archaeologist; and**

- the applicant works with staff on landscaping and the placement of trees.
- the architectural details that were removed are replaced in-kind.

**COMMISSIONER A. COOK SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: AC, EC, AS) (N: NONE) (ABS: NONE).**

#### **IV. STAFF UPDATES**

J. Cornish reported that a special public meeting will be scheduled on October 9, 2025 to continue the drafting of Commission's bylaws.

#### **V. ADJOURNMENT: 9:03 PM**

**COMMISSIONER A. COOK MOTIONED TO ADJOURN THE HEARING. COMMISSIONER A. SHELBOURNE SECONDED THE MOTION. THE VOTE WAS 3-0 (Y: AC, EC, AS) (N: NONE) (ABS: NONE).**