



City of Somerville  
**HISTORIC PRESERVATION COMMISSION**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**3 OCTOBER 2023 MEETING MINUTES**

This meeting was conducted via remote participation on Zoom.

NAME	TITLE	STATUS	ARRIVED
Eric Parkes	Chair	<i>Present</i>	
Robin Kelly	Vice Chair	<i>Present</i>	
Ryan Falvey	Member	<i>Present</i>	
Dick Bauer	Member	<i>Absent</i>	
Denis (DJ) Chagnon	Alt. Member	<i>Present</i>	
Colin Curzi	Member	<i>Absent</i>	
Denise Price	Member	<i>Present</i>	
Dan Coughlin	Member	<i>Present</i>	

City staff present: Emily Hutchings (Planning, Preservation, & Zoning); Sarah White (Planning, Preservation, & Zoning); Roberta Cameron (Community Preservation Act Manager)

The meeting was called to order at 6:53pm and adjourned at 8:17pm.

**CPA ADVISORY REVIEW (CPA-HP FUNDING PROJECTS)**  
**1 Westwood Road (Somerville Museum)**

The applicant team explained the request.

Staff explained that the railings are already considered Historically Significant, as they are part of an LHD building. The Commission should determine if the portraits and their frames are Historically Significant for CPA funding purposes. Last year the collections as a whole were determined to be significant, and the archive could be considered as part of this. The Commission could offer guidance on this item.

The Commission stated that it would have preferred more detail on this report.

The applicant team detailed the restoration process for the railings.

Following a motion by Vice Chair Kelly, seconded by Member Chagnon, the Commission voted unanimously (6-0), to find the suite of furniture from the Stone family Historically Significant for the purpose of CPA funding.

Following a motion by Vice Chair Kelly, seconded by Member Coughlin, the Commission voted unanimously (6-0), to find the three portraits, as presented, Historically Significant for the purpose of CPA funding.

Following a motion by Vice Chair Kelly, seconded by Member Chagnon, the Commission voted unanimously (6-0), to find the frames associated with the now-deemed Historically Significant three portraits, Historically Significant for the purpose of CPA funding.

**RESULT:**

**HISTORICALLY SIGNIFICANT**

**CPA ADVISORY REVIEW (CPA-HP FUNDING PROJECTS)**  
**404 Broadway (Vida Real)**

Staff explained that this property had previously applied for CPA funding for a tower restoration project. This was approved and the building was placed under a preservation restriction. This application is to retain a historic preservation architect to prepare a condition assessment to help plan for future improvements to the building. The Commission could provide advice regarding help in planning the scope of projects for CPA funding. It was noted that this property is part of the Upper Center Street LHD.

Staff suggested that a priority list be created through the conditions assessment for areas of the building that need to be addressed first, as this will help to inform the project into the future, if additional CPA funds are sought.

The Board agreed with Staff's suggestions.

**MEMORANDUM OF AGREEMENT (MOA)**  
**38 Laurel Street**

Staff explained that this proposed design is different than the initial proposal that was approved as a by-right project by the Inspectional Services Department (ISD). Staff explained that they are more satisfied with this design from a neighborhood context standpoint.

The Commission stated that the proposed design calls back well to the original massing cues.

Following a motion by Vice Chair Kelly, seconded by Member Falvey, the Commission voted unanimously (6-0), to approve the Memorandum of Agreement as presented for 38 Laurel Street.

<b>RESULT:</b>	<b>APPROVED</b>
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**PUBLIC HEARING: Alterations to Local Historic District (LHD) Properties**  
**HPC.ALT 2023.44 – 137 Central Street**

Staff explained that the contractor performed the work without getting permission from the Commission or pulling any building permits. This has placed the homeowner in a difficult position.

The contractor explained that this was an unfortunate mistake. The sliding glass door is proposed to be replaced but has not yet been replaced. 18 window units were replaced in the building. These are Pella black vinyl windows. The previous grids were matched.

The Commission stated that the previous windows were true divided light, and the replacement windows are not. Also, the new windows are white, not black.

Staff explained that the contractor applied for a building permit instead of a historic permit. through that process, the applicant was told they needed to come through the Commission but did not. The consultant stated that this is understood and that repercussions are also understood. The Commission asked if historically appropriate windows will be installed at this property. The consultant stated that the mistake will be corrected. He noted that there are vinyl windows installed nearby. The Commission noted that the guidelines do not allow vinyl windows.

Staff noted that other Pella windows have been approved in this set of row houses. The properties across the street are not districted properties.

Chair Parkes opened public testimony. No one indicated they wished to speak. Chair Parkes closed public testimony.

Following a motion by Vice Chair Kelly, seconded by Member Chagnon, the Commission voted unanimously (6-0), to deny the windows installed, and approve a Staff-approved replacement window that has been used in other units in this same row house.

**RESULT:**

**DENIAL OF INSTALLED, AND APPROVAL OF  
NEW WINDOWS**

**PUBLIC HEARING: Determinations of Historic Significance  
(Step 1 in the Demolition Review Process)  
HP23-000025 – 101 Highland Avenue**

Following a motion by Member Chagnon, seconded by Chair Parkes, the Commission voted (6-0), to accept the applicant's concession of the project as Historically Significant, to accept their request to withdraw the determination of significance, and move onto Preferably Preserved at the next meeting.

**RESULT:**

**ACCEPT APPLICANT'S CONCESSION**

**OTHER BUSINESS: CPC Update**

The Commission discussed the proposed projects that the CPC will soon be reviewing for potential funding.

**OTHER BUSINESS: Meeting Minutes**

The Commission agreed to postpone the 18 July 2023 minutes to a future meeting.

Following a motion by Vice Chair Kelly, seconded by Member Chagnon, the Commission voted (5-0-1), with Member Falvey abstaining, to approve the 1 August 2023 meeting minutes as presented.

Following a motion by Vice Chair Kelly, seconded by Member Falvey, the Commission voted (5-0-1), with Member Coughlin abstaining, to approve the 5 September 2023 meeting minutes as presented.

*NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning, Preservation & Zoning Division at [planning@somervillema.gov](mailto:planning@somervillema.gov).*