



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

**15 APRIL 2025 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>Absent</i>	
Ryan Falvey	Member	<i>Present</i>	
Dick Bauer	Member	<i>Present</i>	
Denis (DJ) Chagnon	Alt. Member	<i>Present</i>	
Denise Price	Member	<i>Present</i>	
Dan Coughlin	Member	<i>Absent</i>	

City staff present: Madison Anthony (Planning, Preservation, & Zoning); Sarah White (Planning, Preservation, & Zoning)

The meeting was called to order at 6:49pm and adjourned at 7:45pm.

**MEMORANDUM OF AGREEMENT**  
**HP24-000045 – 33 Vinal Ave**

Staff explained that the property at 33 Vinyl Ave was determined to be Preferably Preserved by the Commission in August 2024, thereby imposing the maximum 18-month delay of demolition. If a building has been determined to be Preferably Preserved, then an applicant can opt to work with city Staff on a Memorandum of Agreement (MOA) and can shorten the 18-month delay period.

The applicant team explained that the existing structure is a two family building on a 6,200 s.f. lot. Some of the items of interest to preserve include existing materials, such as wooden doors and windows, and certain design items, such as the mansard roof and dormers. The roof brackets and door canopy brackets are also of interest for the new design. The applicant team reviewed the proposed building including a mansard roof, eyebrow-shaped dormers, wooden doors, and a bay window with a skirt.

The Commission noted certain details for the proposed house, such as the roof eave corbels on the large mansard roof. However, the skirts for the roof over the bay in the original house included small corbels which are not seen on the new design. Also, the additional wooden trim on the eyebrow-shaped dormers on the top level seem to have a flatter treatment that only nods to the original structure. Staff explained that these were intentional choices for the new design.

The Commission discussed minor adjustments to the design, such as aligning the brackets, placing dental moldings under the eaves or a bed molding, and centering the hoods above the doors while adding a hip return to the fascia. The stairs may also need to be widened a bit once the hoods are centered. There was discussion regarding the trim detail between the ground floor and the second floor of the bay, and the use of scotia molding under the sill of a window. Staff agreed to work with the applicant team on finessing the design as part of the MOA.

Following a motion by Member Bauer, seconded by Member Chagnon, the Commission voted unanimously (5-0) to approve the MOA, with the condition that the details as discussed during this meeting be resolved with Staff.

<b>RESULT:</b>
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<b>APPROVED</b>
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**PUBLIC HEARINGS – DETERMINATIONS OF PREFERABLY PRESERVED  
(STEP 2 IN THE DEMOLITION REVIEW PROCESS)  
HP25-000125 – 8 Bolton Street**

The applicant team explained that the property contains an existing three-family structure on a 9,360 s.f. lot. They previously conceded Historical Significance due to the original structure having been built between 1860-1865. The building features a symmetrical four bay front elevation and ornate porch brackets. Most of the windows have been replaced with vinyl windows, though some original windows may remain. Some of the alterations include asbestos shingle siding, a painted foundation, and removal of a chimney stack. The team noted that this was part of an 1851 subdivision by Amory Houghton, Union Glass Company, intended for worker housing near Union Square.

Chair Parkes opened public testimony.

Serena Bodner (31 Bolton St) – stated that she sent a letter urging the Commission to determine this building Preferably Preserved.

Seeing no additional comments, Chair Parkes closed public testimony.

The Commission discussed the age of the structure and the fact that it has a twin structure next to it. The two structures command a presence on the street. The porch detail and original windows lead to consideration of it being preserved. The structure retains much of its original form, massing, and original character. The original owner of the structure has historical significance.

Following a motion by Member Chagnon, seconded by Member Price, the Commission voted unanimously (5-0) to find the property at 8 Bolton Street Preferably Preserved.

Following a motion by Member Chagnon, seconded by Member Price, the Commission voted unanimously (5-0) to adopt the following Findings:

- The structure's age is significant.
- Much of the building's original integrity is intact.
- The building's relationship to other buildings on the street, which were developed at the same time, is important.
- The building is a good representation of a house from that time period.

<b>RESULT:</b>
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<b>PREFERABLY PRESERVED</b>
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**OTHER BUSINESS: Meeting Minutes**

Following a motion by Member Chagnon, seconded by Member Price, the Commission voted (3-0-2), with Members Falvey and Bauer abstaining, to approve the 18 March 2025 meeting minutes, as amended.

**OTHER BUSINESS: CPC Update**

Nothing to report at this time.

*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 [historic@somervillema.gov](mailto:historic@somervillema.gov).*