



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

**7 OCTOBER 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>Present</i>	
Ryan Falvey	Member	<i>Present</i>	
Dick Bauer	Member	<i>Absent</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); Alvaro Esparza (Planning, Preservation, & Zoning)

The meeting was called to order at 6:49pm and adjourned at 7:42pm.

**PUBLIC HEARINGS – ALTERATIONS TO LOCAL HISTORIC DISTRICT (LHD) PROPERTIES**  
**HP25-000076 – 76 Highland Avenue**

*Chair Parkes recused himself from this item.*

The applicant team explained that the windows are deteriorating and need to be replaced. She spoke to specialists who stated that repairs would be costly and not fix the problem.

Vice Chair Kelly opened public testimony. Seeing no comments, Vice Chair Kelly closed public testimony.

The Commission asked if the latticed windows on the central bay front window and the window next to the door are not currently proposed for replacement. The applicant stated that these windows are not part of the current application but do need to be replaced and she requested guidance from the Commission.

The Commission explained that the guidelines are that historic windows must be maintained and restored. If the windows cannot be restored, the Commission would require a report from a window restoration company stating this. The applicant team explained that a restoration company viewed the windows and stated that replacements would be expensive. The sashes and frames are rotten. The Commission stated that the guidelines do not consider cost. The Commission requested a report from a restoration company. The windows being proposed would not normally be approved due to the materials.

The applicant team stated that, without guidance and approval, she may have to go against the Commission and replace the windows as she sees fit, without a permit. She may simply pay the fines associated. She may apply to have this property removed from the Historic District. The Commission suggested temporary measures to deal with the leaking windows while determining the best way to move forward. The Commission noted that unpermitted work would be shut down by the City.

The applicant team agreed to a continuance in order to submit the necessary documentation to the Commission and noted that the gutters also require replacement.

Following a motion by Member Chagnon, seconded by Member Price, the Commission voted unanimously (4-0) to continue the hearing to 4 November 2025, at request of the applicant.

**RESULT:**

**CONTINUED**

*Chair Parkes retook his seat.*

**PUBLIC HEARINGS – DETERMINATIONS OF HISTORIC SIGNIFICANCE  
(STEP 1 IN THE DEMOLITION REVIEW PROCESS)  
HP25-000075 – 382 McGrath Highway**

The applicant team explained this is currently a six-unit building in the MR4 zoning district. The proposal is to add a fourth story to the building to create a 15-unit residential building. The proposal will modify the exterior of the building, but nothing will be demolished. More than 51% of the existing exterior cladding is proposed to be removed for the project.

Chair Parkes opened public testimony. Seeing no comments, Chair Parkes closed public testimony.

The Commission stated that the building is not clearly part of any discernable architectural style, it does not contribute to the rhythm of the streetscape in any significant way, and there is no one particularly notable associated with the property.

Following a motion by Vice Chair Kelly, seconded by Member Chagnon, the Commission voted unanimously (0-5) to find the property Historically Significant.

Following a motion by Vice Chair Kelly, seconded by Member Price, the Commission voted unanimously (5-0) to approve the following findings:

- The building lacks an association with an important person.
- The building is not indicative of an important architectural style or period.
- The building does not have a significant integrity.
- The building does not contribute to its streetscape.

**RESULT:**

**NOT HISTORICALLY SIGNIFICANT**

**OTHER BUSINESS: Meeting Minutes**

Following a motion by Member Chagnon, seconded by Vice Chair Kelly, the Commission voted unanimously (5-0) to approve the 2 September 2025 meeting minutes.

Following a motion by Member Falvey, seconded by Member Price, the Commission voted unanimously (5-0) to approve the 16 September 2025 meeting minutes.

**OTHER BUSINESS: CPC Update**

The CPC received proposals for projects seeking funding. There is some question regarding how much funding is available at this time. The CPC is working with a consultant regarding input on historic projects. A list of historic projects will be brought forward at the next meeting to consider recommendations for CPC funding.

*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).*