



City of Somerville
HISTORIC PRESERVATION COMMISSION
 City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

3 FEBRUARY 2026 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>	

City staff present: Madison Anthony (Planning, Preservation, & Zoning); Alvaro Esparza (Planning, Preservation, & Zoning)

The meeting was called to order at 6:46pm and adjourned at 7:36pm.

**DETERMINATIONS OF PREFERABLY PRESERVED
 (STEP 2 IN THE DEMO REVIEW PROCESS)
 HP25-000098 – 28 Vinal Avenue**

The applicant team explained that this project was before the Commission on 16 December 2025, when the property was deemed to be Historically Significant. During that meeting, several members noted that the structure appeared to have been modified several times over the years via additions, alterations, and exterior renovations. Some of the other Commissioners felt a connection to the streetscape and 28 Vinal Ave’s contribution to the neighborhood’s massing. The applicant team stated that in review of the Preferably Preserved Staff Memo, there was no additional information included from the Historically Significant report.

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

Some Commissioners noted that the existing streetscape feels like Somerville, with many of the houses along it being maintained. It would be disappointing to see the streetscape changed by removing this structure. The structures along Vinal Ave were not all built at the same time and are not all the same style, yet they speak to a similar vintage that meshes well together. The mixture of building types allows for various examples of the housing stock available in the City. The structure’s contribution to the streetscape is significant. The loss of this structure would be detrimental to the City.

Other Commissioners stated that the structure is not part of a rhythm or pattern to the street. This is a gable end house, which is not an uncommon building type. It is not a great representation or holding up the streetscape. However, the street is characterized by a mishmash of building styles. Determining it as Preferably Preserved would allow for guidance in the construction of the property.

Following a motion by Vice Chair Kelly, seconded by Member Price, the Commission voted (4-1) with Chair Parkes opposed, to find the property at 28 Vinal Ave Preferably Preserved.

Following a motion by Vice Chair Kelly, seconded by Member Chagnon, the Commission voted (4-1) with Chair Parkes opposed, to approve the following findings:

- The house retains much of its original massing and contributes to the streetscape in terms of its scale and overall form of the front gable roof.
- The variety of the streetscape and amount of local historic housing stock on the street is fairly noteworthy. The structure contributes to this, in more than just the massing and rhythm, but also the historicity.

RESULT:

PREFERABLY PRESERVED

OTHER BUSINESS: CPC Update

The CPC met last week and has been working through the applications. There was also a presentation by a historic preservation consultant. The small grant program may be reconsidered.

OTHER BUSINESS: Meeting Minutes

Following a motion by Vice Chair Kelly, seconded by Member Falvey, the Commission voted unanimously (5-0), to approve the 20 January 2026 meeting minutes, as presented.

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. A recording of these proceedings can be found online here: [Agendas, Minutes, & More.](#)