



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Natasha Burger
Tom DeYoung (Alt.)
Eric Parkes
Todd Zinn (Alt.)

Abby Freedman, Vice Chair
Kevin Allen
George Born (Alt.)
Denis (DJ) Chagnon (Alt.)
Ryan Falvey
Derick Snare (Alt.)

Historic Preservation Commission Agenda

Conference Room, 3rd Floor, City Hall, 93 Highland Avenue
6:40 p.m. on Tuesday, January 15, 2013

Proposed Alterations to Designated Historic Properties

HPC Review for Issuance of Certificates of Appropriateness

6:45

17 Bow Street (Case HPC 2012.135)	
Applicant:	Josh Freeman, Heath Properties
Property Owner:	17 Bow Street Realty Trust
Application Date:	December 20, 2012
Legal Notice:	Replace aluminum downspouts with copper downspouts and add one conductor box, all on right side façade.
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard Tuesday, January 15, 2013

7:00

30 Day Street (Case HPC 2012.137)	
Applicant:	Alan Bingham
Property Owner:	Rosemary Broome-Bingham
Application Date:	December 26, 2012
Legal Notice:	Install a black Duravent chimney cap on roof.
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard Tuesday, January 15, 2013



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7:15

11 Linden Avenue (Case HPC 2012.075R1)	
Applicant:	Derick Snare
Property Owner:	Linden Tree Realty Trust
Application Date:	December 27, 2012
Legal Notice:	Site plan revision to modify parking.
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard Tuesday, January 15, 2013

Staff Review for Issuance of Certificates of Non-Applicability

17 Bow Street (Case HPC 2012.136)	
Applicant:	Josh Freeman, Heath Properties
Property Owner:	17 Bow Street Realty Trust
Application Date:	December 20, 2012
Current Status:	Certificate of Non-Applicability issued 12/21/2012

28 Highland Avenue (Case HPC 2013.002)	
Applicant:	Robert Tingle, Contractor
Property Owner:	28 Highland Avenue Condominium Trust
Application Date:	January 7, 2013
Current Status:	Certificate of Non-Applicability issued 1/7/2013

Demolition Reviews*Determination of Significance*

7:30

197 Washington Street (Case HPC 2012.134)	
Applicant:	Anthony Cota
Property Owner:	Anthony Cota
Application Date:	December 17, 2012
Legal Notice:	Determination of Significance
Recommendation:	Significant
Current Status:	Will be heard Tuesday, January 15, 2013

7:45

95 Wheatland Street (Case HPC 2013.003)	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Application Date:	January 10, 2013
Legal Notice:	Determination of Significant
Recommendation:	Significant
Current Status:	Will be heard Tuesday, January 15, 2013



Determination of Preferably Preserved

8:00	360 Mystic Avenue (Case HPC 2012.116)	
	Applicant:	Richard Berg
	Property Owner:	Richard Berg
	Application Date:	November 05, 2012
	Legal Notice:	Determination of Preferably Preserved
	Recommendation:	Unable to Recommend
	Current Status:	Will be heard Tuesday, January 15, 2013

8:15	82 Dover Street (Case HPC 2012.126)	
	Applicant:	Deleporte Development
	Property Owner:	Deleporte Development
	Application Date:	November 8, 2012
	Legal Notice:	Determination of Preferably Preserved
	Recommendation:	Not Preferably Preserved
	Current Status:	Will be heard Tuesday, January 15, 2013

Demolition Review Period

8:30	336 Summer Street (Case HPC 2012.056)	
	Applicant:	Cindy He
	Property Owner:	Cindy He
	Date of Signif:	5/15/2012
	Date of Pref Pres:	6/19/2012
	Recommendation	Memorandum of Agreement, whereby, in exchange for photo documentation and a walk through, prior to demolition, to develop a plan that will ensure any materials of high architectural value will be salvaged, the Commission will lift the remaining delay.
	Action:	Vote to accept Recommendation; Sign MOA
	Current Status:	Review period over 3/19/2013

8:40	315-321 Broadway (Case HPC 2012.061)	
	Applicant:	Peter Young Lee
	Property Owner:	Richard E. Blumsack, Richard D. Gilman & Cynthia R., Trustees
	Date of Signif:	6/19/2012
	Date of Pref Pres:	9/19/2012
	Recommendation	Memorandum of Agreement, whereby, in exchange for photo documentation, a walk through, prior to demolition, to develop a plan to ensure any materials of high architectural value will be salvaged, and so long as the intent of the design is consistent with what was presented on 1/3/2013, the Commission will lift the remaining delay. To ensure the consistency of design, Staff also recommends a Memorandum be sent to the Design Review Committee which shall detail the characteristics that ensure this consistency. See Recommendations and Minutes for Public Meeting of Preferably Preserved Structures.
	Action:	Vote to accept Recommendation; Sign MOA; Review of Memo to DRC
	Current Status:	Review period over 6/19/2013



26 Warwick Street (Case HPC 2012.108)	
Applicant:	Daniel Silva
Property Owner:	Daniel Silva
Date of Signif:	11/20/2012
Date of Pref Pres:	12/18/2012
Recommendation:	Schedule Public Meeting of Preferably Preserved Structures
Current Status:	Review period over 9/18/2013

20 Warwick Street (Case HPC 2012.109)	
Applicant:	20 Warwick Street Trust
Property Owner:	20 Warwick Street Trust
Date of Signif:	11/20/2012
Date of Pref Pres:	12/18/2012
Recommendation:	Schedule Public Meeting of Preferably Preserved Structures
Current Status:	Review period over 9/18/2013

Staff Review for Determination of Not Significant

70 Prospect Street (Case HPC 2013.001)	
Applicant:	Richard DiGirolamo
Property Owner:	Laurel Shuman, Trustee
Application Date:	January 4, 2013
Description:	Demolish 1973 Shell Service Station
Findings	Less than 50 years old
Determination:	Not Significant issued 1/4/2013

All applications, plans and reports are available to the public on the City of Somerville website, at www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions, or on the third floor of City Hall at 93 Highland Avenue (Monday – Wednesday, 8:30 a.m. – 4:30 p.m.; Thursday, 8:30 a.m. – 7:30 p.m.; and Friday, 8:30 a.m. – 12:30 p.m.). Cases may be continued to a later date(s); therefore, please check the agenda on the City website or call (617) 625-6600 x2525 or x2534 to inquire if specific cases will be heard. Continued cases will not be re-advertized, but will be listed on the agenda. Interested persons may provide comments to the Historic Preservation Commission at the public hearing, by fax to (617) 625-0722, by email to kchase@somervillema.gov or ahaves@somervillema.gov, or by mail addressed to the Somerville Historic Preservation Commission.

Other Action Items

8:50	Mystic Waterworks Pumping Station Housing Project (Case HPC 11.095)	
	Applicant:	Albert Rex, MacRostie Historic Advisors
	Property Owner:	Somerville Housing Authority
	Application Date:	January 2, 2013
	Description:	Massachusetts Rehabilitation Tax Credit
	Action:	Vote to accept the Letter of Support
	Current Status:	Round 5

9:00	Public Meeting of Preferably Preserved Structures	
	Address:	336 Summer Street (HPC 2012.056)
	Address:	315-321 Broadway (HPC 2012.061)
	Action:	Vote to accept minutes of January 3, 2013



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9:10

Minutes	
Minutes:	March 20, 2012
Minutes:	August 21, 2012
Action:	Vote to accept minutes



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Monthly Report of the Executive Director

- HPC Guideline Revisions (Abby Freedman, Kevin Allen, Ryan Falvey & Eric Parkes)
Update on Committee progress; next meeting Wednesday, February 13, 2013, 7-9pm
- Update on Historic Plaque project (Brandon Wilson)
- 2013 Preservation Awards Program (Derick Snare and Brandon Wilson)
- Flag Raising
- Patriot's Day
- HPC Website Enhancement Project
- CPA Committee Update



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