



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Historic Preservation Commission Agenda

Conference Room, 3rd Floor, City Hall, 93 Highland Avenue
6:40 p.m. on Tuesday, August 20, 2013

Please note that the following order of cases to be heard is tentative. Cases may be moved up or pushed back at the discretion of Staff. Items that do not require prior legal notification may be added after the agenda is finalized.

Proposed Alterations to Designated Historic Properties

HPC Review for Issuance of Certificates of Appropriateness

8 Mount Vernon Street - c. 1850 Ebenezer Davis House (case HPC 2013.035)	
Applicant:	Barbara Castro
Property Owner:	Fermin & Barbara Castro
Application Date:	May 30, 2013
Legal Notice:	<i>Remove rear bulkhead shed, modify windows and reshingle.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Continued from July 16, 2013; requesting a continuance until September 17, 2013.

25-35 Atherton Street - c. 1898 Martin W. Carr School (case HPC 2013.037)	
Applicant:	Sara-Ann Patterson, Trustee
Property Owner:	Carr Schoolhouse Condominium Trust
Application Date:	May 30, 2013
Legal Notice:	<i>Replace slate roof with EcoStar™ Majestic Slate™; and replace flashing with copper.</i>
Recommendation:	Deny Certificate of Appropriateness
Current Status:	Continued from Tuesday, July 16, 2013; requesting a continuance until September 17, 2013.



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23 Pleasant Avenue - 1893 Henry W.P. Colson House (case HPC 2013.047)	
Applicant:	Timothy B. Brown
Property Owner:	Margaret A. McCarthy and Timothy B. Brown
Application Date:	July 31, 2013
Legal Notice:	<i>Install solar panels.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard August 20, 2013

30 Day Street - 1870 Eliza Stebbins House (case HPC 2013.049)	
Applicant:	Alan Bingham
Property Owner:	Rosemary Broome-Bingham and Alan Bingham
Application Date:	August 1, 2013
Legal Notice:	<i>Install privacy fence at rear of driveway.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard August 20, 2013

Staff Review for Issuance of Certificates of Non-Applicability– Listed for informational purposes only

396 Broadway – c. 1874 Cutler Downer Double House (case HPC 2013.044)	
Applicant:	Bob Hebeisen, Trustee
Property Owner:	396 & 398 Condominium Trust
Description:	<i>Back deck</i>
Current Status:	Certificate of Non-Applicability issued 7/17/2013

17-19R Aldersey Street – c. 1869 Adoniram Taylor House and Stable (case HPC 2013.046)	
Applicant:	Peter Kaplan, Project Manager
Property Owner:	RCG Aldersey LLC
Description:	<i>Repairs and re-grading not visible from the ROW</i>
Current Status:	Certificate of Non-Applicability issued 7/31/2013

49 Vinal Avenue – c. 1894 Hailey House (case HPC 2013.051)	
Applicant:	Matthew Cogliano
Property Owner:	Laura McFadden and Matthew Cogliano
Description:	<i>Porch Repairs</i>
Current Status:	Certificate of Non-Applicability issued 8/5/2013

74 Mount Vernon Street – c. 1873 Walter Durell House (case HPC 2013.054)	
Applicant:	Paul Turcotte
Property Owner:	Paul Turcotte
Description:	<i>Slate roof and sill repairs; repaint.</i>
Current Status:	Certificate of Non-Applicability issued 8/13/2013



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Demolition Reviews*Determination of Significance*

170 School Street - c. 1925 Church Hall (Case HPC 2013.043)	
Applicant:	Edward Dottoli with Richard DiGirolamo, Agent
Property Owner:	Cortez Investments, LLC
Application Date:	July 3, 2013
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Will be heard August 20, 2013

53 Kent Street - c. 1845 Workers Cottage (Case HPC 2013.048)	
Applicant:	Kent Street Partners LLC
Property Owner:	Kent Street Partners LLC
Application Date:	August 1, 2013
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Will be heard August 20, 2013

88 Dover Street - c. 1874 House (Case HPC 2013.050)	
Applicant:	Mui Sin Chow & Nam Cheung
Property Owner:	Mui Sin Chow & Nam Cheung
Application Date:	July 30, 2013
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Will be heard August 20, 2013

Determination of Preferably Preserved

35 Cutter Street - c. 1874 Workers Cottage (Case HPC 2013.038)	
Applicant:	Paula Dowd
Property Owner:	Sandra Xuyu
Application Date:	June 27, 2013
Legal Notice:	<i>Determination of Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Will be heard August 20, 2013

Structures within Demolition Review Period – Listed for informational purposes only

589 Somerville Avenue - c.1845 Edward Flanagan House (case HPC 2013.011)	
Applicant:	Richard G. Di Girolamo, Agent
Property Owner:	Vincent Pascale
Date of Signif:	May 21, 2013
Date of Pref. Pres.	June 18, 2013
Recommendation:	Review Memorandum of Agreement
Current Status:	Delay period over March 18, 2014



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73 Concord Avenue - c. 1900 barn (case HPC 2013.013)	
Applicant:	Jose Vale, GS Construction
Property Owner:	Ze'ev Mehler
Date of Signif:	May 21, 2013
Date of Pref. Pres.	June 18, 2013
Recommendation:	Review Memorandum of Agreement
Current Status:	Delay period over March 18, 2014

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 2 nd Public Meeting of Preferably Preserved Structures – September 5, 2013
Current Status:	Delay 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 2 nd Public Meeting of Preferably Preserved Structures – September 5, 2013
Current Status:	Delay period over 9/18/2013

197 Washington Street (case HPC 2012.134)	
Applicant:	Anthony Cota
Property Owner:	Anthony Cota
Date of Signif:	January 15, 2013
Date of Pref Pres:	February 19, 2013
Recommendation:	None at this time
Current Status:	Delay period over 11/19/2013

95-101 Wheatland Street (case HPC 2013.003)	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Date of Signif:	January 15, 2013
Date of Pref Pres:	April 16, 2013
Recommendation:	Sign MOA Addendum
Current Status:	Delay period perpetual

360 Mystic Avenue (case HPC 2012.116)	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Date of Signif:	November 20, 2012
Date of Pref Pres:	April 16, 2013
Recommendation:	Sign MOA Addendum
Current Status:	Delay period perpetual



Staff Review for Determination of Not Significant or Not Applicable – Listed for informational purposes only

235 Lowell Street - c. 1950-1979 concrete block garage (case HPC 2013.045)	
Applicant:	John Ternullo
Property Owner:	John Ternullo
Application Date:	July 25, 2013
Current Status:	Issued Letter of Not Significant August 2, 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 ahayes@somervillema.gov, or by mail addressed to the Somerville Historic Preservation Commission.

Other Action Items

Mystic Waterworks Pumping Station Housing Project (case HPC 11.095)	
Applicant:	Albert Rex, MacRostie Historic Advisors
Property Owner:	Somerville Housing Authority
Application Date:	July 24, 2013
Description:	Massachusetts Rehabilitation Tax Credit
Action:	Vote to approve Letter of Support for Round 7
Current Status:	Support is required to request additional funding.

Minutes	
Minutes:	July 16, 2013 HPC Minutes
Minutes	August 1, 2013 – Public Meeting of Preferably Preserved Structures

Other Non-Action Items

- Notice of Violation at 24 Pleasant Avenue (HPC 2013.053 to be heard September 17, 2013)
- Director's Report



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