



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Ryan Falvey
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Todd Zinn (Alt.)

Abby Freedman, Vice Chair
Alan Bingham (Alt.)
Natasha Burger
Tom DeYoung (Alt.)
Eric Parkes
Brad Stearns (Alt.)

Historic Preservation Commission Agenda

Conference Room, 3rd Floor, City Hall, 93 Highland Avenue
6:40 p.m. on Tuesday, September 17, 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

11 Linden Avenue – c. 1853 Isaac Story House (case HPC 2012.075 R4)	
Applicant:	Linden Tree Realty Trust
Property Owner:	Linden Tree Realty Trust
Application Date:	August 28, 2013
Legal Notice:	<i>Alterations to building design.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard Tuesday, September 17, 2013

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 August 20, 2013; submitted a request to withdraw the remainder of the application



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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 August 20, 2013; submitted a request to withdraw

24 Pleasant Avenue - 1875 Frank Wellington House (case HPC 2013.053)	
Applicant:	Susan Kamin & Benjamin C Crystal
Property Owner:	Susan Kamin
Application Date:	August 14, 2013
Legal Notice:	<i>Replace roof materials</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard September 17, 2013

22 Summer Street – c. 1870 Huff-Mulholland House (case HPC 2013.058)	
Applicant:	Laura Mackil
Property Owner:	Laura Mackil
Application Date:	August 27, 2013
Legal Notice:	<i>Install solar panels on roof of house</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard September 17, 2013

45 Walnut Street - 1890 Louville Niles House (case HPC 2013.060)	
Applicant:	Lindsey & Andrew Sudbury
Property Owner:	Lindsey & Andrew Sudbury
Application Date:	August 29, 2013
Legal Notice:	<i>Replace driveway materials.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard September 17, 2013

Demolition Reviews

Determination of Significance

623-625 McGrath Highway - c.1941 Burke's Artery Liquor Mart & Economy Grocery Store (Case HPC 2013.052)	
Applicant:	625 McGrath LLC
Property Owner:	625 McGrath LLC
Application Date:	August 5, 2013
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Not Significant
Current Status:	Will be heard September 17, 2013



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34 Edgar Avenue - c. 1880 - George Manning House (Case HPC 2013.061)	
Applicant:	Esmail Mahdavi
Property Owner:	Esmail Mahdavi
Application Date:	August 29, 2013
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Will be heard September 17, 2013

Determination of Preferably Preserved

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 Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Will be heard September 17, 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 Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Will be heard September 17, 2013

Structures within Demolition Review Period – Listed for informational purposes only

35 Cutter Street - c. 1874 Workers Cottage (Case HPC 2013.038)	
Applicant:	Paula Dowd
Property Owner:	Sandra Xuyu
Application Date:	June 27, 2013
Date of Signif.	July 16, 2013
Date of Pref. Pres.	August 20, 2013
Recommendation:	Schedule 2 nd Public Meeting of Preferably Preserved Structures – October 3, 2013
Current Status:	Delay period over May 20, 2014

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; Applicant to review/approve MOA
Current Status:	Delay period over March 18, 2014

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



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Recommendation:	Review Memorandum of Agreement; Applicant to review/approve MOA
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:	None at this time
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:	None at this time
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 – Listed for informational purposes only**Determination of Not Significant or Certificates of Non-Applicability*

49 Vinal Avenue – c. 1894 Hailey House (case HPC 2013.055)	
Applicant:	Matthew Cogliano
Property Owner:	Laura McFadden and Matthew Cogliano
Description:	<i>Siding and trim replacement in-kind</i>
Current Status:	Certificate of Non-Applicability issued 8/20/2013

60 Bow Street, Unit F – c. 1900 Drouet Block Apartments (case HPC 2013.056)	
Applicant:	Dan Silva
Property Owner:	Gerrior Square Condominium Trust
Description:	<i>Replace windows with those that meet previously approved specs.</i>
Current Status:	Certificate of Non-Applicability issued 9/5/2013

38 Meacham Road - c. 1891 Lucretia Waters House (case HPC 2013.057)	
Applicant:	Sharon Deacon Warne and Derek Colinet, Trustees
Property Owner:	38 Meacham Road Condominium Trust
Description:	<i>Rebuild windows with wavy glass.</i>
Current Status:	Certificate of Non-Applicability issued 8/23/2013

19 Campbell Park – c. 1892 Henry Weeks House (case HPC 2013.059)	
Applicant:	Tom Quinn, Contractor
Property Owner:	Irene Heim
Description:	<i>Replace siding and wood gutters in-kind</i>
Current Status:	Certificate of Non-Applicability issued 8/29/2013

10 Poplar Street - c. 1957 brick waste transfer station (case HPC 2013.062)	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Application Date:	August 21, 2013
Current Status:	Issued Letter of Not Significant 8/29/2013

59 Cross Street – c. 1892 Perkins Street Church (case HPC 2013.063)	
Applicant:	Michael Libby, Somerville Homeless Coalition
Property Owner:	Somerville Hispanic Association for Community Development Inc, Owners
Description:	<i>Install HVAC not visible from right of way.</i>
Current Status:	Certificate of Non-Applicability issued 8/29/2013

58 Bow Street, Unit H – c. 1900 Drouet Block Apartments (case HPC 2013.064)	
Applicant:	John O'Donnell
Property Owner:	Gerrior Square Condominium Trust
Description:	<i>Replace windows with those that meet previously approved specs.</i>
Current Status:	Certificate of Non-Applicability issued 9/9/2013



Other Action Items

- Vote for HPC Community Preservation Committee representative.

Minutes	
Minutes:	August 20, 2013 HPC Minutes
Minutes:	September 5, 2013 – Public Meeting of Preferably Preserved Structures

Other Non-Action Items

- Registration is now open for the 2013 Massachusetts Historic Preservation Conference on October 18 in Lexington. Staff will be attending and encourages Commissioners to attend as the focus of the conference this year is on historic preservation commissions. For more information go to www.mapreservationconference.org.
- Director's Report

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.



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