



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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*George Born (Alt.)*  
*Heather Davies (Alt.)*  
*Eric Parkes*  
*Brad Stearns (Alt.)*  
*Todd Zinn*

*Abby Freedman, Vice Chair*  
*Alan Bingham (Alt.)*  
*Denis (DJ) Chagnon (Alt.)*  
*Ryan Falvey*  
*Derick Snare (Alt.)*  
*Mark Sternman*

**Historic Preservation Commission Agenda**

**Visiting Nurses Association, Community Room, 3<sup>rd</sup> Floor, 259 Lowell Street**  
**6:40 p.m. on Tuesday, October 20, 2015**

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

**Community Preservation Act (CPA) Business**

- General update (Dick Bauer & Abby Freedman)
- CPA Determination of Significance
  - Historic Document Mold Remediation
  - Preservation and Re-installation of Historic Railroad Artifacts

**Request for Extension of Certificate of Appropriateness**

<b>HPC 2014.082: 83 Boston Street</b>	
Applicant:	James & Dina Traniello,
Property Owner:	James & Dina Traniello
Application Date:	Original: September 26, 2014 Request to extend Certificate: September 23, 2015
Legal Notice:	<i>Install 2 new fences</i> (original legal notice)
Recommendation:	<b>Extend Certificate of Appropriateness for 1 year</b>
Current Status:	In litigation with abutter regarding fence



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**Proposed Alterations to Local Historic District Properties**

<b>HPC 2015.067: 46 Mount Vernon Street</b>	
Applicant:	Ting Fang
Property Owner:	Ting Fang
Application Date:	9/29/2015
Legal Notice:	<i>Remove and install new solar panels</i>
Recommendation:	Denial without prejudice
Current Status:	Will be heard on October 20, 2015

<b>HPC 2015.068: 139 Central Street</b>	
Applicant:	Michelle Filtreau
Property Owner:	Devin J. Griffin
Application Date:	September 30, 2015
Legal Notice:	<i>Alter rear window.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Will be heard on October 20, 2015

**Determinations of Significance**

<b>HPC 2015.062: 17-27 Holland Street</b>	
Applicant:	Carla DeLellis
Property Owner:	JTD Realty Trust
Application Date:	September 10, 2015
Recommendation:	Significant
Current Status:	Will be heard on October 20, 2015

**Properties within the Demolition Review Period**

Property	Owner	Preferably Preserved Decision	End of Review Period	Status
14 Kent Court	Shangzhe Xuyu	3/17/2015	12/17/2015	Approval of MOA
23 Cleveland Street	Cindy He	7/21/2015	4/21/2016	On hold while owner is working on other projects.
12 Warwick Street	12 Warwick Street Realty Trust	8/18/2015	5/18/2016	Preferably Preserved Mtg on 11/5/2015
13 Warwick Street	David & Arnold Liebovitz, Trustees	8/18/2015	5/18/2016	Preferably Preserved Mtg on 11/5/2015

**Other Business**

- **Review of Memorandum of Agreement (MOA)**

<b>HPC 2015.004: 14 Kent Court</b>	
Applicant:	Shangzhe Xuyu
Property Owner:	Shangzhe Xuyu & Baoqing Yu
Significant:	2/17/2015
Preferably Preserved:	3/17/2015
Recommendation:	<i>Conditional approval recommended by Staff and members of the Preferably Preserved sub-committee present.</i>
Current Status:	In last 1.5 months of demolition delay



Minutes:	November 18, 2014 – HPC
Minutes:	December 11, 2014 – CPA Advisory
Minutes:	December 16, 2014 – HPC
Minutes:	January 13, 2015 – CPA Advisory
Minutes:	February 12, 2015 – CPA Advisory
Minutes:	April 21, 2015 – HPC
Minutes:	May 19, 2015 – HPC
Minutes:	June 21, 2015 – HPC
Minutes:	July 21, 2015 – HPC
Minutes:	August 6, 2015 – HPC Preferably Preserved
Minutes:	August 18, 2015 – HPC
Minutes:	September 3, 2015 – HPC Preferably Preserved
Minutes:	September 8, 2015 – HPC CPA Advisory
Minutes:	September 18, 2015 - HPC
Minutes:	October 1, 2015 – HPC Preferably Preserved
Minutes:	October 8, 2015 – HPC CPA Advisory
Minutes:	October 8, 2015 – HPC Demolition Review Ordinance
Minutes:	October 8, 2015 – HPC

**Staff Review – Listed for informational purposes**

<b>HPC 2015.063: 42 Bromfield Road</b>	
Applicant:	Ted Tobin
Property Owner:	Shera & Darin Samaraweera, Trustees
Description:	Demolition of 1925 concrete block garage
Current Status:	Letter of not ‘significant’ issued 9/23/2015

<b>HPC 2015.064: 64 Bow Street, Unit 4</b>	
Applicant:	David Schwartz
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 9/24/2015

<b>HPC 2015.065: 139 Central Street</b>	
Applicant:	Michelle Filtreau
Property Owner:	Devin J. Griffin
Description:	<i>Interior renovations</i>
Current Status:	Certificate of Non-Applicability issued 9/29/2015

<b>HPC 2015.066: 18 Benton Road</b>	
Applicant:	Paul J. Gallagher
Property Owner:	Paul J. Gallagher and Christine Albertelli
Description:	<i>Repair front porch.</i>
Current Status:	Certificate of Non-Applicability issued 9/29/2015

<b>HPC 2015.069: 36-42 Medford Street</b>	
Applicant:	Nicholas Lanzilli
Property Owner:	38-42 Medford Street LLC
Description:	Demolition of 1920, 1956 concrete block garage
Current Status:	Letter of not ‘significant’ issued 10/8/2015



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*Reports and plans are available on the City of Somerville website at [www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions](http://www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions) and on the third floor of City Hall at 93 Highland Avenue. Cases may be continued to a later date(s); therefore, check the agenda on the website 48 hours in advance of the meeting or call (617) 625-6600 x2500 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 email to [historic@somervillema.gov](mailto:historic@somervillema.gov), by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.*



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