



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, July 17, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

March 20, April 17, May 15, and June 19, 2012 Minutes.

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission will hold public hearings on the following applications, all in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and the City of Somerville Ordinance (Sections 7-16 – 7-28):

HPC 12.070 – 2 Bigelow Street **6:40 PM**
Applicants: Mary Cassesso & Peter Miller 6/26/12

1. Replace existing replacement windows with custom insulated mahogany windows with clear double-strength glass on the interior and Bendheim Light Restoration glass on the exterior (C/A).

HPC 12.058 – 55 Columbus Avenue – 1874 Thomas McCormick House (cont'd) **6:50 PM**
Applicant: Jessica Brayden, Executive Director for Mary's Trust 05/16/12

1. Replace 18 wood windows with white vinyl Harvey replacement windows on sides and rear of the house (C/A or C/H); and
2. Replace wood garage doors with metal garage doors (C/A).

HPC 12.075 – 11 Linden Avenue **7:20 PM**
Applicant: Derick Snare, architect for Linden Tree Realty Trust, Owner 06/19/12

1. Revised landscape plan to enlarge driveway entry up to 18' for compliance with access required by Fire Department (C/A or C/H)



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HPC 12.046 – 14-16 Aldersey Street – circa 1871 Elizabeth & Stephen Fenno House (cont'd) 7:50 PM

Applicants: Garrett Laws, Contractor for Julie Schneider and Abby Freedman, Owners 05/01/12

1. Replace 1 window on 3rd floor west side with 2/2 wood sash to match other existing windows.
(C/A)

DEMOLITION REVIEWS

DETERMINATION OF PREFERABLY PRESERVED

HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued) 8:00 PM

Applicant: 18 Cottage LLC 12/20/11

Applicant has requested a continuance until August 21, 2012.

HPC 12.061 – 315-321 Broadway – 1925 Classical Revival brick commercial block 8:05 PM

Applicant: Yung Lee for Richard E Blumsack, Richard D Gilman & Cynthia R. Trustees 05/25/12

DETERMINATION OF SIGNIFICANCE

The Commission may make a preliminary determination under the City of Somerville Ordinance as set forth in Section 7-28 b (2) on whether any buildings are “significant”. Prior notice is not required by the Ordinance. New cases for a Determination of Significance may be added to the Agenda until Tuesday, July 17, 2012. Public testimony followed by discussion and a vote by the Commission.

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House 8:35 PM

Applicant: Moshe Safdie Associates, Owner 10/20/11

- Revised Draft MOA to be signed.

HPC 11.109 – 29 Day Street, circa 1870, Rich Collins House

Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner 11/15/11

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage 1/17/12

Applicant: Doug S. Beaudet, Owner

HPC 12.017 – 146 Hudson Street – circa 1924 Edward J Heath House

Applicant: Richard DiGirolamo, Attorney for Edward Doherty, Owner 05/15/12

HPC 12.056 – 336 Summer Street – circa 1874 Joseph Vello House

Applicant: Cindy He, Owner 06/19/12

OTHER ACTION ITEMS

55-61 Clyde Street – Maxwell’s Green MOA

- Final element of the MOA is an Oral History of the Area..
- Natasha Burger, Abby Freedman, and Todd Zinn to report.
- Commission to accept or approve the interviews received as sufficient.
- Interpretive signage on the site may incorporate information or photos received from the informants.

2011-2012 CLG Report

- Report is underway
- Chair to sign the Open Meeting Law Compliance Statement

STAFF REVIEW & APPROVAL OF DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY

HPC 12.069 – 36 Cherry Street

6/25/12

Applicant: Jered Floyd, Owner

1. Repair and replace existing rotted and damaged wood shingles in-kind on front (east); and north sides at roof and on 3 dormers;
2. Repair and replace band molding to match at dormers, porch windows and entry doors;
3. Remove and restore two elliptical windows;
4. Repair and replace existing rotted and damaged trim in-kind to match existing;
5. Install new storm windows on east, north and west sides, 2 oak combination storm doors and 5 wood screen doors; and
6. Paint as needed.

HPC 12.071 – 331-333 Broadway

6/27/12

Applicant: Scott Lacey, Prince Lobel Tye LLC for Sprint Spectrum LP

1. Replace the three (3) existing panel antennas with three (3) new panel antennas mounted to the facade in approximately the same location as the existing antennas;
2. Paint new antennas to match the penthouse façade;
3. Mount remote radio heads to the base of the penthouse exterior;
4. Connect new antenna cabling to the equipment cabinets located in the courtyard below;
5. Install two cabinets and one utility cabinet on the existing platform within the courtyard; and
6. Replace the existing GPS antenna with a newer model in the same location as the existing GPS antenna.

HPC 12.072 – 49-55 Davis Square

6/27/12

Applicant: Scott Lacey, Prince Lobel Tye LLC for Sprint Spectrum LP

1. Install and replace three (3) new panel antennas to be located within new stealth canisters that will match the height and width and in the same locations on the rooftop as the existing antennas and canisters.
2. Affix remote radio heads to-the base of the tripods not visible from the public tight of way;
3. Install cabling within the existing cable tray affixed to the roof to connect the antennas to equipment cabinets located in the equipment room, which is located within the fly loft;
4. Install two (2) new cabinets within the existing equipment room; and
5. Replace the existing GPS antenna with a newer model, located in the same location as the existing GPS antenna.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF PLANNING & OTHER DIVISIONS

PLANNING DIVISION REVIEWS

HPC 12.066 – 63 Boston Street – circa 1890 Charles S. Egerton House, Queen Anne house 7/2//12

Owners: David and Renee Scott

3rd floor rear addition minimally visible from Boston Street abuts 65 Boston Street and 2 Bigelow Street LHDs.

HPC 12.073 – 13 Clyde Street – circa 1850 Galligan-Hoar, brickworkers cottage

6/28/12

Owner: 13 Clyde Street LLC

Brickworkers cottage unsympathetically altered and proposed rear addition oversized for the neighborhood.

HPC 12.074 – 129 Highland Avenue – circa 1890 Mayor Edward Glines House

6/29/12

Applicant: Kenneth Lanzilli

Proposed addition minimally visible from Highland Avenue and has lower massing than original house. Large part of the back yard will be severed from the lot and sold to the neighbors.

UPDATES ON PROJECTS AND OTHER BUSINESS

OTHER BUSINESS

Special HPC Meeting to discuss process, procedures, and the HPC’s relationship with the Planning Board, Zoning Board and Design Review Committee

- Meeting scheduled at 7:00 PM for 7/31/2012 in the 3rd floor conference room

117 Washington Street – circa 1789 – Samuel Ireland House

- Neglect Issues
 - Building has been left with a temporary blue tarp on the roof since December due to a contractor/owner dispute.
 - ISD following up.

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Wednesday, 7/11/12 from 7-9pm.
- Update on progress.
- Next meeting scheduled for

Milk Row Cemetery Preservation Master Plan Implementation (Brandon Wilson)

- Docent Program --Expectation that two docents will start a trial run on Sunday, July 15th. Program to open the Cemetery to the public more often, initially once a month during the warmer weather.
- MHC MPPF Grant Application Update

Website Enhancements (Brandon Wilson)

West Branch Library (WBL) Improvements (Brandon Wilson)

Assembly Row Historic Enhancement Project (Brandon Wilson & Kristi Chase)

2012 Preservation Awards (Brandon Wilson)

- De-briefing Comments and Recommendations
- Article Interviews with Owners
- Thank-You Letters and Certificates

NEW BUSINESS

Upcoming Meeting Schedule for 2012: August 21, September 18, October 16, November 20, and December 18.

All of the applications summarized above are available for public inspection at the Commission’s Office on the third floor of City Hall, 93 Highland Avenue, on Mon. -Wed. 9:00 am - 4:30 pm; Thurs. 9:00 am-7:30 pm; and Fri. 9:00 am-12:30 pm. Since cases may be continued to a later date(s), please check the agenda on the City’s website, or call before attending (tel.: (617) 625-6600 x. 2525). Continued cases will not be re-advertised. Interested persons may provide comments to the Historic Preservation Commission at the hearing, by fax to 617-625-0722, by e-mail to kchase@somervillema.gov , or by mail to the Somerville Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.