



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, November 20, 2012; 6:40 p.m.
City Hall, 3rd Floor Conference Room

DELIBERATION OF CASES

The Somerville Historic Preservation Commission will hold public hearings on the following applications, 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 thru 7-28).

• **HPC 12.117: 57 Columbus Avenue, 1877 William Canavan House**

Applicants: Monique Cole and Dr. David Bell

Applicants request Certificates of Appropriateness and Non-Applicability to:

1. Demolish 4-car concrete block garage;
2. Replace it with a taller concrete block garage with Lodgewood REC13 garage doors; and
3. Install 8' board fence with lattice topper to replace existing flat-top fence.

• **HPC 12.118: 57 Columbus Avenue, 1877 William Canavan House**

Applicants: Monique Cole and Dr. David Bell

Applicants request Certificates of Appropriateness and Non-Applicability to:

1. Replace all windows with Pella Architect series aluminum clad 2/2 windows;
2. Remove enclosed rear porch;
3. Replace with permanent addition and true foundation;
4. Relocate door and windows on addition;
5. Install leaded glass window on west side second floor; and
6. Reconstruct chimneys.

• **HPC 12.122: 8-10 Walnut Street, c. 1894 Somerville Journal Building**

Applicant: Apex Development Company

Applicant requests a Certificate of Appropriateness to:

1. Remove six (6) wood fanlight windows, three (3) wood sash windows, two (2) white vinyl windows, and sash components from a window opening, all from the second story of the front façade; and
2. Install six (6) white color aluminum windows within the existing openings.



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- **HPC 12.123: 58-68 Bow Street (60 Bow Street, Unit H), c. 1900 – Drouet Block**
Applicant: Hancock Gaston, LLC (Daniel Silva)

Applicant requests Certificates of Appropriateness and Non-Applicability to:

1. Remove seven (7) JB Sash windows from the Bow Street and interior courtyard façades; and
2. Install Marvin Aluminum Clad ultimate double-hung wood windows with simulated divided lights.

DEMOLITION REVIEWS

DETERMINATION OF SIGNIFICANCE

The Commission may make an initial determination under the City of Somerville Ordinance as set forth in Section 7-28 b (2) on whether any buildings are “significant.” If a building or structure is determined significant, a public hearing will be held at a future Commission meeting, at which time public testimony will be heard, followed by a discussion and vote by the Commission.

- **HPC 12.108: 26 Warwick Street, c. 1874**
Applicant: Daniel Silva
- **HPC 12.109: 20 Warwick Street, c. 1874**
Applicant: 20 Warwick Street Trust
- **HPC 12.116: 360 Mystic Avenue, 1887, C.W. Lyman & Company Furniture Factory**
Applicant: Richard Berg, Owner
Request to revise Memorandum of Agreement (HPC 09.004 – 356 Mystic Avenue)
- **HPC 12.119: 34 Edgar Avenue, c. 1880, George Manning House**
Applicant: Esmaeil Mahdavi & Yeganeh Salehpour, Owners
- **HPC 12.120: 117-119 Heath Street, pre-1930 concrete block garage and addition**
Applicant: Esmaeil Mahdavi & Yeganeh Salehpour, Owners

DETERMINATION OF PREFERABLY PRESERVED

- **HPC 12.103: 10 Allen Court, c. 1869, John Rowe Workers Cottage**
Applicant: Kevin Emery
Determined Significant: 10/18/2012

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

- **HPC 12.056: 336 Summer Street – c. 1874 Joseph Vello House** **Period Ends: 3/19/2013**
Applicant: Cindy He, Owner
Preferably Preserved: 6/19/2012
Need to establish working group.
- **HPC 12.061: 315-321 Broadway c. 1924-25 Commercial Block** **Period Ends: 6/18/2013**
Applicant: Peter Young Lee
Preferably Preserved: 9/19/2012
Need to establish working group.

STAFF REVIEW and APPROVAL

- **HPC 12.113: 17 Bow Street, c. 1895 Drouet Block**
Applicant: Heath Properties
Certificate of Non-Applicability issued to repair and maintain masonry of front and right side facades.

- **HPC 12.121: 101 School Street, 1889 Apartment Building**
Applicant: Sheriden Thomas
Certificate of Non-Applicability issued to replace skylight on roof according to plans.
- **HPC 12.125: 237 School Street, 1867 Elisha Hopkins House**
Applicant: Jill Bogosian
Certificate of Non-Applicability issued to repair porch footing, skirt and deck.
- **HPC 12.127: 83 Boston Street, 1892 Jennie Ayer Marden House**
Applicant: James Traniello
Certificate of Non-Applicability issued to replace finial blown off in Hurricane Sandy.
- **HPC 12.128: 38 Berkeley Street**
Applicant: Robert Cataldo
Demolition and replacement of back porches; Staff determined porches are not significant.

PROJECTS UPDATES & OTHER BUSINESS

PROJECT UPDATES

- **HPC Guidelines Revisions** (Abby Freedman, Kevin Allen, Ryan Falvey & Eric Parkes)
Update on Committee progress; last meeting Wednesday, November 14 from 7-9pm.
- **RE Seminar on Historic Preservation** (Brandon Wilson)
Excellent turnout & feedback from attendees at seminar 10/18; many materials now posted on SHPC website.
- **Milk Row Cemetery Preservation Master Plan Implementation** (Brandon Wilson)
 - Docent Program: Last public opening on Sunday Nov. 18th, weather permitting. Docents will dress in period attire and be available for questions to inspire more interest and concern for the Cemetery;
 - Funds sought for maintenance treatment of heritage American Elm tree beginning this fall in progress;
 - Ongoing bicycle parking problems being addressed
 - Ghosts of Somerville event 10/28/12 (part of City's Monster Mash street festival) well attended despite chill & rain
- **Update on Historic Plaque Project** (Brandon Wilson)
- **2013 Preservation Awards Program** (Derick Snare & Brandon Wilson)
 - Remember to submit those nomination forms for Director Awards throughout the City; deadline Mon., Dec. 3rd!
 - Preliminary presentation to SHS CAD students and new instructor 11-8-12; smaller class so maybe less non-historic properties to be selected
- **Update from CPA Committee for a Stronger Somerville** (Dick Bauer, Abby Freedman, & Brandon Wilson)
 - Successful and overwhelming adoption of CPA by Somerville Voters City-wide!!
 - Next meeting of Committee on Nov. 28th to determine next steps for implementation

Upcoming Meeting Schedule for 2012-2013: December 18, 2012, and January 15, February 19, March 19, April 16, May 21, June 18, July 16, August 20, September 17, October 15, November 19, and December 17, 2013

All applications summarized above are available to the public 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 x. 2525 to inquire if specific cases will be heard. Continued cases will not be re-advertised 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 e-mail to kchase@somervillema.gov, or by mail addressed to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.