



**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, December 18, 2012  
6:40 p.m.  
City Hall, 3<sup>rd</sup> Floor Conference Room

**APPROVAL OF MINUTES**

- Minutes of previous meetings to be approved as time permits

**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** **6:40 PM**  
Applicants: Monique Cole and Dr. David Bell (continued from 11/20/2012)  
  
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** **6:50 PM**  
Applicants: Monique Cole and Dr. David Bell (continued from 11/20/2012)  
  
Applicants request Certificates of Appropriateness (C/A) and Non-Applicability (C/NA) to:
  1. Replace all windows with Pella Architect series aluminum clad 2/2 windows (C/A);
  2. Remove enclosed rear porch (C/A);
  3. Replace with permanent addition and true foundation (C/A);
  4. Relocate door and windows on addition (C/A);
  5. Shorten 1 window on west side rear ground floor (C/A);
  6. Install leaded glass window on west side second floor (C/A); and
  7. Reconstruct chimneys (C/NA).



- HPC 12.123: 58-68 Bow Street (60 Bow Street, Unit H), c. 1900 - Drouet Block** **7:10 PM**  
 Applicant: Hancock Gaston, LLC (Daniel Silva) (continued from 11/20/2012)

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® Ultimate® aluminum clad double-hung, wood windows with simulated divided lights.

- HPC 12.129: 9 Westwood Road, 1896 - Charles Lamb House** **7:30 PM**  
 Applicants: Sylvia & Arthur Shurcliff

Applicant requests Certificates of Appropriateness to:

1. Remove two (2) windows on the third floor of the rear elevation; and
2. Install Renewal® by Anderson® double -hung windows to match existing.

- HPC 12.131: 8-10 Walnut Street, c. 1894 - Somerville Journal Building** **7:45 PM**  
 Applicant: Francis Privitera

Applicant requests Certificates of Appropriateness to:

1. Remove three (3) wood fanlight windows and three wood sash windows; and
2. Install three (3) white color aluminum windows within the existing openings.

**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 12.126: 82 Dover Street, c. 1874 - Italianate House** **8:00 PM**  
 Applicant: Delaporte Design & Development, Owners
- HPC 12.130: 18 Autumn Street, c. 1895 - stable/garage** **8:20 PM**  
 Applicant: Anthony B. Howard, ABH Services

**DETERMINATION OF PREFERABLY PRESERVED**

- HPC 12.108: 26 Warwick Street, c. 1874** **8:40 PM**  
 Applicant: Daniel Silva Determined Significant 11/20/12
- HPC 12.109: 20 Warwick Street, c. 1874** **8:55 PM**  
 Applicant: 20 Warwick Street Trust Determined Significant 11/20/12
- HPC 12.116: 360 Mystic Avenue, 1887, C.W. Lyman & Company Furniture Factory** **9:10 PM**  
 Applicant: Richard Berg, Owner Determined Significant 11/20/12

*Request to continue until the January 15, 2013 meeting.*

- HPC 12.119: 34 Edgar Avenue, c. 1880, - George Manning House** **9:15 PM**  
 Applicant: Esmail Mahdavi & Yeganeh Salehpour, Owners Determined Significant 11/20/12

*Request to withdraw the intent to demolish.*

**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  
*Working Group: Alan Bingham, Ryan Falvey, Natasha Burger & Tom DeYoung*
- **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  
*Working Group: Eric Parkes, Todd Zinn, George Born & Jillian Adams*

### OTHER ACTION ITEMS

- **Meeting Schedule proposal for the Review of Preferably Preserved Buildings**  
 Staff requests that the HPC establish one Thursday per month to hold a public meeting where authorized Staff and/or Commission members may actively pursue alternatives to demolition of the preferably preserved buildings or structures. As the Commission is required to actively pursue alternatives to demolition, which is most reasonably achieved through additional public meetings, Staff requests the authority to provide technical support to Applicants of buildings that are deemed “Preferably Preserved” at the proposed monthly public meeting. While Commission members would be encouraged to attend and participate at these Thursday evening public meetings, Commission members would not be required to attend. Therefore, Staff would spend less time facilitating meetings and administering public process, and more time providing technical support and assistance to Applicants as well as preparing recommendations for the Commission. After identifying alternatives to demolition, Staff would submit recommendations to the Commission at their next regular meeting to determine if any further action regarding the status of Preferably Preserved is required.
- Staff will address HPC about the Somerville High School.
- **SHPC Awards Committee** and date for site visits in mid January to be determined at this meeting.
- Date and location of the SHPC annual party in January to be determined at this meeting.

### REVIEW and COMMENT

None this month

### STAFF REVIEW and APPROVAL

- **HPC 12.124: 25 Clyde Street** 12/5/12  
 Sign off to demolish garages and both the left side and rear additions.

### PROJECTS UPDATES & OTHER BUSINESS

#### **PROJECT UPDATES**

- **HPC Guidelines Revisions** (Abby Freedman, Kevin Allen, Ryan Falvey & Eric Parkes)  
 Update on Committee progress; next meeting Wednesday, December 19 from 7-9pm.
- **Update on Historic Plaque Project** (Brandon Wilson)
- **2013 Preservation Awards Program** (Derick Snare & Brandon Wilson)

- Instructional meeting for property measuring with students and instructor is postponed and rescheduled due to student illness.
- Additional research and photography of non-historic nominated properties. Next steps include Todd volunteering to assist Staff.
- SHPC Awards Committee and date for site visits in mid January to be determined at this meeting.
- **2013 Flag Raising Event**
  - All invited to the 237<sup>th</sup> annual event with the procession starting at 11:30pm from City Hall and the program atop Prospect Hill at noon on Tuesday, January 1<sup>st</sup>, regardless of the weather!
  - Encourage SHPC members to attend and possibly join us on the podium, and spread the word widely!
  - After much searching, George Washington and his horse may have been located.
- **Annual Holiday Gatherings**
  - All invited to joint holiday party of the Somerville Museum and Historic Somerville on Friday, December 14<sup>th</sup> from 7-9 pm. Light refreshments, live music, auction of handmade wreaths and floral arrangements, and gift raffle to help raise matching grant funds for the Museum's Building Fund. For details go to <http://somervillemuseum.org/>
  - Date and location of the SHPC annual party in January to be determined at this meeting.
- **SHPC Website Enhancement Project** (Brandon Wilson)
  - New photos from prior historic events in process of being posted.
  - Wonderful review of prior Flag Raising year events now available through a link to a new blog via <http://skip55.hubpages.com/hub/Somerville-Views-First-Flag>; check it out! More Somerville views to come.
- **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!!
  - Status report on CPA Committee and Ordinance development
  - Next Committee meeting is November 28<sup>th</sup> to determine next steps for implementation.

#### **OTHER BUSINESS**

**Upcoming Meeting Schedule for 2013:** 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](mailto:kchase@somervillema.gov), or by mail addressed to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.*