



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

HISTORIC PRESERVATION COMMISSION

PRELIMINARY AGENDA

Tuesday, August 21, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

March 20, April 17, May 15, June 19, and July 17, 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):

No new applications for alterations were received by the deadline of August 1, 2012.

DEMOLITION REVIEWS

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 Friday, August 17, 2012. Public testimony followed by discussion and a vote by the Commission.

HPC 12.082 – 77-83 North Street – 1920s single story brick store

Applicant: Peter Stephanou, Owner

7/25/12

DETERMINATION OF PREFERABLY PRESERVED

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

Applicant: 18 Cottage LLC

12/20/11



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HPC 12.061 – 315-321 Broadway – 1925 Classical Revival brick commercial block (continued)

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

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage 09/17/12

Applicant: Doug S. Beaudet, Owner **Preferably Preserved** 01/17/12

HPC 12.017 – 146 Hudson Street – circa 1924 Edward J Heath House 02/15/13

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

Develop MOA and sign-off

HPC 12.056 – 336 Summer Street – circa 1874 Joseph Vello House 03/19/13

Applicant: Cindy He, Owner **Preferably Preserved** 06/19/12

A working group needs to be set up to work with the homeowner.

OTHER ACTION ITEMS

HPC 12.085 – 485 Mystic Valley Parkway (149 Capen Street) – 1863 Mystic Pumping Station

Applicant: Albert Rex, MacRostie Historic Advisors LLC for the Somerville Housing Authority

- Letter of Support (Round 4) for Mystic Waterworks Project chosen 40B team for submittal to the MHC

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

HPC 12.076 – 48 Vinal Avenue – 1873 Parker Burnett House

Applicant: Paul S. Martins, Owner 07/17/12

1. Remove and replace second floor porch on rear; and
2. Renovate kitchen

HPC 12.079 – 48 Vinal Avenue – 1873 Parker Burnett House

Applicant: Paul S. Martins, Owner 07/20/12

1. Replace damaged single-pane 1/1, 2/1 or 2/2 window sash in-kind.

HPC 12.080 – 61 R Putnam Street – 1867 Dyer Woodman House

Applicant: Laurinda Bedingfield, Owner 07/20/12

1. Replace fire damaged interior; and
2. Repair and replace fire-damaged structure and roof as needed.

HPC 12.081 Demolition – 7 Cedar Street Place – circa 1920s Concrete Block Garage

Applicant: Joseph Macaluso, Owner 07/25/12

HPC 12.083 Demolition – 485 McGrath Highway – circa 1950 Concrete Block and Metal Truck Terminal

Applicant: McGrath 485 Investments LLC 08/03/12

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

PLANNING DIVISION REVIEWS

HPC 12.077 – 30 Wallace Street – circa 1872 Eugene & Pauline S. Downes House

Applicant: Peter Heller, Owner

8/1/12

The proposed work is not out of scale with the original structure nor the neighborhood. It is set-well back from the street. The proposed shape and form of the building does not relate to the mansard roof but contrasts with it. The windows are of a greater size and are made larger by the transoms. These changes meet the HPC guidelines for Additions for all the points below except those for windows.

HPC 12.078 – 32 Hinckley Street – circa 1925 2-story Concrete Block Garage

Applicant: Middlesex Enterprises, LLC

7/19/12

UPDATES ON PROJECTS AND OTHER BUSINESS

OTHER BUSINESS

HPC 11.75 – 117 Washington Street – 1789 Samuel Ireland House

8/16/11

Applicant: Khalsa Design Inc., Architect for Claude Augustin, Owner

- Update on current status

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House

10/20/11

Applicant: Moshe Safdie Associates, Owner

- Update on current status

191 Highland Avenue – 1903 Armory

- Plan to install landscape bricks for café patio on the front east side next to driveway.

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Wednesday, 8/20/12 from 7-9pm.
- Update on progress.

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.

Website Enhancements (Brandon Wilson)

West Branch Library (WBL) Improvements (Brandon Wilson)

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

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.