



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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HISTORIC PRESERVATION COMMISSION

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George Born (Alt.)
Denis (DJ) Chagnon (Alt.)
Ryan Falvey
Derick Snare (Alt.)
Todd Zinn (Alt.)

Abby Freedman, Vice Chair
Alan Bingham (Alt.)
Natasha Burger
Tom DeYoung (Alt.)
Eric Parkes
Brad Stearns (Alt.)

Historic Preservation Commission Draft Minutes

Conference Room, 3rd Floor, City Hall, 93 Highland Avenue
6:40 p.m. on Tuesday, September 17, 2013

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

Staff Present: Kristi Chase, Amie Hayes and Brandon Wilson (in and out).

Members Present: Jillian Adams, Alan Bingham*, Abby Freedman, Eric Parkes, and Brad Stearns*. Alan Bingham arrived at 7:05 PM; Jillian Adams arrived at 7:10 PM.

Members Absent: Dick Bauer, George Born*, Natasha Burger, DJ Chagnon*, Tom DeYoung*, Ryan Falvey, Derick Snare* and Todd Zinn*.

*Alternates

Others Present: Mark Barer, John Belski, Sing Cheung, Ben Crystal, Adam Dash, Esquire, Nancy Fulton, Attila Javor, Susan Kamin, Laura Mackil, Esmaeil Mahdavi, Peter Miner, Everett Mitchell, Emily Monea, Bill and Theresa Romanoff, and Andrew Sudbury.

Proposed Alterations to Designated Historic Properties

HPC Review for Issuance of Certificates of Appropriateness



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11 Linden Avenue – c. 1853 Isaac Story House (case HPC 2012.075 R4)	
Applicant:	Linden Tree Realty Trust
Property Owner:	Linden Tree Realty Trust
Application Date:	August 28, 2013
Legal Notice:	<i>Alterations to building design.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard on September 17, 2013
Presentation	<i>Jai Singh Khalsa</i> presented. They had met with the neighbors on September 16 th and had presented the new plans for a much smaller building. It has the same footprint but is a story lower. The roof now springs from just above the second floor windows.
Public Comments	<i>John Belski</i> noted that at 1500 square feet, the building is still larger than the original house. He does not believe that it resembles a carriage house. The carriage house at 22 Porter Street which backs onto the Linden Street is only 750 SF of living space. The proposed building is really a condo duplex. For 153 years no one has seen the need to add another building to the property. It would not be rental property. They have changed the wall just to get more units in. The neighbors would like nothing more than to see nothing built or changed. <i>Jai Singh Khalsa</i> responded that yes, it is not a carriage house but is a design informed by it per the request of the Historic Commission. The building is now half the size of what was originally proposed.
Staff Report	<i>Amie Hayes</i> gave the Staff recommendations.
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, site visits and plans submitted by <i>Khalsa Design Group</i> dated 4/4/2013.
Discussion	<p><i>Jillian Adams</i> had questions about the alignment of the windows as seen on the plans. The discrepancies were due the computer program that was used for the perspectives. She also wanted to know about the placement of HVAC equipment and other vents. Because the placement of these utilities are to be determined later and are not on the conceptual drawings, it was agreed that Staff review to ensure that they were not be visible from the public right of way would be acceptable.</p> <p>The <i>Commission</i> also were concerned that the size of the loft door was appropriate. <i>Jai Singh Khalsa</i> said that it was approximately 3' x 5'.</p> <p><i>Abby Freedman</i> said that she felt that in all the small changes to the design, some of the uniqueness of the way it sat on the property had been lost. She still believes that cutting the corner off at the entry to the property in order to reconfigure the entry to the driveway was detrimental to the original way the historic house sat on the property. She continues to have reservations about the project.</p> <p><i>Alan Bingham</i> discussed the four windows against the cornice line of the center pavilion. He said the building now looks substantially more similar to a carriage house than it did before.</p> <p>After some discussion the <i>Commission</i> recommended removing the frieze band between the gable returns from the façade. <i>Jillian Adams</i> noted that paired windows on the second floor front façade might look better. <i>Jai Singh Khalsa</i> said that they had started with paired windows and the Commission had earlier decided for the spread windows were more authentic. <i>Jon Lannan</i>, a member of the public said that the massing remains the same but the success would be in the detailing of the trim. This led to a discussion of how the rake returns seemed heavy and that perhaps they should be scaled more delicately. <i>Jillian Adams</i> said that simpler was better. <i>Eric Parkes</i> stated that one should preserve the proportions but that this was not the time to hash out the details. <i>Jillian Adams</i> suggested that a subcommittee could deal with the details. The Zoning Board of Appeals would deal with the use and size and could condition the final design details so that the HPC could decide the final product. This led to a discussion on process.</p>



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	After noting that the change in height led to a change in proportions, <i>Eric Parkes</i> thought there needed to be modifications in the sizes of the casings and articulation. The Staff could review the changes and consult with Commissioners. <i>Abby Freedman</i> reiterated that she thought the building could be smaller with more landscaping.
Decision	The Commission voted (3-1(Abby Freedman)-1(Brad Stearns)) to grant a Certificate of Appropriateness with the following conditions <ol style="list-style-type: none"> 1. Modifications to revise the building design shall be consistent with the plans entitled <i>11 Linden Avenue</i>, consisting of Sheets A-100, A-300, A-311 & AV, dated 4/4/2013, and presented on 9/17/2013; 2. The band molding located on the primary façade between the first and half-story shall be removed from the plans; 3. Approval of this modified building design by the Zoning Board of Appeals; and 4. Further <u>minor</u> changes to the building design or site plan shall be subject to HPC Staff review and approval; however, Staff is encouraged to consult with the HPC.

8 Mount Vernon Street - c. 1850 Ebenezer Davis House (case HPC 2013.035)	
Applicant:	Barbara Castro
Property Owner:	Fermin & Barbara Castro
Application Date:	May 30, 2013
Legal Notice:	<i>Remove rear bulkhead shed, modify windows and reshingle.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Continued from August 20, 2013; submitted a request to withdraw the remainder of the application
Decision	The Commission voted unanimously (4-0) to grant the request.

25-35 Atherton Street - c. 1898 Martin W. Carr School (case HPC 2013.037)	
Applicant:	Sara-Ann Patterson, Trustee
Property Owner:	Carr Schoolhouse Condominium Trust
Application Date:	May 30, 2013
Legal Notice:	<i>Replace slate roof with EcoStar™ Majestic Slate™; and replace flashing with copper.</i>
Recommendation:	Deny Certificate of Appropriateness
Current Status:	Continued August 20, 2013; submitted a request to withdraw
Decision	The Commission voted unanimously (4-0) to grant the request.

24 Pleasant Avenue - 1875 Frank Wellington House (case HPC 2013.053)	
Applicant:	Susan Kamin & Benjamin C Crystal
Property Owner:	Susan Kamin
Application Date:	August 14, 2013
Legal Notice:	<i>Replace roof materials</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard on September 17, 2013
Presentation	<i>Susan Kamin</i> presented. They had begun replacing the roof with architectural shingles that looked nice, were similar to those on other buildings in the neighborhood. They did not realize that it was considered a change or that they would have to notify the Commission for repairs. The neighbors are all OK with the project. The chimneys need repairs. She can't afford to do both chimneys and would like to remove the rear chimney which has no purpose. She had not really looked at her chimneys and so was unaware of their visibility.



Public Comments	There was no public comment.
Staff Report	<i>Kristi Chase</i> gave Staff recommendations
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form and site visits.
Discussion	<p><i>Jillian Adams</i> noted that the 3-tab asphalt and Timberline architectural shingles were not the same. This was not a replacement in-kind.</p> <p>The use of mortar was discussed. <i>Brad Stearns</i> said that mortar is usually in worse shape than the actual bricks. It was relatively easy but time consuming to remove the excess mortar when disassembling a chimney. <i>Jillian Adams</i> thought that many of the bricks would be salvageable. <i>Susan Kamin</i> responded that her contractor told her that it was too costly to clean each brick and that many would be broken. <i>Brad Stearns</i> noted that it was unsafe to merely repoint a chimney as the walls were relatively thin and exposed to weather on both sides. <i>Alan Bingham</i> said that he found the lime mortar relatively easy to remove due to its softness. <i>Abby Freedman</i> asked how visible the rear chimney was from the public right of way. <i>Staff</i> noted that it was visible from both Pleasant Avenue and Vinal Street. <i>Susan Kamin</i> said that she had not really looked at her chimneys and so was unaware of their visibility.</p> <p>The <i>Commission</i> thought that the proposed bricks might be a little too similar in color. The contractor should propose several variations. It was decided that Staff could review the options. <i>Eric Parkes</i> said that he would also like to be involved. <i>Jillian Adams</i> said that chimneys tell the story of the building and the uses of the rooms below. <i>Brad Stearns</i> did not think that the kitchen chimney added to the story and was possibly a later addition.</p>
Decision	<p>The Commission voted (4-0-1(Eric Parkes)) to grant a Certificate of Appropriateness with the following conditions:</p> <ol style="list-style-type: none"> 1. The roof shingles shall be Timberline® architectural shingles. <p>They also voted (3-1(Brad Stearns)-1 (Eric Parkes)) to grant a Certificate of Appropriateness with the following conditions:</p> <ol style="list-style-type: none"> 2. The front chimney shall be reconstructed using bricks salvaged from the demolition of both chimneys. 3. If there is insufficient historic brick, new water struck bricks to match the existing shall be used. 4. The rear chimney may be rebuilt with new water struck brick. 5. Brick shall be of varying hues. 6. Brick on both chimneys should match the existing as closely as possible. 7. HPC Staff must evaluate and approve the match before the beginning of construction.

22 Summer Street – c. 1870 Huff-Mulholland House (case HPC 2013.058)	
Applicant:	Laura Mackil
Property Owner:	Laura Mackil
Application Date:	August 27, 2013
Legal Notice:	<i>Install solar panels on roof of house</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard on September 17, 2013
Presentation	<i>Laura Mackil</i> presented. She had owned her house since 1997. She is very concerned with reducing the carbon footprint of her 2-family house and being environmentally sensitive. She worked with SunGevity to locate the solar panels on her roof. These would be located on the back half of the roof of the main building and on roof of the ell which cannot be seen from the street. Meters and other equipment would not be placed outside.



Public Comments	<i>Peter Miner</i> asked why the Commission would be concerned with the placement of solar panels. The Commission responded that they were obviously modern and could be jarring in an historic district if they are too prominent.
Staff Report	<i>Kristi Chase</i> read the Staff recommendations.
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form and site visits.
Discussion	<i>Commission</i> agreed that solar panels were located sufficiently far from the public right of way that they would not be detrimental to character of the historic district.
Decision	The Commission voted unanimously (5-0) to a Certificate of Appropriateness contingent upon the following condition: 1. The location of the seven solar panels shall be located behind the chimney on the east side of the roof of main building. A Certificate of Non-Applicability is also granted contingent upon the following condition: 2. The location of the remaining eight solar panels shall be located on the rear ell of the house and not visible from the public right of way.

45 Walnut Street - 1890 Louville Niles House (case HPC 2013.060)	
Applicant:	Lindsey & Andrew Sudbury
Property Owner:	Lindsey & Andrew Sudbury
Application Date:	August 29, 2013
Legal Notice:	<i>Replace driveway materials.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard on September 17, 2013
Presentation	<i>Andrew Sudbury</i> presented. The driveway empties into the house foundation, is broken up and has a sink hole. It needs to be regarded and replaced. They have 2 granite posts on the property and would like to use them to delineate the driveway entry when they install the new fence and gates approved last month. He thought the posts might have been left there by a previous owner who had owned University Monument.
Public Comments	There was no public comment.
Staff Report	<i>Kristi Chase</i> gave the Staff recommendations.
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form and site visits.
Discussion	The <i>Commission</i> approved of the re-grading to protect the house. It was noted that the water runoff would be directed into the yard. This was essentially an engineering issue. The proposed addition of the salvaged posts to the new fence was considered an appropriate reuse of the found items.
Decision	The Commission voted unanimously (5-0) to a Certificate of Appropriateness contingent upon the following conditions: 1. The salvaged granite posts shall be installed with the low post on the east side of the driveway and the tall post on the west; and 2. The driveway shall be re-graded and repaved to the same dimensions as the existing.

Demolition Reviews

Determination of Significance

623-625 McGrath Highway - c.1941 Burke's Artery Liquor Mart & Economy Grocery Store (Case HPC 2013.052)	
Applicant:	625 McGrath LLC
Property Owner:	625 McGrath LLC
Application Date:	August 5, 2013



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Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Not Significant
Current Status:	Heard on September 17, 2013
Presentation	<i>Adam Dash</i> presented. The building had been altered. They had gone through the Zoning Board of Appeals and the plans for a new development on the site had been approved. He described them and how the development related to the pedestrian ramp and the highway. He noted that they should have done the demolition review process earlier.
Public Comments	There was no public comment.
Staff Report	<i>Kristi Chase</i> gave the Staff recommendations.
Documents	Staff report based upon map and City Directory research, oral testimony from a former employee of one of the businesses originally located in the building, and site visits.
Discussion	<i>Alan Bingham</i> said that it was an ugly building. <i>Abby Freedman</i> noted that if they had not put in the 1970 façade and blocked in the windows, the building might have looked OK. She agreed with the developers that a residential building would be better at this location. <i>Eric Parkes</i> concurred.
Decision	The Commission voted unanimously (5-0) that the building was not “Significant” due to alterations and it was not <ul style="list-style-type: none"> i. “Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, (n)or ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.”

34 Edgar Avenue - c. 1880 - George Manning House (Case HPC 2013.061)	
Applicant:	Esmaeil Mahdavi
Property Owner:	Esmaeil Mahdavi
Application Date:	August 29, 2013
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Heard on September 17, 2013
Presentation	<i>Everett Mitchell</i> presented. The Commission had previously found the building significant. In order to keep moving on their project they had withdrawn their intent to demolish and instead planned to rehabilitate the building. In the process they found significant structural deficiencies and would like to take the building down. The sills were rotted. He presented the structural engineers report. He said that both Paul Nonni of Inspectional Services and Bill Hallinan of the Fire Department were in agreement with them that the building was unsafe.
Public Comments	There was no public comment.
Staff Report	<i>Amie Hayes</i> gave the Staff recommendations.
Documents	Staff report based upon map and City Directory research. Structural Engineers report from Roome & Guarracino dated August 27, 2013
Discussion	While the <i>Commission</i> was skeptical of the Structural Engineers report since there were no photos of the extent of the building damage, they thought that it would be better to discuss the significance separate from the structural issues which should be brought to the Commission next month with the technical reports. What is the integrity of the structure? A discussion of how condition can influence significance followed. Structural condition can be a factor; the technical information was not clear or quantified. The significance of the building has not changed since it was last reviewed by the Commission. As the oldest house on the street, it helped set precedent for the working class character of the neighborhood.



Decision	The Commission voted unanimously (5-0) that the building was “Significant” due to alterations and it was <ul style="list-style-type: none"> i. “Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, and ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.”
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Determination of Preferably Preserved

53 Kent Street - c. 1845 Workers Cottage (Case HPC 2013.048)	
Applicant:	Kent Street Partners LLC
Property Owner:	Kent Street Partners LLC
Application Date:	August 1, 2013
Legal Notice:	<i>Determination of Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Heard on September 17, 2013
Presentation	No Applicant present. <i>Amie Hayes</i> said that they conceded to the property would be ‘preferably preserved.’
Public Comments	A letter from <i>Cynthia Person</i> and an e-mail from <i>Sara Jansen</i> were read into the record. Both noted the historic value of the building and its role in the community.
Staff Report	<i>Amie Hayes</i> gave the Staff recommendations.
Documents	Staff report based upon map and City Directory research.
Discussion	There was no discussion.
Decision	The Commission voted unanimously (5-0) to determine 53 Kent Street ‘Preferably Preserved.’ Per Section 4.2.D, “If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered Preferably Preserved.” The Commission found demolition detrimental due to the level of integrity, association with the Middlesex Bleachery as an intact example of working class housing, and as part of a mid nineteenth century collection of buildings.

88 Dover Street - c. 1874 House (Case HPC 2013.050)	
Applicant:	Mui Sin Chow & Nam Cheung
Property Owner:	Mui Sin Chow & Nam Cheung
Application Date:	July 30, 2013
Legal Notice:	<i>Determination of Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Will be heard September 17, 2013
Presentation	<i>Sing Cheung</i> presented. He is the son of the owners. He lives in the house and his friends ask him why he can’t have a nice new one. He spoke about the other developments in Davis Square and on Dover Street. He would like to be part of this progress. Get value from the property. Davis Square needs more new buildings
Public Comments	<i>Peter Miner</i> recognized <i>Sing Cheung</i> as a neighbor from when he was a child. <i>Peter</i> found house to be structurally sound. He does not want his house to be the last one standing and would like his neighborhood to stay as it looks. The original siding is probably there. He stands behind the Staff Report. It only takes a porch to make a house’s style. This house has a great porch. Historic Somerville Awards has almost the same house on its logo. The house does not need to be torn down, development could be placed on site where there used to be an accessory building which was a tack shop, a last remnant of the pre-automotive era, a lost history from when the everyone depended upon horses.



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	<i>Nancy Fulton</i> spoke about the gable ends, the building's scale and the need to keep the feel of the neighborhood. A letter from Cynthia Person was also read regarding this building noting its importance to the street.
Staff Report	<i>Amie Hayes</i> gave the Staff recommendations.
Documents	Staff report based upon map and City Directory research
Discussion	<i>Alan Bingham</i> spoke about the Davis Square charrette and the importance of transitional areas. The many types of buildings show the history and evolution of the street. <i>Abby Freedman</i> said that the intact ornate entry way was evidence that there might be some intact detail beneath the aluminum siding in good condition. The house would benefit from having aluminum siding removed and the building rehabilitated. It should not be too difficult. <i>Brad Stearns</i> thought that bringing the building back rather than demolishing it would be less costly than tearing it down.
Decision	The Commission voted unanimously (5-0) to determine 88 Dover Street 'Preferably Preserved.' Per Section 4.2.D of the Demolition Review Ordinance 2003-05, "If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered Preferably Preserved." The Commission found demolition detrimental due to the location of the structure as a bookend to the residential component of the streetscape.

Structures within Demolition Review Period – Listed for informational purposes only

35 Cutter Street - c. 1874 Workers Cottage (Case HPC 2013.038)	
Applicant:	Paula Dowd
Property Owner:	Sandra Xuyu
Application Date:	June 27, 2013
Date of Signif.	July 16, 2013
Date of Pref. Pres.	August 20, 2013
Recommendation:	Schedule 2 nd Public Meeting of Preferably Preserved Structures – October 3, 2013
Current Status:	Delay period over May 20, 2014

589 Somerville Avenue - c.1845 Edward Flanagan House (case HPC 2013.011)	
Applicant:	Richard G. Di Girolamo, Agent
Property Owner:	Vincent Pascale
Date of Signif:	May 21, 2013
Date of Pref. Pres.	June 18, 2013
Recommendation:	Review Memorandum of Agreement; Applicant to review/approve MOA
Current Status:	Delay period over March 18, 2014

73 Concord Avenue - c. 1900 barn (case HPC 2013.013)	
Applicant:	Jose Vale, GS Construction
Property Owner:	Ze'ev Mehler
Date of Signif:	May 21, 2013
Date of Pref. Pres.	June 18, 2013
Recommendation:	Review Memorandum of Agreement; Applicant to review/approve MOA
Current Status:	Delay period over March 18, 2014
Documents	Memorandum of Agreement
Decision	The Commission voted unanimously (5-0) to approve the MOA



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26 Warwick Street (case HPC 2012.108)	
Applicant:	Daniel Silva
Property Owner:	Daniel Silva
Date of Signif:	11/20/2012
Date of Pref Pres:	12/18/2012
Recommendation:	None at this time
Current Status:	Delay period over 9/18/2013

20 Warwick Street (case HPC 2012.109)	
Applicant:	20 Warwick Street Trust
Property Owner:	20 Warwick Street Trust
Date of Signif:	11/20/2012
Date of Pref Pres:	12/18/2012
Recommendation:	None at this time
Current Status:	Delay period over 9/18/2013

197 Washington Street (case HPC 2012.134)	
Applicant:	Anthony Cota
Property Owner:	Anthony Cota
Date of Signif:	January 15, 2013
Date of Pref Pres:	February 19, 2013
Recommendation:	None at this time
Current Status:	Delay period over 11/19/2013

95-101 Wheatland Street (case HPC 2013.003)	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Date of Signif:	January 15, 2013
Date of Pref Pres:	April 16, 2013
Recommendation:	Sign MOA Addendum
Current Status:	Delay period perpetual

360 Mystic Avenue (case HPC 2012.116)	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Date of Signif:	November 20, 2012
Date of Pref Pres:	April 16, 2013
Recommendation:	Sign MOA Addendum
Current Status:	Delay period perpetual

Staff Review – Listed for informational purposes only

Determination of Not Significant or Certificates of Non-Applicability

49 Vinal Avenue – c. 1894 Hailey House (case HPC 2013.055)	
Applicant:	Matthew Cogliano
Property Owner:	Laura McFadden and Matthew Cogliano
Description:	<i>Siding and trim replacement in-kind</i>



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Current Status:	Certificate of Non-Applicability issued 8/20/2013
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60 Bow Street, Unit F – c. 1900 Drouet Block Apartments (case HPC 2013.056)	
Applicant:	Dan Silva
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 9/5/2013

38 Meacham Road - c. 1891 Lucretia Waters House (case HPC 2013.057)	
Applicant:	Sharon Deacon Warne and Derek Colinet, Trustees
Property Owner:	38 Meacham Road Condominium Trust
Description:	<i>Rebuild windows with wavy glass.</i>
Current Status:	Certificate of Non-Applicability issued 8/23/2013

19 Campbell Park – c. 1892 Henry Weeks House (case HPC 2013.059)	
Applicant:	Tom Quinn, Contractor
Property Owner:	Irene Heim
Description:	<i>Replace siding and wood gutters in-kind</i>
Current Status:	Certificate of Non-Applicability issued 8/29/2013

10 Poplar Street - c. 1957 brick waste transfer station (case HPC 2013.062)	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Application Date:	August 21, 2013
Current Status:	Issued Letter of Not Significant 8/29/2013

59 Cross Street – c. 1892 Perkins Street Church (case HPC 2013.063)	
Applicant:	Michael Libby, Somerville Homeless Coalition
Property Owner:	Somerville Hispanic Association for Community Development Inc, Owners
Description:	<i>Install HVAC not visible from right of way.</i>
Current Status:	Certificate of Non-Applicability issued 8/29/2013

58 Bow Street, Unit H – c. 1900 Drouet Block Apartments (case HPC 2013.064)	
Applicant:	John O'Donnell
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 9/9/2013

Other Action Items

- Vote for HPC Community Preservation Committee representative.

Dick Bauer was unanimously approved as the HPC representative to the Community Preservation Committee. Emily Monea introduced herself as the Community Preservation Act Manager and said that she looked forward to working with everyone.



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Minutes	
Minutes:	August 20, 2013 HPC Minutes
Minutes:	September 5, 2013 – Public Meeting of Preferably Preserved Structures
Decisions	The August 20, 2013 Minutes were approved as amended. The September Minutes were unanimously approved with abstentions by those not attending that meeting.

Other Non-Action Items

- Registration is now open for the 2013 Massachusetts Historic Preservation Conference on October 18 in Lexington. Staff will be attending and encourages Commissioners to attend as the focus of the conference this year is on historic preservation commissions. For more information go to www.mapreservationconference.org.
- Director's Report

All applications, plans and reports are available to the public on the City of Somerville website, at www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions, or 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 x2525 or x2534 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 fax to (617) 625-0722, by email to kchase@somervillema.gov or ahayes@somervillema.gov, or by mail addressed to the Somerville Historic Preservation Commission.



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