



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

HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

Tuesday, May 15, 2012 at 6:40 p.m.
Third Floor Conference Room

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

Members Present: Kevin Allen, Alan Bingham*, Dick Bauer, George Born*, Ryan Falvey, Abby Freedman and Eric Parkes.

Members Absent: Natasha Burger*, DJ Chagnon*, Tom De Young*, Derick Snare*, Kelly Speakman, Brad Stearns* and Todd Zinn*

*Alternates

Others present: Mark P. Coleman, Jason Evans, Florentien DeRuitter, Richard DiGirolamo, Don DiRocco, David Dinklage, Edward Doherty, Bill Gage, Ryan Guthrie, Mark Hammer, Carmine Guarracino, Ann Norman, John and Arlene Quinn, Peter Quinn, Dominique Stassart, and Son Wooten.

APPROVAL OF MINUTES

March 20 and April 17, 2012 Minutes were not approved as they were still incomplete.

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 12.016 – 25 Clyde Street – 1820-1858 H. Timney Brick-Workers Cottage (Continued) 2/27/12
Applicants: Mark Hammer, Architect for Stateside Realty Group, LLC

1. Replace former non-historic windows with 6/6 Windsor® metal clad double-hung wood replacement windows (C/A);
2. Construct or rebuild the second floor entry stairs (C/A);



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3. Install fencing around rear and sides of the lot (C/A); and
4. Construct on same lot behind existing 1-family dwelling, where garages were demolished, a 2-unit structure designed to resemble workers cottages (C/A)

Richard DiGirolamo presented. *There have been a few alterations since last month's presentation. Parking has been relocated due to requirements from the Fire Department for a 14' fire lane next to the building. The building sections have been moved further from each other while the attaching section has been made wider. A slight jog has been inserted to give a more organic look to the way the building has grown. Clapboards have different exposure on different sections of the building to help differentiate the old and new portions of the building. Ryan Guthrie said that he just liked the look of the horizontal fence boards, finding it crisper than the more conventional vertical pickets.*

Staff Recommendations were read.

No Public Comment was received.

Documents: *City of Somerville Ordinance sections 7.16 – 7.27; Property Form B; HPC Design Guideline; site plans L-1, L-2, L-3 dated 5-15-12; cottage plans A-1 dated 4-25-12, cottage elevations A-6 and A-7 dated 2-8-12; 3D site views dated 5-15-12; site elevations L-4 dated 5-15-12*

Discussion: *The history of window glazing was discussed. The Form B from 1986 shows 6/6 windows on the gable end. The Commission decided that 6/6 windows would be more appropriate to the historic building than 2/2. Some of the Commission did not like the use of horizontal slats for the fence, although others thought that it cued people in that the development would be a mix of old and new.*

Decision: *Because they met HPC Guidelines for Windows, Porches, Landscaping, and Additions, the Commission voted unanimously (6-0-1(Kevin Allen)) to grand a Certificate of Appropriateness to*

1. Replace former non-historic windows with 6/6 Pinnacle series double-hung metal-clad Windsor wood replacement windows with 7/8" putty bar and inner spacer(C/A);
2. Construct or rebuild the second floor entry stairs (C/A);
3. Install fencing around rear and sides of the lot (C/A); and
4. Construct on same lot behind existing 1-family dwelling, where garages were demolished, a 2-unit structure designed to resemble workers cottages (C/A).

The following items were approved at 4-17-12 meeting

5. Demolish existing garages at the rear of the property (C/A);
6. Remove east side enclosed entry(C/A);
7. Replace entry with a window (C/A);
8. Rebuild brick foundation (C/NA);
9. Infill lower level entry to the street (C/A);
10. Enlarge rear addition to accommodate second stairway (C/A);
11. Replace wood shingle siding with wood clapboard (C/A);
12. Remove inappropriate replacement and other windows (C/A);
13. Repair or replace all rotted sills (C/NA);
14. Replace or replicate exterior trim to match existing as needed (C/NA);
15. Remove minimally visible chimney (C/A);
16. Replace roof (C/A);
17. Construct a new deck on west side rear (C/A);
18. Remove asphalt from the entire yard (C/A);
19. Install cobble and stone aggregate parking areas (C/A); and
20. Landscape the remaining area (C/A).

HPC 12.035 – 58 Columbus Avenue – 1874 Melville Parkhurst House

4/11/12

Applicant: William Gage

1. Remove concrete pad (C/A);
2. Replace with 11' x 13' red brick and 8' x 9' pea stone patios (C/A); and
3. Install a 6' x 10' fence to match existing on rear portion of side yard (C/A).

Bill Gage presented. *The existing patio pad is the remains of the old driveway. The yard slopes and needs to be re-graded. He has a number of old S bricks that he would like to use.*

Staff Recommendations were read.

No Public Comment was received.

Documents: *City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, undated site plans and conceptual elevations sketched by William Gage.*

Discussion: *The Commission agreed that the proposed patios and fence met HPC Guidelines.*

Decision: *Because the plans met HPC Guidelines for Landscaping, The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness to:*

1. Remove concrete pad;
2. Replace with 11' x 13' red brick and 8' x 9' pea stone patios per attached sketch; and
3. Install a 6' x 10' fence to match existing on rear portion of side yard.

HPC 12.041 -- 47 Columbus Avenue – 1882 Philip Eberle House

04/25/12

Applicants: Dominique Stassart & David Dinklage

1. Lengthen basement door opening to meet code for an entry door (C/A);
2. Replace existing plywood basement door under front bay with a full height steel door (C/A);
3. Redefine threshold and expose foundation with bricks to match existing (C/A);
4. Enlarge 2 existing basement windows (C/A);
5. Install new Harvey Vicon brown 24210 30"x36" sash to match the windows on the bays (C/A);
6. Extend existing walkway to form a brick patio outside rear entry (C/A);
7. Regrade side and front yards (C/A);
8. Construct wall to match existing stone retaining wall along the driveway (C/A);
9. Repair rotten and damaged trim on doors and windows to match existing (C/NA)
10. Install soffit vents (C/A); and
11. Repair rear porch and remove coal bin (C/NA).

Mark Coleman and Son Wooten presented. *The plans were reviewed, noting that the basement door would not be too fancy and constructed with wood. They had looked at service entries under or next to the main stairs in other parts of the Boston Area. The landscape alterations were mainly to terrace the yard to control runoff; none would alter the perception of the house from the street. Most of the work would not be visible or would be repairs.*

Staff Recommendations were read.

No Public Comment was received.

Documents: *City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, site plans and conceptual elevations dated*

Discussion: *The Commission noted that it was a basement door and should not be too visible. George Born suggested bead board. Others thought that it just needed to look like a service entrance much like*

basement doors in such places as Brooklyn, New York or Boston's South End. The Commission noted that due to the construction techniques used on slate roofs, it was highly unlikely for the roof to need additional venting through the soffits. Some of the work should be reviewed by Staff and Commission members to ensure that final details are in keeping with HPC Guidelines and arrangements need to be made at the appropriate times on their schedules.

Decision: *Because it would not be “incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district”, the Commission voted (6-1 (Alan Bingham)) to grant a **Certificate of Appropriateness** to*

1. Lengthen basement door opening to meet code for an entry door (C/A).

*For the same reason, they also voted unanimously (7-0) to grant a **Certificate of Appropriateness** with Staff and Commission member, Eric Parkes to review the details of the door and the grading in relation to the front walk, to:*

2. Replace existing plywood basement door under front bay with a full height wood door that would be utilitarian in character (C/A);
3. Redefine threshold and expose foundation with bricks to match existing (C/A);
4. Enlarge up to 3 existing basement windows of differing heights(C/A);
5. Install new Harvey Vicon brown 24210 30"x36" sash to match the windows on the bays (C/A);

*Because the alterations meet HPC Guidelines for Landscaping, the Commission voted unanimously (7-0) to grant a **Certificate of Appropriateness** with the review of Staff and Commission member, DJ Chagnon to*

6. Extend existing walkway to form a brick patio outside rear entry (C/A);
7. Regrade side and front yards (C/A); and
8. Construct wall to match existing stone retaining wall along the driveway (C/A).

*The Commission also voted unanimously (7-0) to grant a **Certificate of Non-Applicability** to*

9. Repair rotten and damaged trim on doors and windows to match existing (C/NA); and
10. Repair rear porch and remove coal bin (C/NA).

*The Commission voted unanimously (7-0) to **deny without prejudice** the plan to install soffit vents as they may not prove necessary on a slate roofed structure. Further investigation is needed. If added ventilation is necessary, the Applicant may return to the Commission at any time with the additional information.*

11. Install soffit vents.

HPC 12.055 -- 47 Columbus Avenue – 1882 Philip Eberle House

05/14/12

Applicants: Dominique Stassart & David Dinklage

1. Replace white vinyl windows with black vinyl windows.

Due to a misunderstanding by the contractor, the windows were installed without the review and comment by the Commission. The installation has been undertaken ‘at risk’. This item could not be heard as it was not given sufficient legal notice. It will be discussed next month.

HPC 12.046 – 14-16 Aldersey Street – circa 1871 Elizabeth & Stephen Fenno House 05/01/12

Applicants: Garrett Laws, Contractor for Julie Schneider and Abby Freedman, Owners

1. Re-roof front porch and 4 bay windows in a material to be determined (C/A);
2. Replace 1 window on 3rd floor west side with 2/2 wood sash to match other existing windows (C/A);
3. Replace roof slates in-kind as needed on both roofs (C/NA); and

4. Repair and replace damaged and missing wood trim, including brackets and consoles in-kind as needed (C/NA).

The applicants requested a continuance because they have incomplete information that needs further research and decisions before submittal to the Commission. Abby Freedman recused herself in order to make the request.

No Staff Recommendations were read.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines.

There was no discussion.

Decision: The Commission voted unanimously (6-0) to continue the case until next month.

HPC 12.047 – 13 Campbell Park – 1891 John Hillman House

05/01/12

Applicants: Colin Hamell, Contractor for Daniel and Donna Hullah, Owners

1. Remove existing circa 1945 wood shingle siding (C/A); and
2. Repair and replace clapboards, shingles, and other newly exposed wood details as appropriate (C/NA).

Staff Presented in the absence of both the contractor and the owner. *The Contractor who had come in to replace the wood shingles in kind, found decorative shingles in the gable and other details that had been buried beneath the circa 1940s wood shingles. They would be returning the building to an earlier condition based upon physical evidence.*

Staff Recommendations were read.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, photos of the building

There was no Discussion.

Decision: *The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness for the removal of the siding because it was inappropriate to a Queen Anne style building. The repair and replacement in-kind of the materials found beneath the 1940s wood shingles would receive a Certificate of Non-Applicability.*

REVIEW AND COMMENT

None this month

DEMOLITION REVIEWS

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

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

10/20/11

Applicant: Moshe Safdie Associates, Owner

Following interim Subcommittee meeting plans will be presented in order to develop a Memorandum of Agreement:

1. Restore the main portion of the historic house to a semblance of the original 1850s workers cottage;
2. Demolish 1-story rear addition; and
3. Construct a new rear addition that reflects 1930s factory building.

No representatives from Moshe Safdie Associates were present. They were presenting their case to the Zoning Board of Appeals on May 16, 2013 and plan to put their efforts into that appeal.

Abby Freedman gave overview of subcommittee process and discussion. They have moved the new addition a small distance away from the significant building and opened up the side porch a little.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, site plans and conceptual elevations dated

Discussion: Abby Freedman stated that the Commission should make recommendations on how the most significant portion of the building is to be restored. Subtle alterations were made as a result of meetings of the working group. The Commission would still like more separation between the old and new sections, and more of the porch to be retained. A sketch was derived from comments made by various Commission members as to what the remaining portion of the workers cottage ought to look.

Decision: The Commission voted unanimously (7-0) to forward the sketch and comments to Moshe Safdie Associates and the Zoning Board of Appeals.

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

11/15/11

Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage

1/17/12

Applicant: Doug S. Beaudet, Owner

DETERMINATION OF PREFERABLY PRESERVED

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

12/20/11

Applicant: 18 Cottage LLC

Richard DiGirolamo requested a continuation to the June 19, 2012 meeting on behalf of the applicants.

No Staff Report was read.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.28, Draft Property Form B, and photos of the building.

There was no Discussion.

Decision: The Commission voted unanimously (7-0) to grant the requested continuance.

HPC 12.017 – 146 Hudson Street –pre-1924 Pride Barn/circa 1924 Edward J Heath House (cont'd)

Applicant: Richard DiGirolamo, Attorney for Edward Doherty, Owner

2/29/12

Richard DiGirolamo presented along with Peter Quinn, Ed Doherty and Carmine Guarracino. He said that the petition from Aldermen Taylor and White to delete the 7.2a provision of the Zoning Ordinance which permits more than one principle structure on lot in RA & RB zoning would put a freeze on any current plans. This will cause developers to demolish existing buildings to make way for larger buildings. The house probably was a barn, which may have been moved and was not of major significant value. The Commission should take into consideration the cost estimates to rehabilitate the property with the effects of the proposed zoning amendment.

Carmine Guarracino visited in the house in April and noted that the review was typical of the work they do. He takes the life span of structure as a whole into consideration; he asks if it would last another 50-60 years, and whether any renovations and remodeling were necessary. This building had evidence of water infiltration and sill rot due to the use of CMU (concrete masonry units) which is porous; the mortar disintegrates and loses bond; the foundations bow due to the soil pressure. While there is no bowing, it could happen in the near future. Currently there is no major failure of the foundation but it could get worse. Water will deteriorate the foundation over time. The building is not anchored to foundation and does not meet the wind load requirements building code. To replace the foundation and sills would cost more than the structure is worth. A full concrete foundation is a better system than other systems. To save building, they would need to pick the building up and gut everything, which is a delicate operation with steel beams and timbers to raise the cribbage of heavy timbers using jacks; remove and rebuild the foundation; and set the building back on new foundations.

Ed Doherty said that in his opinion the house does not belong there. It is a remodeled barn in 1924 which was moved there according to the neighbors. He said that as a barn doesn't belong there and as a house it was not special. He asked that the Commission reconsider its determinations.

They did attempt to preserve house in their development plans but due to width of site and the shared right of way, a 20'-22' wide house would be all that could be built there. For them to do both buildings with the size limitation would not be financially viable.

Staff Recommendations were read.

Public Comment was received from **John Quinn** who said the building was an eyesore. While it may be a barn it doesn't look like one from Vermont.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, site plans and conceptual elevations dated; cost estimates 5

Discussion: The Commission noted that the economics of house as a single family house vs. that of a multi-family house was not what was under consideration at this time. Eric Parkes noted that many of the concerns had more to do with zoning, and the physical impact of the proposed structure on site than historic importance of the existing building. He stated that there would be a negative impact on the street. **Abby Freedman** said that it was a shame to see go the building go down and it should be thoroughly documented.

Decision: The Commission determined the building to be 'preferably preserved' (4-2(Alan & Ryan)-I(Kevin Allen)). The Commission decided that it would not be in the public interest for the building to be torn down and its loss would be detrimental to the neighborhood. The Applicant had not demonstrated sufficiently that their plans out-weighed the architectural and historical significance of the building. The structural engineer's report spoke more of future possible deterioration and not of irredeemable existing conditions.

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 May 15, 2012, day of the meeting. Public testimony may be taken, followed by discussion and a vote by the Commission.

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

5/14/12

Applicant: Cindy He, Owner

Cindy He presented. *She had bought the house in order to demolish it and construct a more modern 3-family house. She presented a PowerPoint printout showing her previous work.*

Staff noted *that the demolition request had been received the day before. Quick Map and Directory research revealed that the house was probably constructed between 1870 and 1874. The owner is shown on the maps as Joseph Vello, who according to the Directories worked as a driver for the Union Railroad and then the Charles River Railway. The lot appears to have been carved from the Colonel George A. Meacham Estate. The building’s form and massing is in the Italianate style which has been hidden by vinyl siding. It is one of the earliest buildings found on this section of Summer Street which was developed when the Arlington and Lexington Branch of the Boston and Lowell Railroad was completed in 1870. The only Building Permit found was to renovate the bathroom and kitchen in 1995 by B Bailey.*

No Public Comment *was received.*

Documents: *City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, site plans and conceptual elevations dated*

Discussion: *The Commission noted that Summer Street and Saint James Avenue were very nice streets. They would like to know more about the plans for the site and why the Applicant did not find it feasible to rehabilitate the existing two-family house rather than demolish it. The Commission requested the Staff to see if further information is available on the property. George Born noted that while ‘vinylized’ the house still retained much of its original character.*

Decision: *The Commission voted unanimously (7-0) to make the initial determination that the two-family residence at 336 Summer Street is “significant” as set forth in City of Somerville Ordinance Chapter 7 Article II Section 7-28 b (2). This was because the building was “at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:*

- 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, 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.”*

Specifically, the significance of the building is a good example of a gable-front end house that retains its basic form, bays, and cornice returns. Despite its vinyl siding the building retains the overall massing and form characteristic of the neighborhood. The iteration and repetition of the roof lines and the eave returns form part of the intrinsic rhythm of the streetscape.

OTHER ACTION ITEMS

SHPC Operational Affairs (Brandon Wilson)

- Election of HPC Officers are scheduled annually for the May meeting.

Preservation Awards Program (Brandon Wilson, Derick Snare, Kristi Chase, and Amie Schaeffer)

- Volunteers needed to help prepare for Awards Ceremony:
 - Refreshments Committee (Abby & Ryan)
 - Exhibition Set-Up Committee (Ryan, Tom, Abby & Eric)
 - PowerPoint Presentation

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

HPC 12.039 – 13 Campbell Park– 1891 John Hillman House 4/18/12

Applicant: Colin Hamell, Contractor for Daniel and Donna Hullah, Owners

1. Replace damaged and rotted shingles as needed.

HPC 12.042 Demolition – 8 Illinois Avenue – 1925 concrete block garage 4/27/12

Owner: Paul Driscoll

HPC 12.050 – 221 Morrison Avenue – 1870 Warren-Sparrow House 5/7/12

Owners: Ron and Linde Dynneson

1. Replace 3rd floor rear window with a door; and
2. Construct a porch as per plans dated 3/12/12

HPC 12.051 – 34 Day Street – 1870 Knight-Lacount House 5/7/12

Owner: Sarlo Investments, C/o Serena Crosina

1. Repair and rebuild rear porch and steps in-kind to match existing.

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

PLANNING DIVISION REVIEWS

HPC 12.038 – 10 Tyler/28 Park Street

HPC 12.040 – 331 Washington Street Subdivision

HPC 12.043 – 8 Mount Vernon Street

HPC 12.044 – 11 Linden Avenue

HPC 12.045 – 81 Cedar Street

HPC 12.049 – 92 Properzi Way

SECTION 106 REVIEWS

HPC No. 12.037 - Beacon Street Roadway and Streetscape Improvements 4/26/12

Applicant: MDOT

“13 LHD and NR Eligible properties are located upon the corridor, located at 6-18 Beacon Street, 28-36 Beacon Street, 33 Beacon Street, 108 Beacon Street, 189-191 Beacon Street, 225-227 Beacon Street, 245 Beacon Street, 309 Beacon Street, 360 Beacon Street and 30 Forest Street. While it is unlikely that the project as described would have major adverse effects on specific properties, we urge you to take into consideration the possible effects of vibration such as cracking plaster during the roadbed reconstruction on these properties.”

OTHER BUSINESS AND PROJECT UPDATES

OTHER BUSINESS

Elections of Officers:

Chair	Dick Bauer	(6-0-1(Dick Bauer))
Vice Chair	Abby Freedman,	(6-0-1(Abby Freedman))
Secretary	Tom DeYoung	(7-0)

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Monday, 5/7/12 from 7-9pm
- Update on progress

Implementation of Milk Row Cemetery Preservation Master Plan (Brandon Wilson)

- Recent enhancements at the Cemetery include 3 benches in the interior and 1 bench at the bus stop
- Grant application to MHC still pending their review; final announcements to be made in mid June
- Meetings ongoing with potential volunteers and the SHS History Department teachers to create a Docent Program in order to open the Cemetery more often to the public
- Tour of the Cemetery to be held this Thurs. May 17th at 6pm, with presentations by Historic Somerville Board of Director members Barbara Mangum and Lawrence Willwerth, and by Brandon Wilson on behalf of the City; all Commissioners encouraged to publicize event and attend; refreshments and likely videotaping for cable tv

West Branch Library Improvements (Brandon Wilson)

- Preliminary findings for accessibility study presented by the consultant; awaiting further deliberation by the Mayor’s Office

Preservation Awards Program (Brandon Wilson, Derick Snare, and Amie Schaeffer)

- SHS students artwork received and judged by Awards Subcommittee
- Ceremony on Thurs., May 31st needs to be relocated from the Somerville Museum due to ADA issues; search for new appropriate venue in progress
- All encouraged to come!

Upcoming Events (Brandon Wilson & Kristi Chase) (All welcome & encouraged to attend!)

- **Patriot’s Day Celebration at Foss Park.** (Monday, April 16th, 10am-noon)
 - Posting of event photos on City website to be posted shortly
- **May Preservation Month Events** (Updated Calendar and Summaries of Completed Events)
 - **Walking Tour “From Mansions to Mudflats: East Somerville’s Cornucopia of Cultural Treasures”** (Sun. May 6th, 3:30-5:30pm) by Edward Gordon, in collaboration with East Somerville Main Streets
 - Excellent turnout, new area north of Broadway explored; including interior tour of recently renovated Mudflats Studios; reception at conclusion on Broadway with Taqueria Tapatío donating very generous refreshments;

- Self-guided tour brochure available upon request.
- **Jane's Walk of Magoun Square Area** (Sat. May 5th, 10am – 12:30pm) starting at Hanson Park;
 - Ideal-sized group of neighbors explored wide area, with interior tours of 2 Somerville Open Studios, and discussion focused on recent enhancements to area, in progress projects such as Maxwell Green Development, Green Line Transit and Community Path Extensions, and 'Urban Village' character of some areas, eligible for expanded local historic districting.;
 - Videotaping to be shown on cable TV in near future.
- **Talk: "The Menace of the Three Decker"** (Sun. May 13th/Mother's Day, 2pm at Somerville Museum) by Stuart Brorson, sponsored by Historic Somerville, in collaboration with the SHPC. Refreshments at the conclusion. Free for Mothers and HS members; \$8 for others.
- **Opening and Tour of Milk Row Cemetery** (see entry under Project Updates)
- **Historic Bike Tour of "Somerville Parks, Then and Now"** (Sun. May 20th, 2-4:30pm). 11th annual event in collaboration with Somerville Bike Committee. Donation of \$3 appreciated. Leaders include Commissioners Dick Bauer and DJ Chagnon.
- **Talk: "Researching Your House and Family"** (Wed. May 30th, 7-9 pm at Central Library) by Kristi Chase, in collaboration with Kevin O'Kelly, Reference Librarian at the Som. Central Library.
- **Memorial Day Parade** (Sun. May 28th) Join the Historic Somerville contingent by contacting admin@historicsomerville.org
- **Preservation Awards Ceremony** (see information under Action Items and Project Updates above)

NEW BUSINESS

Upcoming Meeting Schedule for 2012: June 19, July 17, 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.