



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

GEORGE J. PROAKIS  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

*Alan Bingham, Chair*  
*Caitlin Hart (Secretary)*  
*Ryan Falvey*  
*Eric Parkes*  
*Anthony Griseto (Alt.)*

*Mark Sternman, Vice Chair*  
*Dick Bauer*  
*Robin Kelly*  
*Denis (DJ) Chagnon (Alt.)*

**HISTORIC PRESERVATION COMMISSION AGENDA**

**Community Room, 3<sup>rd</sup> Floor, Visiting Nurses Association, 259 Lowell Street**  
**6:40 p.m. on Tuesday, April 16, 2019**

*The following order of cases to be heard is tentative. Cases may be moved up or pushed back at the discretion of the Commission.*

**I. Certificates of Appropriateness**

<b>HPC 2019.011 – 9 Smith Avenue</b>	
Applicant:	Grant Covell
Property Owner:	Grant Chu Covell & Deborah Boykan
Application Date:	February 6, 2019
Legal Notice::	<i>Replace existing driveway with pavers.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness pending color review</i>
Current Status:	Continued from March 26; Will be heard on April 16, 2019

<b>HPC 2019.017 – 8 Aldersey Street</b>	
Applicant:	Judith Klausner
Property Owner:	8 Aldersey Street Condominium
Application Date:	March 5, 2019
Legal Notice::	<i>Erect a storage shed on left rear side of driveway.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Continued from March 26; Will be heard on April 16, 2019



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<b>HPC 2019.019 – 63 Adams Street</b>	
Applicant:	Tobin Wells
Property Owner:	63 Atherton Street Condominium Trust
Application Date:	March 20, 2019
Legal Notice::	<i>Install new handrails and posts on front steps</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Will be heard on April 16, 2019

<b>HPC 2019.020 – 47 Vinal Avenue</b>	
Applicant:	Michio Painter
Property Owner:	Michio Painter & Nadia Cohen
Application Date:	March 25, 2019
Legal Notice::	<i>Replace metal dormer roofs with copper</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Will be heard on April 16, 2019

<b>HPC 2019.021 – 1 Westwood Road</b>	
Applicant:	Somerville Museum
Property Owner:	Somerville Historical Society
Application Date:	March 26, 2019
Legal Notice::	<i>Install bollards</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Request to continue to May, 21, 2019

## **II. Determinations of Significance (STEP 1 IN THE DEMOLITION REVIEW PROCESS)**

<b>HPC 2019.007 – 152-154 Broadway</b>	
Applicant:	Broadway Investment Realty, LLC
Property Owner:	Broadway Investment Realty, LLC
Agent:	Richard G. Di Girolamo
Application Date:	January 30, 2019
Recommendation:	Significant
Current Status:	Continued from February 19, 2019; Will be heard on April 16, 2019

<b>HPC 2019.007 – 156-158 Broadway</b>	
Applicant:	Broadway Investment Realty, LLC
Property Owner:	156-158 Broadway Realty Trust
Agent:	Richard G. Di Girolamo
Application Date:	January 30, 2019
Recommendation:	Significant
Current Status:	Continued from February 19, 2019; Will be heard on April 16, 2019

<b>HPC 2019.2019.010 – 430 McGrath Highway</b>	
Applicant:	Peixinho Realty Trust
Property Owner:	Peixinho Realty Trust
Agent:	Richard G. Di Girolamo
Application Date:	January 31, 2019
Recommendation:	Significant
Current Status:	Continued from March 19, 2019; Will be heard on April 16, 2019



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<b>HPC 2019.012 – 28 Broadway</b>	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Fred C. Boulter
Agent:	Sean T. O'Donovan
Application Date:	February 6, 2019
Recommendation:	Not Significant
Current Status:	Continued from March 19, 2019; Will be heard on April 16, 2019

<b>HPC 2019.016 – 7 Washington Street</b>	
Applicant:	WashDev2, LLC
Property Owner:	WashDev2, LLC
Agent:	Sean T. O'Donovan
Application Date:	February 26, 2019
Recommendation:	Significant
Current Status:	Continued from March 19, 2019; Will be heard on April 16, 2019

<b>HPC 2019.023 – 28 Clyde Street</b>	
Applicant:	Richard Monagle, RJM Development LLC
Property Owner:	Ann C. Dicey for Leo F. Reardon
Agent:	John Masciarelli
Application Date:	April 2, 2019
Recommendation:	TBD
Current Status:	Request to continue to May 21, 2019

### **III. Determinations of Preferably Preserved (STEP 2 IN THE DEMOLITION REVIEW PROCESS)**

<b>HPC 2019.002 – 98-100 Broadway</b>	
Applicant:	Landera Development, LLC
Property Owner:	Della G, LLC
Agent:	Sean T. O'Donovan
Application Date:	January 7, 2019
Significant	February 19, 2019
Recommendation:	Not Preferably Preserved
Current Status:	Continued from March 19, 2019; Will be heard on April 16, 2019

<b>HPC 2019.005 – 2 Porter Street</b>	
Applicant:	David Reiss
Property Owner:	K & K Realty Trust
Agent:	Joe Stromer/ Alberto Cabre
Application Date:	January 11, 2019
Significant	February 19, 2019
Recommendation:	<b>TBD</b>
Current Status:	Continued from March 19, 2019; Will be heard on April 16, 2019

### **IV. Other Business**

- HPC Minutes



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- Letters of Support
  - 59 Cross Street – MPPF Grant – Masonry Repairs
  - 237 Washington Street – US Post Office – Tax Credit
- MOA – High Line B & M RR Bridge – Signature of Chairman

## V. Completed Staff Reviews – Listed for informational purposes

<b>HPC 2018.109 – 54 Meacham Road</b>	
Applicant:	Mark Philbin/ Charlie Allen Renovations
Property Owner	Meg Bruton & B.J. Daniels
Description	<i>Relocate HVAC equipment.</i>
Current Status:	Certificate of Appropriateness issued on 4/11/2019

<b>HPC 2019.008 – 47 Columbus Avenue</b>	
Applicant:	Dominique Stassard
Property Owner:	Dominique Stassard & David Dinklage
Application Date	1/30/2019
Description	<i>Repair membrane roofs</i>
Current Status:	Certificate of Non-Applicability issued on 1/30/2019

<b>HPC 2019.013 – 24 Chester Street</b>	
Applicant:	John Marshall
Property Owner	John Marshall
Description	<i>Reroof building with asphalt shingles</i>
Current Status:	Certificate of Non-Applicability issued on 3/28/2019

<b>HPC 2019.014 – 143-145 Perkins Street</b>	
Applicant:	Oahn Nguyen & Tuan Phan
Property Owner	Oahn Nguyen & Tuan Phan
Description	<i>Rebuild chimneys.</i>
Current Status:	Certificate of Non-Applicability issued on 3/26/2019

<b>HPC 2019.015 – 24 Pleasant Avenue</b>	
Applicant:	Mark Philbin/ Charlie Allen Renovations
Property Owner	Peter Butkus
Description	<i>Interior renovations</i>
Current Status:	Certificate of Non-Applicability issued 2/27/2019



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<b>HPC 2019.018 – 130 Highland Avenue</b>	
Applicant:	Mission Church of Our Lord Jesus Christ
Property Owner	Mission Church of Our Lord Jesus Christ, Inc.
Description	<i>Repair slate roof</i>
Current Status:	Certificate of Non-Applicability issued on 4/11/2019

<b>HPC 2019.022 – 394 McGrath Highway</b>	
Applicant:	394 McGrath LLC
Property Owner	Caryn Souza
Description	<i>Demolish 1953-1980s brick, concrete block one story industrial building</i>
Current Status:	Determination of not ‘significant’ issued on 4/10/2019

<b>HPC 2019.024 – 156 School Street</b>	
Applicant:	SML Investment LLC
Property Owner	SML Investment LLC
Description	<i>Repair damage siding &amp; trim; repoint foundation &amp; paint</i>
Current Status:	Certificate of Non-Applicability issued on 4/10/2019

**Reports and plans are available on the City of Somerville website at [archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions](http://archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions) and on the third floor of City Hall at 93 Highland Avenue. Cases may be continued to a later date(s); therefore, check the agenda on the website 48 hours in advance of the meeting or call (617) 625-6600 x2500 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 email to [historic@somervillema.gov](mailto:historic@somervillema.gov), by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.**



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