



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

**Members Present:** Dick Bauer, Alan Bingham, Ryan Falvey, Caitlin Hart, Eric Parkes, Mark Sternman.

**Members Absent:** Anthony Griseto\*, Denis (DJ) Chagnon\*, Robin Kelly.

\*Alternates

**Staff Present:** Kristi Chase, Sarah White.

**Others Present:** Grant Covell, Judith Klausner, Sean T. O'Donovan, Ben Rogen, Peter Klostaras, Anne Vigorito, Chung Lee.

**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>



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Discussion:	<p>Grant Covell presented, explaining that he would like to replace the asphalt in their driveway with gray paves in a herringbone pattern.</p> <p>Eric Parkes noted that ideally the pavers would be brick (or the color of brick) but it is hard to find good permeable pavers. Commissioners generally agreed with the staff recommendation.</p> <p>There was no public comment. Staff recommended a conditional Certificate of Appropriateness.</p>
Decision:	The Commission voted unanimously (5-0) to approve the conditional Certificate of Appropriateness.

<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</i> Certificate of Appropriateness
Discussion:	<p>Judith Klausner could not attend the beginning of the meeting; Kristi Chase began presenting Judith's case for her, then Judith arrived and took over.</p> <p>Judith plans to erect a temporary shed (no foundation) at the end of her driveway and paint it the same color as the house.</p> <p>Commissioners generally agreed with staff recommendations, noting that the shed could easily be removed and was minimally visible by from the public right-of-way.</p> <p>There was no public comment.</p>
Decision:	The Commission voted unanimously (5-0) to approve the conditional Certificate of Appropriateness.

<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
Discussion:	<p>Kristi Chase presented for the applicant.</p> <p>The applicant wants to replace deck and railing (mahogany) and install a center balustrade down the property line to return to a more historically appropriate entry.</p> <p>Commissioners agreed with staff recommendations, and wished that the whole row would be treated similarly.</p> <p>There was no public comment.</p>
Decision:	The Commission voted unanimously (5-0) to approve the conditional Certificate of Appropriateness.



<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
Discussion:	<p>Kristi Chase presented for the applicant.</p> <p>Staff recommended that a pre-patinated copper be used, with concern that otherwise the copper would look too new.</p> <p>Commissioners agreed generally with staff recommendations, although they agreed that copper would patinate on its own quickly enough, and would find pre-patinated or raw copper acceptable.</p> <p>There was no public comment.</p>
Decision:	The Commission voted unanimously (5-0) to approve the conditional Certificate of Appropriateness.

<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
Discussion:	Kristi Chase requested on behalf of the applicant to continue the case to May 21, 2019.
Decision:	The Commission voted unanimously (5-0) to continue the case.

## **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
Discussion:	<p>Case HPC 2019.007 – 152-154 Broadway and Case HP2019.007 – 156-158 Broadway were heard together. Representative presented for applicant. They believe that the structures are so severely dilapidated and that finding it significant wouldn't be appropriate.</p> <p>Staff recommends that the structures be found significant for its important association with the broad history of the city and with the Davis families. The structures are also architecturally and historically significant as part of a group of buildings and good examples of the Second Empire style.</p> <p>Commissioners agreed with staff recommendations. Dick Bauer noted that they are clearly a pair, even with additions (storefronts) and losses. Eric Parkes and Alan Bingham expressed concern about the impact of the storefronts on the buildings, but the commissioners overall believed that there was enough integrity of mass and form in both structures for it to be</p>



	found significant. The commissioners also feel the buildings are integral to the continuity of the streetscape of Broadway, a significant street in Somerville.  There was no public comment.
Decision:	The Commission voted unanimously (5-0) to find 152-154 Broadway and 156-158 Broadway Significant. The Commission also voted unanimously (5-0) to accept the staff findings.

<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
Discussion:	<p>Case HPC 2019.007 – 152-154 Broadway and Case HP2019.007 – 156-158 Broadway were heard together. Anne Vigorito presented for applicant. They believe that the structures are so severely dilapidated and that finding it significant wouldn't be appropriate.</p> <p>Staff recommends that the structures be found significant for its important association with the broad history of the city and with the Davis families. The structures are also architecturally and historically significant as part of a group of buildings and good examples of the Second Empire style.</p> <p>Commissioners agreed with staff recommendations. Dick Bauer noted that they are clearly a pair, even with additions (storefronts) and losses. Eric Parkes and Alan Bingham expressed concern about the impact of the storefronts on the buildings, but the commissioners overall believed that there was enough integrity of mass and form in both structures for it to be found significant. The commissioners also feel the buildings are integral to the continuity of the streetscape of Broadway, a significant street in Somerville.</p> <p>There was no public comment.</p>
Decision:	The Commission voted unanimously (5-0) to find 152-154 Broadway and 156-158 Broadway Significant. The Commission also voted unanimously (5-0) to accept the staff findings.

<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
Discussion:	<p>Case HPC 2019.007 – 152-154 Broadway and Case HP2019.007 – 156-158 Broadway were heard together. A presented for the applicant.</p> <p>Staff recommends the building be found Significant. It is a classic Greek Revival building with a side hall plan and with an elaborate entry door surround. Staff noted that this property was difficult to research.</p>



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	Dick Bauer agreed with staff that the building is significant for its architecture, its important location, and its age (possibly pre-Somerville). The other commissioners agreed as well, and hoped—if possible—that there might be more research or findings for the Preferably Preserved hearing for 430 McGrath Highway.
Decision:	The Commission voted unanimously (5-0) to find 430 McGrath Highway Significant. The Commission also voted unanimously (5-0) to accept the staff findings.

<b>HPC 2019.2019.012 – 24-28 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
Discussion:	<p>Sean T. O'Donovan represented applicant, Lower Broadway Development (Ben Rogen). Ben has been working on adjacent properties and has acquired 24-28 Broadway for his in-progress development project.</p> <p>Staff found no distinctive architectural details remaining. The concrete pilasters are fine, not remarkable. There have been many modifications made, evidenced by contemporary brick infill and other non-historic interventions.</p> <p>Commissioners generally agreed, and noted that even the pilasters (the most notable detail) were in questionable condition.</p> <p>There was no public comment.</p>
Decision:	The Commission voted unanimously (5-0) to find 24-28 Broadway Not Significant.

<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
Discussion:	<p>Sean T. O'Donovan represented applicant, WashDev2, Peter Klostaras.</p> <p>Staff found the structure architecturally significant—a mansard cottage with fair integrity. The structure is also found historically significant because it is importantly associated with the Lauriat family, a prominent family of goldbeaters who primarily lived in Medford.</p> <p>Caitlin Hart commented that the structure could be found Significant for its architecture alone; the association with the Lauriat family and their area business just strengthens the case.</p> <p>A neighbor, Chung Lee who owns 3 and 11 Washington Street agreed with the staff recommendation and is concerned about what changes or new construction at 7 Washington Street would do to the streetscape. She is not in favor of demolition or change.</p>
Decision:	The Commission voted unanimously (5-0) to find 7 Washington Street Significant. The Commission also voted unanimously to approve the staff's findings.



<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
Discussion:	Kristi Chase requested on behalf of the applicant to continue the case to May 21, 2019.
Decision:	The Commission voted unanimously (5-0) to continue the case.

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

<b>HPC 2019.002 – 98-100 Broadway</b>	
Applicant:	Landra 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
Discussion:	Sean T. O'Donovan represented the applicant. No applicant was present.  Staff recommends this building be found Not Preferably Preserved. Staff would like photographs of the brickwork, which is the most remarkable element of the building, but is not great or plentiful enough to be found Preferably Preserved.  Alan Bingham volunteered to take the documentary photographs. Eric Parkes noted that elements of the building were interesting, and that it is a shame to lose a building that is designed to the pedestrian and the street, but that there is not enough of architectural significance to be Preferably Preserved.
Decision:	The Commission voted unanimously (5-0) to find 98-100 Broadway Not Preferably Preserved.

<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:	Preferably Preserved
Discussion:	Kristi Chase requested on behalf of the applicant to continue the case.
Current Status:	The Commission voted unanimously (5-0) to continue the case.

### **IV. Other Business**

- HPC Minutes

The Commission voted unanimously (5-0) to approve the February 2019 and March 2019 minutes.

- Letters of Support
  - 59 Cross Street – MPPF Grant – Masonry Repairs
  - 237 Washington Street – US Post Office – Tax Credit



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The Commission voted unanimously (5-0) to authorize letters of support for both projects.

- MOA – High Line B & M RR Bridge – Signature of Chairman

The Commission voted unanimously (5-0) to approve the MOA.

## 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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