



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**KATJANA BALLANTYNE**  
**MAYOR**

GEORGE J. PROAKIS, AICP  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

*Eric Parkes, Chair*  
*Robin Kelly, Vice-Chair*  
*Ryan Falvey*  
*Denis (DJ) Chagnon (Alt.)*

*Adam J. Wylie (Alt.), Secretary*  
*Dick Bauer*  
*Alan Bingham*

**HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

**6:45 p.m. on Tuesday, January 25, 2022**

The **Somerville Historic Preservation Commission (HPC)** will hold a public meeting and public hearings on **Tuesday, January 25, 2022** at 6:45pm on the following applications, in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and/or the City of Somerville Code of Ordinances, Pt. II, Chap. 7, Sections 7-16 – 7-28.

Pursuant to Chapter 20 of the Acts of 2021, this meeting of the Historic Preservation Commission will be conducted via remote participation. A recording of these proceedings can be accessed at any time using the registration link at the top of this agenda.

Meeting called to order at 6:49 p.m. by Chair Parkes

Members present: Eric Parkes (Chair), Robin Kelly (Vice Chair), Dick Bauer, Alan Bingham, Adam Wylie

Staff present: Wendy Sczechowicz, Sarah White

Others present: Mario Sousa, Theresa McCusker, Anne Vigorito, Joseph Fodera, Christopher Vance

**I. Memorandum of Agreement (MOA)**

**1. 21-23 Allen Street & 27 Allen Street**

- Vice Chair Kelly confirmed with Ms. White that the address typo will be corrected
- Chair Parkes noted that this agreement is for interpretive signage, documentation, architectural drawings, and salvaging



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- The demolition delay expires on March 17, 2022

**HPC Action:** The Commission voted (6-0) to **accept** the Memorandum of Agreement.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

## **II. Request to Withdraw**

### **1. HPC.DMO 2021.05 – 38 Laurel Street**

Applicant: Shang Yang

Owner: Same as Applicant

Demolish principal structure

Applicant requests to withdraw their application

**HPC Action:** The Commission voted (6-0) to **approve** the request to withdraw the application.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

## **III. Advisory Review (CPA-HP funding projects)**

### **1. 277 Broadway (Elizabeth Peabody House)**

HPC advisory review of draft Preservation Restriction.

### **2. 59 Cross Street**

HPC advisory review of draft Preservation Restriction.

### **3. 1 Westwood Road**

HPC advisory review of draft Preservation Restriction.

### **4. 404 Broadway**

HPC advisory review of draft Preservation Restriction.

- Preservation restriction in perpetuity on the entirety on the outside of the structure
- Must be reviewed by the Massachusetts Historical Commission and the City's Legal Department
- If any changes need to be made, they will need to be reviewed by the HPC
- The responsibility falls on the owners to follow through on the requirements
- 1 Westwood Road will also have restrictions on the interior of the structure, as the intent is to protect their collection
- The HPC is the enforcing body for these CPA funds

**HPC Action:** The Commission voted (6-0) to **accept** the preservation restrictions on 277 Broadway, 59 Cross Street, 1 Westwood Road, and 404 Broadway.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

#### **IV. Alterations to Local Historic District (LHD) Properties**

**1. HPC.ALT 2021.54 – 49-55 DAVIS SQUARE**

Applicant: Somerville Theatre

Owner: B.F. Somerville Properties, LLC

*Installation of a sign (Applicant requests to Withdraw this portion of the application)*

*Retroactive Commission approval for window installation*

*Applicant requests to continue to the February hearing*

**HPC Action:** The Commission voted (6-0) to **approve** the request to continue to the February hearing.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

**2. HPC.ALT 2021.54 – 6 ALDERSEY STREET**

Applicant: Mario Sousa

Owner: Teresa McCusker

*Alteration to an existing deck*

- Applicant has an old deck with a roof structure over it; a tree fell and destroyed the roof structure
- The applicant would like to rebuild the roof structure over the deck
- No public comment
- Mr. Bauer asked for clarification on the location of the covered deck; the applicant explained that it is on the rear left side of the house
- Vice Chair Kelly asked about the style of the roof supports; Chair Parkes noted that he is okay with a more basic design considering they are in the rear of the home and are not visible from the street; the applicant stated that they are planning to use a more of a styled design
- The Commission agreed that this is an improvement over what was originally there

**HPC Action:** The Commission voted (6-0) to **approve** the proposed alteration.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

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

**1. HPC.DMO 2021. 29 – 722 Broadway**

Applicant: Di Camillo Associates, LLC

Owner: Same as Applicant



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**Demolish principal structure**

- Attorney Anne Vigorito gave an overview of the project
- Chair Parkes explained the Demolition Delay process
- Public comment:
  - Bill Fleming – has sentimental connections to Lyndell’s bakery and confirmed that Staff said that it was built in the 1950’s, so the HPC does not have purview over it, as it is not 75 years or older. Staff stated that this public comment portion was only for 722 Broadway, not 720 Broadway (Lyndell’s Bakery building)
  - Francis Farley (272 Willow Ave) – asked what would cause this building to be deemed Historically Significant and how the HPC decides this. Chair Parkes read the criteria aloud.
- Closed public comment
- Mr. Bingham noted that the building does retain much of its original form and massing and is consistent in design within the context in the neighborhood
- Vice Chair Kelly echoed Mr. Bingham’s thoughts and added that this design is an important part of the neighborhood’s architectural rhythm
- Chair Parkes agreed and added that that part of the city was developed all at once which led to very consistent streetscapes.

**HPC Action:** The Commission voted (6-0) to declare the structure **historically significant**.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

**Findings:**

- Section B of report – historical architectural importance
- The building is part of a larger streetscape, particularly its immediate neighbor
- Retains original form and massing of a building that’s characteristic of the neighborhood

**HPC Action:** The Commission voted (6-0) to adopt the above findings.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

**2. HPC.DMO 2021.30 – 720 Broadway**

Applicant: Di Camillo Associates, LLC

Owner: Same as Applicant

Demolish principal structure

**Applicant requests to withdraw their application**

**HPC Action:** The Commission voted (6-0) to **accept** the request to withdraw the application.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

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

### **1. HPC.DMO 2021.32 – 17 Allen Street**

Applicant: 13-17 Allen Street, LLC

Owner: Saul A. Rivera

Demolish principal structure

Applicant submitted a written request to continue to the February hearing

**HPC Action:** The Commission voted (6-0) to **approve** the request to continue to the February hearing.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

## **VII. Other Business**

- Minutes 12/14
  - Ms. Sczechowicz did not receive the finalized minutes from Mr. Wylie prior to the meeting.
- CPC update
  - Mr. Bingham stated that the first meeting is January 26, 2022 and he will have an update at the next meeting. He did note that the CPC had a good year and was able to tap into the reserve funds to be able to review all of the applications. They have also started to investigate the Adams-Magoun House in a more active manner to make sure it is properly maintained.

## **VIII. Adjournment**

- Motion to adjourn and roll call vote.

**HPC Action:** The Commission voted (6-0) to **adjourn** the meeting.

Roll call vote: Ryan Falvey: yes; Dick Bauer: yes; Robin Kelly: yes; Alan Bingham: yes; Adam Wylie: yes; Eric Parkes: yes

*Please see cases at <https://www.somervillema.gov/departments/historic-preservation/hpc-cases> . As cases may be continued to a later date, please check the agenda (posted 48 hours in advance of the meeting) on the City website or email [historic@somervillema.gov](mailto:historic@somervillema.gov) to inquire if specific cases will be heard. Continued cases will not be re-advertised. Interested persons may provide spoken remarks to the Historic Preservation Commission at the virtual public hearing or via e-mail to [historic@somervillema.gov](mailto:historic@somervillema.gov) . All written comments must be received by NOON, one week prior to the date of the HPC meeting.*