



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

*HISTORIC PRESERVATION COMMISSION*

**AGENDA**

Tuesday, January 18, 2011 at 6:40 p.m.  
Third Floor Conference Room  
Somerville City Hall

**APPROVAL OF MINUTES**

December 2010 Minutes

**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 10.90 – 27 Warren Avenue** (continued from 10/19/10):

Applicant: Darin DiNucci, Owner, seeks a **Certificate of Appropriateness** to:

1. Remove enclosed 2-story porch ; and
2. Replace with open 2-story porch.

*A conditional Certificate of Appropriateness was issued on 10/26/10 for the framing. The details are still to be determined.*

**HPC 09.67 Demolition – 378-382 Somerville Avenue, formerly Londontowne Antiques:**

Applicant: W. James Herbert, Trustee.

*Because the property became part of the Union Square Local Historic District on December 16, 2010 as part of the City-wide Local Historic District Expansion begun in 2006, the proposed work will now be reviewed as:*

**HPC 11.01 – 378-382 Somerville Avenue, formerly Londontowne Antiques:**

Applicant: W. James Herbert, Trustee seeks a **Certificate of Appropriateness (C/A)** to:

1. Open up closed retail window openings on Carlton Street; and



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2. Install historically appropriate "magnum" windows to match original retail windows as needed;
3. Replace doors with more appropriately styled doors;
4. Replace replacement windows with 2/2 insulated wood sash on second floor and above;
5. Replace missing conical roof on corner;
6. Replace missing decorative wood shingles where simpler shingle designs have been used;
7. Remove concrete block structure and porches on the rear of the building;
8. Add a driveway and gate system on Carleton Street;
9. Construct an addition on the rear and over part of the building as far away from the Somerville Avenue façade as practical; and
10. Construct a new building next door which will connect to the existing building. The west facade will no longer be visible.

**DETERMINATION OF SIGNIFICANCE**

**HPC 11.02 Demolition – 43 Elmwood Street, circa 1898 wood frame house and 1916-1919 concrete block buildings**

Applicant: Charles Aggouras

**HPC 11.03 Demolition – 40 Cameron Avenue, n.d. concrete block building**

Applicant: Charles Aggouras

**STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS**

**HPC 10.117 – 19 Porter Street**

12/17/10

Planning Division

*Proposed rear addition and porch will not negatively impact the abutting LHD at 23 Porter Street and takes their proposed addition into consideration.*

**HPC 10.18 – 14 James Street**

12/28/10

Planning Division

*Proposed alteration to raise roof and add dormers did not fit streetscape. The building would be taller than neighboring buildings and would disrupt the rhythm. Planning Division requested that they revise plans.*

**HPC 11.05 – 12 Skehan Street**

1/6/11

Planning Division

*Proposed rear addition and porch will not negatively impact the street.*

**HPC 11.07 – 378-390 Somerville Avenue**

1/10/11

Planning Division

*Memo will reflect HPC’s decision and comments on HPC 11.01.*

**HPC 11.08 – 130 Broadway**

1/10/11

Planning Division

*Removal of inappropriate siding and re-opening closed display windows.*

**HPC 11.09 – 14 James Street Revisions**  
Planning Division

1/14/11

**DEMOLITIONS AND CERTIFICATES OF NON-APPLICABILITY REVIEWED AND APPROVED BY STAFF**

**HPC 10.114 Demolition – 16 Butler Drive – 1950 buff brick Convent**  
Applicant: Somerville Community Corporation

12/13/10

*See HPC 06.18 for determination of non-significance.*

**HPC 10.115 Demolition – 16R Butler Drive – 1960 buff brick Library**  
Applicant: Somerville Community Corporation

12/13/10

*See HPC 06.18 for determination of non-significance.*

**HPC 11.06 – 30 Day Street**  
Applicant: Rosemary Broome-Bingham

1/7/11

1. Renovate kitchen with no alterations to the exterior.

**PROJECT UPDATES AND OTHER BUSINESS**

**Project Updates**

- **LHD Expansion Project** (Kristi Chase & Amie Schaeffer)
  - Group A: BOA added the Flint Street LHD properties on Dec. 16, 2010.
  - Group C: BOA added a number of the properties on Dec. 16, 2010.
  - These were submitted for recording at the Registry of Deeds in Cambridge on Jan. 6, 2011
- **SHPC Subcommittee for Guidelines Revision** (Kristi Chase & Abby Freedman)
  - Formulated a basic outline of topics and content of the introduction
  - Next meeting to be held in the Garden Level Meeting Room on January 13, 2011 at 7:00 pm.
- **Preservation Awards Program** (Kristi Chase with Derick Snare)

**Other business**

- **1 Benton Road**
  - Possible mediation proposed

**Events**

- **Flag Raising on Prospect Hill** on Saturday, January 1, 2011 at noon was very well-attended.

**Upcoming Meeting Schedule for 2011:** February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15, and December 20.

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](mailto:kchase@somervillema.gov) , or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.