



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, February 15, 2011 at 6:40 p.m.
Third Floor Conference Room
Somerville City Hall

APPROVAL OF MINUTES

December 2010 and January 2011 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.

The Applicant has requested a continuance until April 19, 2011.

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:



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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
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 decorative wood shingles where simpler shingle designs have been used;
6. Replace missing conical roof on corner;
7. Remove concrete block structure and porches on the rear of the building;
8. Add a driveway and gate system on Carlton 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 PREFERABLY PRESERVED

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

Applicant: Charles Aggouras

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

HPC 11.10 – 140 Central Street, circa 1898

1/24/11

Planning Division

Proposed enlargement of a basement window on the side of the building for egress would not negatively impact streetscape and abutting historic district across the street.

HPC 11.11 – 52 Franklin Street, before 1874

1/31/11

Planning Division

The structure may be of post and beam construction, and if so, it is a very important asset and resource for the City. Staff strongly recommends that a thorough survey be undertaken to verify its date of construction and history of ownership. Staff site visit on 2/10/11 to examine interior for clues to its construction.

HPC 11.12 – 7 Central Street, Jonathan Stone House, circa 1870

2/4/11

Planning Division

The proposed relocation of the parking area will not further negatively impact the house or its historic context. The side yard of the abutting 15 Central Street has already been turned into a parking lot and is unlikely to be returned to its original garden use. The proposed use of the parking lot next door at #15 for #7 will at least keep most of the original 7 Central Street lot as garden.

HPC 11.13 – 23 Porter Street, circa 1850
 Planning Division

2/4/11

Proposed alterations to the Local Historic District property are consistent with the Certificate of Appropriateness issued by the HPC on 10/19/10. Staff will meet with the Planning Division Staff and the developers to ensure any further changes are in keeping with the HPC's earlier deliberations and if not, the developers will return to the Commission for approval.

HPC 11.14 – 11 Williams Court, circa 1855-1860
 Planning Division

2/7/11

Proposed plans to add two dormers will not negatively impact the streetscape.

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

None so far this month.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **LHD Expansion Project** (Brandon Wilson & Amie Schaeffer)
 - Group D properties: Joint Public Hearing with BOA Legislative Matters Committee scheduled for Tues., February 22 at 7:00 PM
 - Notice of hearing sent to owners by HPC via certified mail with return receipt requested, as well as by City Clerk with Board of Aldermen's informational letter.
 - All LHD properties, proposed and existing, are being identified on a City-wide map, and grouped by geographical areas for presentation to the Aldermen.

- **SHPC Subcommittee for Guidelines Revision** (Kristi Chase & Abby Freedman)
 - Draft content of the introduction and outline of topics complete
 - Next meeting to be held in meeting room on garden level of City Hall on Thurs., Feb 24, 2011 at 7:00 PM.

- **2011 Preservation Awards Program** (Brandon Wilson with Derick Snare) Awards Subcommittee conducted final site visits on Sunday, January 30th.
- New award being granted this year to reflect adoption of many new local historic districts (LHDs) whose owners have been excellent stewards of their properties before they were designated and have notably enhanced the City's streetscape.
- This year's winners include "Preservation Awards" for four LHD designated properties, "Director's Awards" for four non-designated but older and qualifying properties, and an "Inspiring Streetscape Award" for three owners of recently designated LHD properties.
- Owners have been notified and invited to the Awards Ceremony on Thurs., May 26th at the Somerville Museum.
- The SHS Art and CAD teachers are in the process of receiving their final award packets so that their students can begin the artwork for each property owner's award.

- **Prospect Hill Tower and Site** (Brandon Wilson)
 - 235th annual Flag Raising event on January 1st was very well attended, and weather was unusually balmy for a January 1st date. The Mayor opened the Tower for public observation on this once a year special day. Requests for programs from those not able to attend are still coming in. Photos of the event can be seen in Photo Gallery of the City's website.
 - The City with its consultant TBA Architects, Inc. will be making a presentation to Massachusetts Historical Commission re: the significance of the whole park as a key Revolutionary battlefield and the rationale for its listing on the National Register of Historic Places. Meeting has been rescheduled to March 1st.
- **Union Square Surveying and Designation Project** (Brandon Wilson)
 - Review and editing of surveys by PAL Inc. continues, with expectation that additional surveying will be needed to determine certain properties' eligibility for the National Register. NR listing allows for potential historic tax credits for projects involving major rehabilitation and restoration work.
- **East Somerville and Broadway Streetscape Surveying Project** (Brandon Wilson)
 - SHPC Staff with Carrie Dancy, Director of East Somerville Main Streets, recently did a windshield survey of properties along Broadway from East Somerville through West Somerville, to identify properties worthy of surveying for potential LHD and NR designations. Focus will be on CDBG-eligible properties due to HUD funding.
- **SHPC Operational Affairs** (Brandon Wilson)
 - Recommendations for four new appointments (Alan Bingham, Natasha Burger, Kelly Speakman, and Todd Zinn) and three reappointments have been submitted to the Mayor. He submitted the recommendations package to the Board of Aldermen at their recent February 10th meeting for their review and approval.
 - It is hoped that the new members will be able to vote officially at the Commission's next regular meeting in March.
 - The annual Holiday Party of the Commission was held at the historic home of Abby Freedman and Dick Lourie, and was very well attended by both current and former members of the SHPC.
 - The SHPC Staff is working with realtor Sara Rosenfeld of Coldwell Banker to sponsor a real estate class on historic preservation at Somerville City Hall from 8:45 am to noon on Thursday, March 10th. Realtors from throughout the Boston metropolitan area will be invited to learn more about local historic districts, their value, and inner workings. Continuing education credits will be offered for attendees at the training session.
- **Somerville Museum Capital Building Fund** (Brandon Wilson)
 - The Somerville Museum with the help of SHPC Commissioner Barbara Mangum has received a \$104,500 matching grant from the Massachusetts Cultural Council and the Massachusetts Development Corporation.
 - Matching funds in the same amount need to be raised by Monday, February 14th if the full amount of the grant is to be awarded. Widespread support from the community at large, including both residents and local businesses, is being solicited for this unique repository of local history, arts and culture.
 - The scope of work includes replacement of the original slate roof on this 1925 building and repairs to the wood gutters, exterior windows and trim. Work is expected to be done by two local firms.

Other Business

• **1 Benton Road**

- It has been determined that mediation will not occur between the developer and the neighbors who are adamantly against the proposed subdivision of the property.

Upcoming Meeting Schedule for 2011: 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 , or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.