



CITY OF SOMERVILLE, MASSACHUSETTS HISTORIC PRESERVATION COMMISSION

Joseph A. Curtatone

Mayor

Tuesday, October 21 23, 2008

City Hall

3rd Floor Conference Room

6:40 p.m.

Final Review and Approval of HPC Minutes: September 2008

DELIBERATION OF HPC CASES

None this month.

REQUEST FOR REVIEW AND COMMENT

HPC 08.65 – 191 Highland Avenue, the Armory

Applicant: Joseph Sater and Alan Carrier, Owners

Review and comment upon various approaches being proposed to respond to ISD's new request for changes to meet ADA requirements.

SECTION 106/NEPA/MEPA

HPC 08.66 – 49 Davis Square – Hobbs Building, Somerville Theatre

09/19/08

Sprint/Xohm proposes to collocate three 9.5 antennas hidden in stealth canisters and one backhaul dish painted to match the existing façade.

These are slightly more modern antennas than those already on the roof. They are wider than the existing ones and cannot fit in the stealth canisters that are up there now. This would put 6 canisters up there along with the existing utilities. See attached photos for visibility.

REVIEWS AND COMMENTS PERFORMED BY STAFF PER REQUEST OF THE PLANNING BOARD

None this month.

DEMOLITION REVIEW

None this month.

DEMOLITIONS REVIEWED BY THE STAFF

None this month.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

HPC 08.67 – 2 Westwood Road

10/17/08

Applicant: Rita Edmunds, Owner

1. Repair roof drains in front porch roof (C/NA);
2. Replace rotted, damaged and missing wood gutters in-kind to match existing where necessary (C/NA);
3. Replace downspouts as needed (C/NA);
4. Repair and replace in-kind rotted wood fascia and trim in-kind (C/NA);
5. Repair and replace decorative porch balustrade on porch roof (C/NA);
6. Replace flashing on roof and dormers where necessary (C/NA);
7. Install additional wood shingles where needed where the porch meets the house wall (C/NA);
8. Remove asphalt path between house and driveway and construct a drywell(C/NA);
9. Install a rain barrel (C/NA); and
10. Repave path with brick to match existing Central Street path (C/A “at risk”).

HPC 08.68 – 430 Somerville Avenue – Milk Row Cemetery

Applicants: Cassidy Brothers, Forge, Inc. for the City of Somerville

Part I: SOMERVILLE AVENUE FENCE

1. Label all fence panels and posts in order of existing placement with numbered aluminum tamperproof locking tags.
2. Carefully saw cut welded joints at posts/fence connections.
3. Remove all fence panels and posts to Cassidy Bros. for repair and restoration.
4. Test fence and posts for lead paint.
 - a. If test indicates lead paint, transport to a qualified abatement company for lead removal.
 - b. All lead paint residue to be handled and transported following all State and Federal rules and regulations.
 - c. Lead paint can be batched with other projects for handling and disposal.
5. Repair all fence panels replacing all missing parts. Straighten all bent and misaligned parts. Use original tools and techniques to match craftsmanship of “this” fence structure.
 - a. Properly grind welds for appearance and to remove porosity that will cause future rusting at these connections.
6. Attach new mounting brackets to line posts with slotted holes to allow for thermal movement.
7. Make repairs to include re-design of bottom rail of fence to be mounted above new concrete curb at same elevation as adjacent parking lot fence.
 - A. Removal of lower fence rail embedded into concrete to be mounted above curb at a height determined by the city of Somerville and the Historic Preservation Commission.

8.
 - A. Prior to applying the finish, the same day, we will first blast with steel grit to a near white metal condition as established in accordance with SSPC-SP10. Blasting shall be done with an air compressor having a maximum capacity of 200 PSI. The blast media to be a cast steel grit, in accordance with SAE-J1993. Blasting shall not be performed if the air temperature is within 5 degrees of the dew point or if the humidity is above 85%. The intent of this requirement is to eliminate flash rusting or oxidation of the surface prior to application of the paint materials.
 - B. Finish shall be Color Galvanized or painted by Cassidy Bros. with a two part Marine high build; high solids epoxy primer and finished with a topcoat of semi-gloss marine polyurethane. Paint to be manufactured by International. If the finish is not color galvanized all joints shall be caulked (urethane) and/or hand brushed to seal any seams to avoid potential rust bleeding.
9. Reinstall complete fence to original location at elevation determined by the City of Somerville and the Historic Preservation commission.

Part II: DEMOULAS PARKING LOT FENCE

1. Label all fence panels and posts in order of existing placement with numbered aluminum tamperproof locking tags.
2. Carefully saw cut welded joints at posts/fence connections.
3. Remove all fence panels and posts to Cassidy Bros. for repair and restoration.
4. Test fence and posts for lead paint.
 1. If test indicates lead paint, transport to a qualified abatement company for lead removal.
 2. All lead paint residue to be handled and transported following all State and Federal rules and regulations.
 3. Lead paint can be batched with other projects for handling and disposal.
5. Repair all fence panels replacing all missing parts. Straighten all bent and misaligned parts. Use original tools and techniques to match craftsmanship of “this” fence structure.
 1. Properly grind welds for appearance and to remove porosity that will cause future rusting at these connections.
6. Attach new mounting brackets to line posts with slotted holes to allow for thermal movement.
7. Grind down sharpened pickets to flattened profile to lessen present safety hazard.
8.
 - A. Prior to applying the finish, the same day, we will first blast with steel grit to a near white metal condition as established in accordance with SSPC-SP10. Blasting shall be done with an air compressor having a maximum capacity of 200 PSI. The blast media to be a cast steel grit, in accordance with SAE-J1993. Blasting shall not be performed if the air temperature is within 5 degrees of the dew point or if the humidity is above 85%. The intent of this requirement is to eliminate flash rusting or oxidation of the surface prior to application of the paint materials.
 - B. Finish shall be Color Galvanized or painted by Cassidy Bros. with a two part Marine high build; high solids epoxy primer and finished with a topcoat of semi-gloss marine polyurethane. Paint to be manufactured by International. If the finish is not color galvanized all joints shall be caulked (urethane) and/or hand brushed to seal any seams to avoid potential rust bleeding.
9. Reinstall complete fence to original location at elevation determined by the City of Somerville and the Historic Preservation commission.

OTHER BUSINESS AND PROJECT UPDATES

- **Grant-related Projects**
 - **ArtsUnion Grant Update:** Calendar of events for this fall – Brandon
 - Walking Tour – “Union Square Revisited: Sand Pit to Melting Pot” – Sun. Sept. 14th – over 60 people attended. Tour is showing on cable TV now.
 - Due to heavy rain morning of tour and numerous requests, tour was sponsored again on the original rain date of Sun. Oct. 5, 2-4 pm.—15 people attended
 - “Ghosts of Somerville” skit at Milk Row Cemetery – Sat. Oct. 18th, 4 pm – dusk; hope you can join us! (Rain date next day on Sunday).
 - **Milk Row Cemetery Phase II Project Update** – Brandon & Barbara
 - Contractor for DeMoulas/Market Basket, Cassidy Bros. Forge, Inc. submitted specific scopes of work for repairing fencing on both Somerville Ave., and parking lot edge, with latter to occur first. Stone wall repairs expected to happen this fall too.
 - Planting proposals for Cemetery by Historic Somerville
 - **Local Historic Districts Expansion Project Update** – Brandon & Kristi
 - Subcommittee members: Michael Payne, O. Susan Fontano, Abby Freedman, Kevin Allen
 - Staff has broken down list of properties proposed for LHD into smaller groups
 - Review of first batch of proposed pre-Civil War properties to be mailed to owners
 - Feedback on materials prepared to date for mailing to property owners
 - Review of proposed breakdown of properties for mini-reports and discussion of strategy
- **Union Square Re-zoning Update** – Abby & Jeff
 - Subcommittee members: Kevin Allen, DJ Chagnon, Abby Freedman, Jeff Meese
 - Union Square re-zoning public presentation this past Tues., Oct. 14th at SHS; Kristi and Abby to summarize mtg., outcome, and next steps Subcommittee to review PDS-1, PDS-2 and make recommendations
- **Permit Streamlining Committee Update** – Kevin & Brandon
 - Last month’s mtg. cancelled.
- **Preservation Awards Program 2008**
 - Third and final article by volunteer Abby Luthin re: Taylors at 29 Powderhouse Terrace finally published in *Somerville Journal*, October 9, 2008
- **Proposed Bed n’ Breakfast Amendment for Zoning Ordinance** – Brandon & Kristi
- **Upcoming Events or Reports on Recently Past Events**
 - **Somerville, MA: A Brief History**, new book released in August expected to be for sale at City Hall soon, and with discount for SHPC members and LHD property owners.
 - **Report on MCC and Dick Bauer’s Middlesex Canal Bike Ride** – October 4th
 - **Report on Community Day at Tufts:** SHPC, Historic Somerville & Somerville Museum shared information table, Sunday, October 5th from 11 am to 3pm.
 - **Victorian Society in America/New England Chapter** will hold a **Walking Tour** of the **Winter Hill and Hinckley/Magoun Square** areas on Sunday, November 2nd at 2:00 pm

starting from the Winter Hill Congregational Church, 404 Broadway. Cost \$5.00 to Somerville residents.

▪ **2009 Preservation Awards Program**

- Let Staff know of owners that did inspiring exterior work on their non-designated, yet older properties. Nomination forms are on City website. Deadline is Monday, December 1st. We would like to review buildings from all parts of the City and in a variety of architectural styles.
- Derick will be working with CAD instructor on skill development of the SHS students again.

Schedule of remaining regular SHPC meetings for 2008: To be held on the third Tuesday of every month: November 18, and December 16.

Tentative meeting schedule for 2009: January 20, February 19, March 17, April 21, May 19, June 16, July 21, August 18, September 15, October 20, November 17, and December 15. *Please review & alert staff to any issues.*