



CITY OF SOMERVILLE, MASSACHUSETTS HISTORIC PRESERVATION COMMISSION

Joseph A. Curtatone

Mayor

Tuesday, December 16, 2008

City Hall

3rd Floor Conference Room

6:40 p.m.

Final Review and Approval of HPC Minutes: November 2008

DELIBERATION OF HPC CASES

HPC 08.70 – 117 Washington Street – Ireland House (1783)

Applicant: H.A Wollman, New Owner

The Applicant seeks a **Certificate of Appropriateness** for the following:

1. Replace existing asphalt 3-tab shingle roof with cedar shingles similar to those found inside enclosed roof;
2. Replace 6 1/1 replacement windows on front façade of building with Pella insulated glass 6/6 wood windows;
3. Replace 12 1/1 replacement windows with 6/6 vinyl replacement windows; and
4. Replace 3 exterior replacement doors.

HPC #08.77 – 61 Atherton Street

Applicants: Jane Gillooly and Ken Winokur, New Owners

The Applicants seek a Certificate of Appropriateness for the following:

1. Remove asphalt paving;
2. Replace one window on rear ell with French doors;
3. Replace side doors with Simpson 2055 style doors;
4. Install door hoods over all side entries, replicating existing kitchen door hood;
5. Install large landing;
6. Enlarge three kitchen window openings to match original framing and replace missing fourth opening;
7. Install four kitchen windows with 6/6 sash to match original size and configuration and framing;
8. Enclose small garage addition;
9. Install two windows to match original 6/6 windows on new garage wall;
10. Remove 3/3 window on side wall of garage;

11. Replace garage window with casement window removed from kitchen;
12. Replace rusted basement windows with hopper-style vinyl replacement windows with the same configuration of panes; and
13. Replace wood 2/2 window under stairs to match other existing windows.

HPC #08.78 – 18 Westwood Road

Applicant: James Veneziano, Owner

The Applicant seeks a Certificate of Appropriateness for the following:

1. Relocate bathroom window on 1st floor rear approximately 2' to the east; and
2. Replace 2nd floor rear kitchen casement window with 2/2 double hung wood window to match other existing windows.

HPC #08.31 – 140 Highland Avenue (continued from 6/24/08)

Applicants: Michael and Caron Guigli, Owners

The Applicants seek approval for the following:

1. Remove a secondary chimney to below the roofline (C/A);
2. Remove remaining portion of the chimney from the interior (C/NA); and
3. Install new slate and copper ridge where needed to match original (C/A);

HPC #08.80 – 140 Highland Avenue

Applicants: Michael and Caron Guigli, Owners

The Applicants seek approval for the following:

1. Remove 4 white vinyl clad windows on 1st floor (C/A);
2. Install 4 wood replacement windows to match original sash configuration (C/A);
3. Install storm windows over the 4 replacement windows and match to existing storm windows (C/NA) and
4. Repair in-kind front porch ceiling and floor to match existing C/NA).

Demolition Updates: Buildings at the following addresses have recently come to the attention of the Staff:

HPC 07.66 D - 23 Milton Street Carriage House

11/5/08

Owner: Eden Frye

Staff received voicemail from Eden Frye saying that because she would have to start the process all over, she and the other owners have decided to continue with the carriage house alterations and reconstruction despite the unsympathetic changes it would entail.

HPC 08.71 D - 27 Jackson Road – House

11/17/08

Requested by Planning Department

Walnut Street Center is planning a group home and has submitted preliminary drawings. Staff has begun preliminary map research. The original 2-family house will be demolished and a larger predominantly 1-story house would be constructed in its place.

HPC 08.72 D - 92 Properzi Way House (<1884)

11/17/08

Owner: Moshe Safdie, Principal of firm

Moshe Safdie Associates would like a determination of significance in preparation for a possible new structure on that location. Staff has begun map research but has no more information than above date.

REQUEST FOR REVIEW AND COMMENT

HPC 08.81 – MaxPac Square, 56 & 61 Clyde Street

12/8/08

Applicants: KSS Realty Partners, Ted Tobin, Project Manager

DEMOLITION REVIEW

DEMOLITIONS REVIEWED BY THE STAFF

None this month.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

HPC 08.77 – 61 Atherton Street

November 21, 2008

Applicants: Jane Gillooly and Ken Winokur, New Owners

1. Renovate interior;
2. Install insulation;
3. Repair windows;
4. Install storm windows;
5. Repair slate roof and wood gutters;
6. Repoint chimney; and
7. Repair and replace siding in-kind.

HPC#08.79 –58-60 Bow Street, 365-377 Somerville Avenue (Drouet Block)

12/1/08

Applicant: Pat Duncan, contractor for Greater Boston Properties, building management for the Gerrior Square Condominium Trust

1. Remove existing drip edge and 1st course of clapboards along 1st floor frieze;
2. Install rubber membrane flashing;
3. Install new mill finish drip edge; and
4. Replace clapboards

SECTION 106/NEPA/MEPA REVIEWS PERFORMED BY STAFF

No adverse effect found to historic properties

HPC 08.73 - 114 Highland Avenue (Highland Gardens) – 1975

11/17/08

Somerville Housing Authority

HPC 08.74 - 252 Medford Street (Brady Towers) - 1994 11/17/08
Somerville Housing Authority

HPC 08.75 - 15 Weston Avenue (Weston Manor) - 1996 11/17/08
Somerville Housing Authority

HPC 08.76 - Mystic Avenue and Memorial Road – 6 buildings circa 1954 with alterations 11/17/08
Somerville Housing Authority

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

None this month.

OTHER BUSINESS AND PROJECT UPDATES

- **Grant-related Projects**
 - **ArtsUnion Grant Update:**
 - MCC Grant review meeting rReport – Brandon
 - **“Union Square Revisited: Sand Pit to Melting Pot”** – Walking tour brochure update—Abby Luthin will be editing and condensing.
 - **Milk Row Cemetery Phase II Project Update** – Brandon & Barbara
 - **Local Historic Districts Expansion Project Update** – Brandon & Kristi
 - **West Branch Library ADA Compliance Feasibility Study** – Brandon
- **Union Square Re-zoning Update** – Abby
- **Union Square Commercial /Historic District Expansion** – Brandon, Abby & Kristi
- **Permit Streamlining Committee Update** – Kevin & Brandon
 - Review of discussion points at last/December meeting.
- **Upcoming Events or Reports on Recently Past Events**
 - **Flag Raising on Prospect Hill on Thurs. January 1st, 2009** – Brandon
 - Event planning underway volunteers to help publicize needed! Contact Brandon for details.
 - **Somerville, MA: A Brief History - Brandon**
 - Consider for holiday gifts! All profits support heritage education projects in City.

- **2009 Preservation Awards Program Status Report – Kristi and Brandon**
- **SHPC Membership Update - Brandon**

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.