



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, October 19, 2010
City Hall
3rd Floor Conference Room
6:40 p.m.

APPROVAL OF 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 10.76 – 23 Porter Street: Applicants: Rocco Antonelli, Architect and Lalo Development Corporation, LLC, Owner, seek a **Certificate of Appropriateness (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Restore, repair or replace damaged wood clapboard, soffits, fascia, and trim in-kind (C/NA); and
2. Construct a new addition per plans and elevations dated 9/3/2010 (C/A).

HPC 10.83 – 8 Mount Vernon Street: Applicants: Barbara and Fermin Castro, Owners, seek a **Certificate of Appropriateness** to:

1. Install a metal fence and gates along a portion of the driveway and along the sidewalk property line.



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Historic Preservation Commission - Preliminary Meeting Agenda 10-19-2010

HPC: 10.85 – 53 Hudson Street: Applicant: Matthew Ballestrieri, Owner seeks a **Certificate of Appropriateness** to:

1. Replace one window on barn visible from the public right of way with an insulated glass, aluminum-clad wood window.

HPC 10.86 – 27 Columbus Avenue: Applicants: Peter Sisk and Victoria Goodhart, Owners, seek a **Certificate of Appropriateness** to:

1. Replace casement window on 2nd floor front with Marvin double-hung, 6/6 window;
2. Replace 1970s glass slider window with a glass multi-pane door found in the basement that may be original to house but not to proposed location; and
3. Install mahogany railing on decorative front porch to meet building code for a porch.

HPC 10.87 – 15 Munroe Street: Applicants: Michelle Nicolassen and Jim O’Toole, Owners who seek **Certificates of Appropriateness** to:

1. Install 2 skylights on the main roof of the house; and
2. Construct an addition on rear of the house.

HPC 10.90 – 27 Warren Avenue: Applicant: Darin DiNucci, Owner, seeks **Certificates of Appropriateness** to:

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

HPC 10.91 – 30 Day Street: Applicants: Rosemary Broome Bingham and Alan Bingham Owners, seek a **Certificate of Appropriateness** and a **Certificate of Non-Applicability** to:

1. Remove rear kitchen chimney (C/A); and
2. Repair roof in-kind (C/NA).

HPC 09.67 Demolition – 378-382 Somerville Avenue, formerly Londontowne Antiques: Applicant: W. James Herbert, Trustee.

Several subcommittee meetings have been held over the summer with the HPC Staff, other OSPCD Staff, the Owner, his architects, and a representative from the DRC. The Applicant’s team has prepared plans to develop the entire site and retain the historic façade of the building. A draft Memoranda of Agreement between the Owner and the SHPC will be reviewed and subject to approval by the SHPC.

Any other Demolition Requests received prior to meeting date above for a determination of ‘significance’ will be reviewed at this meeting if the date of the next Historic Preservation Commission Meeting is more than 30 days from the receipt of a request for demolition.

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SECTION 106 REVIEWS CONDUCTED BY THE STAFF

HPC 10.79 – Green Line Extension (GLX)

09/08/10

Two meetings scheduled in October with MassDOT and consulting parties from Massachusetts Historical Commission, as well as representatives from historical commissions in Medford, Somerville, Cambridge and Boston. The first meeting on October 1 was to identify historic structures within the Area of Potential Effect. The second meeting on October 13 concerned the Assessment of Effects and Proposed Mitigation.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

HPC: 10.85 – 53 Hudson Street:

09/20/10

Applicant: Matthew Ballestrieri, Owner

1. Repair and replace wood clapboard on barn;
2. Repair and replace trim in-kind as needed; and
3. Replace 3-tab asphalt shingle roof on barn.

HPC 10.92 – 20 Mount Vernon Street

Applicant: Jorge Diaz, Contractor for Carlos M. Pleitez, Owner

10/05/10

1. Repair and replace wood gutters and downspouts on front porch; and
2. Replace roof on rear ell with asphalt shingles in-kind.

DEMOLITIONS REVIEWED AND APPROVED BY THE STAFF

STAFF REVIEW AND COMMENTS AS PER REQUEST OF THE PLANNING DIVISION

HPC 10.84 – 343-349 and 351 Summer Street

09/16/10

Two infill buildings with 1920s Colonial Revival references planned for condominiums and VFW hall next to the Art Deco Bank building at the corner of Summer St. and Cutter Ave. The Staff recommended a greater emphasis on main entry to building and less emphasis on the corner structure next to the bank building. On the whole, the Staff found the building styles made the transition from commercial and business districts to residential logical.

HPC 10.88 – 39 Jay Street

09/29/10

Front porches to be replaced on all floors of a triple-decker. The Staff noted that this was historically appropriate to the building type.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **Historic Designation Reports**

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- **LHD Expansion Project** (Brandon Wilson with Kristi Chase & Amie Schaeffer)
- **Union Square Historic Surveying Project** (Brandon Wilson with Kristi Chase)
- **Milk Row Cemetery Restoration Project - Phase II** (Brandon Wilson)
- **Prospect Hill Tower Assessment Study** (Brandon Wilson)
- **Preservation Newsletter Project** (Amie Schaeffer with Brandon Wilson & Kristi Chase)
- **SHPC Guidelines Revision Subcommittee Update** (Kristi Chase)
- **Certified Local Government Annual Reports** (Kristi Chase with Brandon Wilson)
- **Preservation Awards 2011 Program** (Brandon Wilson with Amie Schaeffer)
- **Other Historic Events**

Upcoming Meeting Schedule for 2010: November 16, and December 21.

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 are generally not 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.