



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, November 16, 2010
City Hall
3rd Floor Conference Room
6:40 p.m.

APPROVAL OF MINUTES
September and October Minutes

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission will meet on Tuesday, October 19, 2010 at 6:40 p.m. in the Third Floor Conference Room at Somerville City Hall, 93 Highland Avenue to 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 10.83 – 8 Mount Vernon Street (continued at request of the Applicant): Applicants: Barbara and Fermin Castro, Owners, who seek a **Certificate of Appropriateness (C/A)** to:

1. Install a metal fence and gates along a portion of the driveway and along the sidewalk property line (C/A).

HPC 10.90 – 27 Warren Avenue (continued at request of the Applicant): Applicant: Darin DiNucci, Owner, seeks a **Certificate of Appropriateness (C/A)** to:

1. Remove enclosed 2-story porch (C/A); and
2. Replace with open 2-story porch (C/A).



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HPC 09.67 Demolition – 378-382 Somerville Avenue, formerly Londontowne Antiques
(continued at request of the 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.

The Applicant has requested a continuation until November 16, 2010.

SECTION 106 REVIEWS CONDUCTED BY THE STAFF

HPC 10.79 – Green Line Extension (GLX)

09/08/10

Two meetings scheduled in October with MassDOT, consulting parties from Massachusetts Historical Commission, and the historical commissions of Medford, Somerville, Cambridge and Boston.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

None this month

DEMOLITIONS REVIEWED AND APPROVED BY THE STAFF

HPC 10.98 – 371 Beacon Street – 1927 Socony Service Station

10-29-10

Applicant: Sylvia Aidern Kirker McConnell Enterprises, Inc for George Makrigiannis, Owner

Building Permits revealed that originally a brick structure was constructed in 1927 for the Standard Oil Company of New York on this site. This was torn down and replaced at an unknown date with the existing concrete block building between 1934 and 1959. Staff did not find any building permit records for this alteration. The building is not architecturally distinctive and has been altered over time with modern doors, window systems, and EIFS. It also does not retain historic gas pumps or signage. Therefore, Staff has determined that the building was not significant.

HPC 10.99 – 67 Florence Street –wood outbuilding

10/26/10

Applicant: Rocco DeRenzo

The 15' by 8' building was not included on the survey form and had no known purpose. The windows and doors appear to have been salvaged. The roof is missing. No building permits were found for it and it did not appear on any of the pre- 1960 Sanborn Maps. It is located in what would be the parking area behind the infill construction approved by the Commission on August 17, 2010 and would not be visible from the public right of way. Therefore, Staff has determined that the building was not significant.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF THE PLANNING DIVISION

HPC 10.94 – 75 Myrtle Street

10/14/10

Verbal Determination that proposed cell antennas on the modern apartment building will have 'no adverse effect' on the adjoining Florence Street Local Historic District.

HPC 10.95 – 29 Ward Street

10/14/10

Verbal Determination that the proposed enlargement of a circa 1927 garage to include a second story and to hide the 'granite' concrete blocks would be minimally visible from the street.

HPC 10.96– 15 Mossland Street

10/21/10

Project was sent back for extensive revisions by Planning Division. As proposed, a pre-1874 single family house would have been demolished. Further research is needed on the owners. No official demolition permit has been received.

HPC 10.97 – 6-8 Beacon Street – 1917 yellow brick garage

10/21/10

Recorded as part of the 1990 Commercial and Industrial PAL Survey, the building is a good example of the wave of automobile-related construction that occurred in the area during the early part of the 20th century. More than 25% of the building will be demolished and none of the main façade will remain. Staff believes that the façade of this building is an important link to the early use of the automobile in Somerville and should be retained. The design presented does not take the physical and historical context of the building into consideration with its design. No attempt has been made to retain any of its architectural features. The proposed alteration dominates the site and leaves nothing of any historical interest. There has been no attempt to even reference the original use of the building.

Under City Ordinance section 7-28, the Applicants will need to come before the Historic Preservation Commission for determinations of 'significance' and 'preferably preserved' statuses. No official demolition permit has been received.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **LHD Expansion Project** (Brandon Wilson with Kristi Chase & Amie Schaeffer)
 - **Joint public hearing by SHPC and BOA's Legislative Matters Committee to present Group C properties (1865-1873) is now scheduled for Tues., Nov. 16th** which is same night as regular SHPC monthly meeting. Hearing will start at 7pm in the BOA Chambers and will include a presentation of the properties proposed for designation and an opportunity for public testimony.
 - Group D properties (1865-1873) will be submitted to the BOA at their Tues. Nov. 9th regular meeting for review and scheduling of another public hearing thereafter.
- **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 Subcommittee for Guidelines Revision** (Kristi Chase)
 - Next meeting to review and compare other cities guidelines on scheduled for Thurs., December 2nd from 7 – 8:30 pm
- **Preservation Awards Program** (Brandon Wilson with Derick Snare)
- **SHPC Appointments/Re-Appointments**

Upcoming Events

Upcoming Meeting Schedule for 2010: December 21.

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