



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, December 20, 2011 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

November 15, 2011 and December 13, 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 11.115 – 11 Linden Avenue, 1860 Isaac Story House 10/17/11
Applicant: Lenore Hill, Owner

1. Add a 4' by 9' addition to the rear of the existing dwelling with 2 additional windows;
2. Rebuild porch on 2nd floor south side without roof based upon historic photograph;
3. Add a dormer on the north side for stair headroom for safety egress from the 3rd floor; and
4. Construct a free standing 2-unit structure designed to resemble a barn on lot with an existing 1-family dwelling;

HPC 11.107 – 23 Pleasant Avenue, 1893 Henry Colson House 10/7/11
Applicant: Dylan James, Contractor for Timothy Brown, Owner

1. Replace 2 double-hung windows on rear west side of the building with Marvin wood windows.

REVIEW AND COMMENT

None this month



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DEMOLITION REVIEWS

9-MONTH REVIEW PERIOD

HPC 08.72 – 92 Properzi Way 10/20/11
Applicant: Moshe Safdie Associates

Update on status from Safdie Associates.

HPC 11.109 – 29 Day Street, circa 1870 Rich Collins House 11/15/11
Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner

On-going review of details for the reconstruction of the original house. Applicants have met with Staff re: porch and entry designs based on similar buildings.

DETERMINATION OF PREFERABLY PRESERVED

None this month

DETERMINATION OF SIGNIFICANCE

The Commission may make a preliminary determination under the City of Somerville Ordinance as set forth in Section 7-28 b (2) on whether any buildings are “significant”. Prior notice is not required by the Ordinance. New cases for a Determination of Significance may be added to the Agenda until Thursday, December 15, 2011. Public testimony followed by discussion and a vote by the Commission.

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage 10/25/11
Applicant: Doug S. Beaudet, Owner

HPC 11.114 – 2 Village Terrace – pre-1874 Workers Cottage 10/25/11
Applicant: Doug S. Beaudet, Owner

HPC 11.118 – 36 Rush Street – Patten-Clark House – pre-1874 Second Empire Residence 11/9/11
Applicant: Doug S. Beaudet, Owner

HPC 11.126 – 18 Cottage Avenue – circa 1850 N. Willson Boarding House 11/16/11
Applicant: 18 Cottage LLC

OTHER ACTION ITEMS

- **Commission Appointments & Re-Appointments** (Brandon Wilson)
 - Welcome new appointment (George Born)
- **Conflict of Interest and Open Meeting Laws** (Brandon Wilson)
 - Reminder #4 to return Acknowledgement and Certification forms to Brandon ASAP
- **Preservation Awards Program** (Brandon Wilson)
 - Schedule site visit tour to determine Award Winners
- **SHPC Holiday Party in January** (Brandon Wilson)
 - Still need to select a date, location and time. Hope to finalize tonight.

STAFF REVIEW & APPROVAL OF DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY

HPC 11.124 Demolition – 57 Pitman Street – 1930 Concrete Block Storage Building 12/5/11
Applicant: Thomas Lichoulas

HPC 11.128 – 237 School Street – 1867 Elisha Hopkins House 12/14/11
Applicants: Jill Bogosian and Pam Greene

1. Repair or replace with clapboards and shingles with in-kind materials; and
2. Repair or replace window casings and other damaged trim such as the soffits and fascia in-kind as necessary.

HPC 11.130 Demolition – 181 Cedar Street – 1964 Ice Cream Drive-In 12/5/11
Applicant: Kristopher Ogonowski

HPC 11.132 – 38 Meacham Road – 1891 Lucretia Waters House 12/14/11
Applicant: Michael Kaplan, Trustee for the 38 Meacham Road Condominium Trust

1. Repair rear dormer on driveway side of the house facing the carriage house using AZEK for the fascia.

HPC 11.133 Demolition – 125 Powder House Boulevard – 1924 Concrete Block Garage 12/14/11
Applicant: Tufts University

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

PLANNING DIVISION REVIEWS

HPC 11.127 – 1 College Avenue/419 Highland Avenue 12/8/11
Applicant: Middlesex Federal Savings Bank

The Middlesex Federal Savings Bank did major renovations on the building in 1967 during which time the façade was made more enclosed. The proposed opening up of the windows is more in keeping with the nature of a retail establishment and shopping district than the existing ones.

HPC 11.125 – 39 Elmwood Street 11/23/11
Applicant: GFC Development

In reviewing the proposed development on April 19, 2011, the Commission was pleased on the whole with the amount of detail retained of the original house and looked forward to a completed plan. They noted that it is common for a street to have buildings of mixed ages and styles and that there was nothing inherently wrong with a Post-modern look. The retention of the existing house and the setbacks of the connector to the new construction set the building apart, setting a counterpoint between the old and new. It is important that some details of the original building, found on other similar houses on the street be replicated or referenced.

HPC 11.129 – 76 Broadway – Vinny’s 12/15/11
Applicants: Vinny and Carole Anne Migliore, Trustees

The proposed new awnings, signage and lighting will have no negative effects on the building.

SECTION 106 REVIEWS

None this month

PROJECT AND OTHER BUSINESS UPDATES

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee will be meeting on Wednesday, 1/11/12 from 7-9pm
- Update on progress at monthly meeting

OTHER BUSINESS

- **Public Outreach Events (Brandon & Kristi)**
 - **Annual Flag Raising Event** to occur at noon on Friday, January 1st
 - Parade starts from City Hall at 11:30 AM
 - Brandon in process of planning event, with additional volunteers always welcome!
 - All SHPC members urged to publicize (flyers to be sent soon), and encourage friends and neighbors to participate.

NEW BUSINESS

Upcoming Meeting Schedule for 2012: January 17, February 21, March 20, April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20, December 18.

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.