



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, September 21, 2010
City Hall
3rd Floor Conference Room
6:40 p.m.

APPROVAL OF MINUTES

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission will meet on Tuesday, September 21, 2010 beginning 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 10.65 – 15 Westwood Road: Applicant: Ryan Demirgian, Contractor for Margie Alonso Jackson and Ramon Alonso, Owners, seeks a **Certificate of Appropriateness (C/A)** for the following:

1. Strip 3-tab asphalt shingle roof;
2. Replace with CertainTeed® Silver Birch color Landmark architectural shingles; and
3. Install ridge vents.

HPC: 10.64 – 45 Walnut Street: Applicants: Luann & David Abrahams, Owners, seek a **Certificate of Appropriateness (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Repair storm damage to slate roof, gutters, and fascia (**C/NA**); and
2. Install snow hooks or snow guards (**C/A**).

HPC 10.69 – 63 Columbus Avenue: Applicants: Mandeliene and Livingston Parsons, Owners, seek a **Certificate of Appropriateness (C/A)** for the following:

1. Install box type chimney caps on 2 chimneys (**C/A**).



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HPC 10.75 – 83 Boston Street: Applicant: James Traniello and Loretta McCormack Realty Trust, Owner seeks a **Certificate of Appropriateness (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Remove existing wood shingle siding (C/A);
2. Replace with clapboards, shingles, batten boards as appropriate per *circa* 1946 photo (C/NA);
3. Repair or replace wood windows and other damage trim in-kind as necessary (C/NA).

HPC 10.77 – 36 Bow Street: Applicant: Dr. Sandhya Goli, DDS and Marta Wozniak, Tenants, seek a **Certificate of Appropriateness (C/A)** for the following:

1. Install four (4) temporary 18 square foot banners on front of the mixed-use historic building for a maximum of 30 days (C/A).

HPC 10.73 – 30 Day Street: Applicants: Rosemary Broome Bingham and Alan Bingham, Owners, seek a **Certificate of Appropriateness (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Remove bulkhead and entry on south side (C/A);
2. Replace bulkhead with new stairs and guardrails (C/A);
3. Relocate adjacent entry to rear of house (C/NA);
4. Enlarge basement window on north side with double-hung 2/2 sash and a window well (C/A).

HPC 10.72 – 18 Summit Avenue: Applicants: Ann Marie and Natale Bonugli, Owners, seek a **Certificate of Appropriateness (C/A)** or a **Certificate of Hardship (C/H)** for the following:

1. Remove existing slate roof (C/H); and
2. Replace with architectural shingles as seen on 48 Walnut Street (C/A).

HPC 10.74 - 221 Morrison Avenue: Applicants: Ronald and Linde Dynneson, Owners, seek a **Certificate of Appropriateness** for the following:

1. Remove existing aluminum siding (C/A);
2. Restore, repair or replace damaged wood clapboard, soffits, fascia, and trim in-kind (C/NA);
3. Install ½ round metal gutters and downspouts (C/A);
4. Install security bars on ground floor windows (C/A); and
5. Construct a new addition as per plans and elevations dated 9/1/2010 (C/A).

HPC 10.76 – 23 Porter Street: Applicants: Rocco Antonelli, Architect and Lalo Development Corporation, LLC, Owner, seek a **Certificate of Appropriateness** 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).

DEMOLITION REVIEW

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

Subcommittee meetings have been held with the HPC Staff, other OSPCD Staff, the Owner, his architects, and a representative from the Design Review Committee. 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 is being prepared for review and approval by the SHPC.

HPC 10.81 – 16 Webster Street – circa 1895 Barn 09/17/10
 Applicant: Anthony Nargi

Determination as to whether the subject commercial/residential building is considered “significant” under section 7.28.b. Public testimony will be taken, followed by discussion and a vote by the Commission.

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, and Medford, Somerville, Cambridge and Boston historical commissions.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

HPC 10.67 – 48 Vinal Avenue 08/19/10
 Applicant: Antonio Martins, Owner

1. Re-roof left side of house with 30 year 3-tab asphalt shingles.

HPC 10.68 – 141 Central Street 08/30/10
 Applicant: Susan Rabinowitz, Owner

1. Remove/strip approx. 500 s.f. of rubber roofing;
2. Install new ½” Polyiso insulation to deck; and
3. Install new fully adhered rubber membrane to deck.

HPC 10.78 – 12 Westwood Road 09/07/10
 Applicants: Cheryl Lagassey & Linda Lacroix, Owners

1. Replace Andersen® double casement window in-kind.

DEMOLITIONS REVIEWED AND APPROVED BY THE STAFF

HPC 10.61 – 18 Alpine Street, 1922 Concrete Block Garage 08/02/10
 Applicant: Patricia Dougan, Owner

STAFF REVIEW AND COMMENTS AS PER REQUEST OF THE PLANNING DIVISION

HPC10.71 – 25 Hamlet Street 08/30/10

The Historic Preservation Commission determined that while the existing barn was of historical interest, its condition was so poor that it would not be in the public interest to attempt preservation. New dwelling units constructed on the site would hide the barn from the public view and would make any attempt to save it moot with no public benefit gained.

In respect to the proposed new building, Staff believes that it is consistent with HPC Guidelines for infill construction and will fit in well with the fabric of the neighborhood because it has similar massing and form to existing structures on Hamlet Street. Its height is comparable and will not overwhelm the site. The narrow front unit is comparable to the verticality of Queen Anne and

Italianate style buildings, although it is missing the interest of a bay window at the front. The addition of a bay window on the rear unit gives distinction there, but it is not visible from the street.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **Historic Designation Reports** (Brandon Wilson with Kristi Chase)
- **Milk Row Cemetery Restoration Project - Phase II** (Brandon Wilson)
- **Union Square Historic Surveying Project** (Brandon Wilson with Kristi Chase)
- **Preservation Newsletter Project** (Amie Schaeffer with Brandon Wilson & Kristi Chase)
- **Prospect Hill Tower Assessment Study** (Brandon Wilson)
- **Celebration of Fred Lund's 90th Birthday** (Brandon Wilson)
 - Exhibit of his artwork over many decades currently on display at Somerville Armory through the month of October
- **Certified Local Government Annual Reports** (Kristi Chase with Brandon Wilson)

Upcoming Meeting Schedule for 2010: October 19, November 16, and December 21.