



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, August 16, 2011 at 6:40 p.m.
Third Floor Conference Room
Somerville City Hall

APPROVAL OF MINUTES

July 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 11.62 – 396-398 Broadway, 1874 Second Empire Double Houses 6/30/11
Applicant: James W. Rogers, Contractor for 396-398 Broadway Condominium Association, Owners

The Applicant seeks a **Certificate of Appropriate (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Remove approximately 100 SF of roofing system on flat roof (C/NA);
2. Repair sheathing as necessary (C/NA);
3. Install EPDM and flashing as necessary (C/NA);
4. Remove existing 2/2 double-hung window on 3rd floor east side rear dormer (C/A);
5. Remove and replace any abutting rotted or damaged wood behind the dormer consoles (C/NA);
6. Install Pella™ Pro-line insulated 2/2 double-hung window within rough opening (C/A); and
7. Re-install decorative consoles with new flashing (C/NA).

HPC 11.74 – 27 Chester Street, - 1885, Clifton Bacon House 7/27/11
Owners: Francis X & Susan F Colannino

The Applicant seeks a **Certificate of Appropriate (C/A)** for the following:

1. Install 1 iron gate for the patio to match those previously approved for Orchard and Chester Streets (C/A).



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HPC 11.75 – 117 Washington Street – 1789, Samuel Ireland House

7/27/11

Applicant: Khalsa Design Inc., Architect for Claude Augustin, Owner

The Applicant seeks a **Certificate of Appropriate (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Repair, and replace existing siding as needed to match existing shakes (C/NA);
2. Remove and replace all existing Vinyl windows with new wood windows to match historic profiles (C/A);
3. Remove and Replace all existing exterior doors with new wood doors as indicated on plans (C/A);
4. One story rear addition in the location of the existing deck with siding to match existing shakes (C/A);
5. Add Three second floor dormers for bathroom, bedrooms with siding and roofing to match existing (C/A);
 - a. 2 dormers match the front dormer the additional dormer is a shed dormer between the 2 gable dormers (C/A).

HPC 11.76 – 91 Boston Street – 1850, Ira Hill House

8/2/11

Applicant: Gail Perry Borden for Irene and Frederick J. Lund for Life, Owner

The Applicant seeks a **Certificate of Appropriate (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Remove floor to ceiling lattice from the wrap around porch (C/A); and
2. Repair and replace rotted and damaged porch elements in-kind as needed (C/NA).

REVIEW AND COMMENT

None as of August 3, 2011.

DEMOLITION REVIEWS

9-MONTH REVIEW PERIOD

HPC 11.02 Demolition – 39-43 Elmwood Street, circa 1898 wood-frame house

2/15/11

Applicants: Charles Aggouras and Daniel DiPierro, GFC Development Inc

The house at 39 Elmwood was ‘preferably preserved’ because its history reflects the neighborhood from its earliest day as the home of the local baker and Italian grocer, to the home of French-Canadian immigrants whose names are inscribed on the Roll of Honor, and who lost their lives as soldiers in World War II. Architecturally, the house fits in well with the residential streetscape to the north and south.

A Working Group including members of the Preservation Commission, Staff for the HPC and Planning Division, and the developers have held three meetings to date (3/4/11, 3/11/1, 4/1/11) to develop site plans and save the house at 39 Elmwood Street. Developers now state that they plan to retain the house and develop around it.

Plans brought before the neighborhood for review and comment were rejected due to the lack of parking and the re-use of the garage walls. The Applicants are now re-thinking the scope of their project and how to meet the parking requirements.

DETERMINATION OF PREFERABLY PRESERVED

None this month.

DETERMINATION OF SIGNIFICANCE

The Commission may make a preliminary determination on whether any buildings are “significant”. Public testimony followed by discussion and a vote by the Commission.

None this month.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

HPC 11.69 – 186 Pearl Street

7/8/11

Applicant: Planning Division

Proposed alteration of the height of the rear ell with additional dormer enlargement alters the massing of the house especially in relation to the neighboring buildings that were constructed at about the same time and probably by the same developer. The window locations do not relate to the arrangement of the existing windows. If possible, size and placement of the windows should be regularized.

HPC 11.70 – 343-351 Summer Street

7/21/11

Applicant: Planning Division

This revision is a minor alteration from the building reviewed in March and not visible from the public right of way. There will be no further effects from those described at that time.

HPC 11.71 – 26 Oxford Street

7/21/11

Applicant: Planning Division

The proposed alterations to the building retain the original massing and form along the street edge but radically change the openings from a fairly symmetrically balanced pattern to a modern asymmetric pattern very different from the rest of the neighborhood. The proposed materials and style of installation also contrast with the other houses on the street. The flat roof of the rear addition has no counterpart in the rest of the neighborhood.

HPC 11.72 – 23 Porter Street Revisions

7/21/11

Applicant: Planning Division

The developers are now proposing a 3 unit building with the same footprint as the previously approved by the Commission with the retention of some original elements for which a Certificate of Appropriateness had been issued to allow for alterations.

DEMOLITIONS AND CERTIFICATES OF NON-APPLICABILITY REVIEWED AND APPROVED BY STAFF

HPC 11.73 – 19-21 Adams Street

7/26/11

Applicant: Paul Peterson

Letter noting that property is not considered ‘historic’. The Commission determined that the existing wood-frame garage was not significant (HPC 10.43 D). The house burned down in 1978 and the lot has

been vacant except for the subject structure since then. Without the house, the Commission found that the building is devoid of its context. The construction date is unknown.

HPC 11.78 – 117 Washington Street – 1789, Samuel Ireland House

8/2/11

Applicant: James Balan, Contractor for Claude Augustin, Owner

*The Applicant received a **Certificate of Non-Applicability (C/NA)** for the following:*

1. Interior Renovations

HPC 11.79 Demolition – 10 Josephine Avenue – 1916 Concrete Block Garage

Applicant: Sherwood Builders and Remodelers, Contractors for Thomas E Demeo, Jr. & Linda M Luizzo, Owners

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **HPC Guidelines Revisions** (Abby Freedman & Amie Schaeffer)
 - Next meeting of Subcommittee Thurs. August 25th, 7-9 pm
 - Update on progress
- **City-wide LHD Expansion Project** (Brandon Wilson)
 - Final Report on Group E submitted 7-14-11 to the BOA
 - BOA has referred the submission to Legislative Matters
 - Next meeting of Legislative Matters not scheduled & unlikely before next mtg. of BOA on August 25th
 - Proposed Hinckley-Magoun LHD properties PowerPoint presentation in progress
 - Neighborhood meeting with above owners not scheduled yet
 - Group F Narrative undergoing revisions
- **2011 Surveying Projects** (Brandon Wilson and Kristi Chase)
 - St. Catherine's Church Survey
 - 2011 Broadway & CDBG Eligible Survey
 - Union Square LHD Report
 - RFP for Union Square & Prospect Hill NRD Nomination Form
 - Prospect Hill Park NR Eligibility Opinion
- **Milk Row Cemetery Preservation Project – Outstanding** (Brandon Wilson)
- **2011 Preservation Awards Program** (Brandon Wilson)
- **Historic Afghan Re-design and Re-ordering** (Brandon Wilson)
- **Spring and Future Preservation Newsletters** (Brandon Wilson & Amie Schaeffer)
- **SHPC Website Enhancements** (Brandon Wilson)

Other Business

- **Green Line Extension MOA** (Kristi Chase)
 - Discussion of Proposed MOA and signing

- **Somerville Museum Repairs and Restoration Work** (Brandon Wilson)
- **CLG Report** – Undergoing revision
- **Upcoming Events** (Brandon Wilson)
 - Photo documentation of Historic House interiors in East Somerville by Arts Council grantee – seeking properties with original details still intact
 - ArtsUnion fall walking tour re: “Upcoming Hotspots: Historic Union Square West” – Sun. Sept. 18th, 2-4:30pm led by Ed Gordon, with rain date of Sun. Sept. 25th, same time
 - Ghosts of Somerville to be part of “SomerStreets/Monster Mash Festival” – Sun. Oct. 23rd
- **Any Other New Business**

Upcoming Meeting Schedule for 2011: September 20, October 18, November 15, and December 20.

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.