



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, April 19, 2011 at 6:40 p.m.
Third Floor Conference Room
Somerville City Hall

APPROVAL OF MINUTES

March 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 10.90 – 27 Warren Avenue (continued from 10/19/10) 10/01/10
Applicant: Darin DiNucci, Owner, seeks a **Certificate of Appropriateness** to:

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

A conditional Certificate of Appropriateness was issued on 10/26/10 for the framing. The details are still to be determined.

HPC 11.24 – 101 School Street 3/17/11
Applicant: Holly Campbell for Hotel Waquoit Condominium Trust, Owners seek a **Certificate of Appropriateness** to:

1. Remove existing mixed slate, paver and asphalt walkway;
2. Replace it with Unilock Copthorne Camelot pavers laid in a diagonal pattern; and
3. Remove pipe handrail.



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HPC 11.30 – 58 Columbus Avenue

3/31/11

Applicant: William T. Gage, Owner seeks a **Certificate of Appropriateness** to:

1. Install venting on east side of house for a new gas fireplace.

HPC 11.31 – 58-68 Bow Street, 365-377 Somerville Avenue, the Drouet Block a.k.a. the Condos at Gerrior Square

4/1/11

Applicants: Noblin Associates, LLC, architects for the Gerrior Square Condominium Trust seek a **Certificate of Appropriateness** to:

1. Add narrow corner boards to outer corners of the building; and
2. Alter spacing of clapboard siding and method of attachment.

HPC 11.32 – 8 Westwood Road

4/1/11

Applicant Neal Minahan and Robert Vigneau, Owners seek a **Certificate of Appropriateness** to:

1. Remove added wrap-around side porch;
2. Repair turret and front porch to match historic photo; and
3. Replace porch side door with a window to match existing windows.

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 is that of 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 fighting in World War II. Architecturally, the house fits with the residential streetscape to the north and south of it.

Working group with members of the Commission, Staff for the HPC and Planning Division and the developers have held three meetings so far on 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. Conceptual plans will be submitted for review and comment before they go to the Design Review Committee on April 28, 2011.

DETERMINATION OF PREFERABLY PRESERVED

HPC 11.21 – 52 Franklin Street, between 1857 and 1874

3/4/11

Applicant: Richard DiGirolamo, Attorney for Maria Freitas, Owner

Workers house, located on the lower end of Franklin Street, was determined to be significant because its history is that of the workers neighborhood from before the Civil War. Architecturally, the house fits with the residential streetscape to the south of it.

DETERMINATION OF SIGNIFICANCE

HPC 11.27 – 26 Weston Avenue – Builders Specialty and Hardware Corporation – concrete block industrial building 3/22/11

Applicant: 26 Weston Avenue DevCo LLC, Owners

Industrial building that began as multiple garages in the 1920s with many alterations and additions over time. Permits have been granted by the Planning Board and the ZBA for a new low-rise residential building on this location. The neighborhood is otherwise residential.

HPC 11.29 – 25 Farragut Avenue – wood-frame house circa 1884 3/23/11

Applicants: Reinaldo & Donna Luna

1¾-story single-family cottage. Farragut Street was platted in 1884 and three new houses appeared there before the year's end. This is one of ten constructed by 1895. The applicants have gutted the interior of the building. See note below.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

HPC 11.23 – 25 Farragut Avenue – wood-frame house circa 1884 3/11/11

Applicant: Planning Division

Proposed building is symmetrical and has a much larger volume than the existing building in a style similar to the post-1900 house next to it to the north but not similar to the house immediately to its south.

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

HPC 11.26 Demolition – 205 Broadway, concrete block service station, numerous alterations since original 1940 construction 3/24/11

Applicant: Maurice Haddad, Owner.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **LHD Expansion Project** (Brandon Wilson and Amie Schaeffer)
 - Group D
 - Group E
 - Properties On Hold
 - Preservation Newsletter – Spring Edition

- **2011 Surveying Projects** (Brandon Wilson and Kristi Chase)
 - Union Square Commercial LHD – U.S. Post Office to start
 - Prospect Hill Tower
 - Commercial and Industrial Properties in CDBG-eligible areas
 - Other Residents' Requests

- **SHPC Subcommittee for Guidelines Revision** (Kristi Chase and Abby Freedman)
- **Patriot's Day Celebration -Colonial Fair Event** (Brandon Wilson and Amie Schaeffer)
 - Mon. April 18th, 10-11:30 am. at Foss Park; volunteers still needed!
- **Preservation Awards Program** (Brandon Wilson and Derick Snare)
 - Interviews with selection of 2011 award winning owners for local media articles
 - 2010 Awards Exhibit currently on display at Somerville Armory
- **2011 Preservation Month Calendar of Events (Draft)** (Brandon Wilson)
 - East Somerville Walking Tour with East Somerville Main Streets – Sun. May 1st, 2-4:30pm. Meet at Mt. Vernon Restaurant, and conclude with refreshments at Vinny's Restaurant.
 - Milk Row Cemetery Tour with Barbara Mangum – Tues. May 5th 6-7:30 pm
 - Jane's Walk in Union Square with Union Square Main Streets – Sat. or Sun. May 7-8th TBA.
 - Researching Your Somerville House, with Somerville Library – Tues. May 10th, 7-8:30 pm. Central Library
 - *Citizen Somerville* book signing and panel discussion – 2 – 4pm. Somerville Museum
 - Historic Bike Tour, with Somerville Bike Committee, Sun. May 22nd, 1:30 – 4:30 pm. Meet at Somerville City Hall, with refreshments at end, at location TBA.
 - 2011 Preservation Awards Ceremony – Thurs. May 26th, 6:30-9pm. Somerville Museum

Other Business

- **SHPC Operational Affairs** (Brandon Wilson)
 - Membership Updates -- Orientation and Re-Appointments
 - Upcoming Elections in May for Officers
 - Website Enhancements
 - Drafting of Historic Preservation-Economic Development Goals as part of Budgetary Process
- **Somerville Museum Capital Building Fund Update** (Brandon Wilson)

Upcoming Meeting Schedule for 2011: May 17, June 21, July 19, August 16, 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.