



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, October 18, 2011 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

September 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 11.98 – 50 Bow Street – 1874 Former Union Square Police Station 9/26/11
Applicant: Abriam Barker, Contractor for Danielle Bennett, Condominium Owner

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

1. Remove 4 existing double-hung, single pane windows on the 1st floor south side rear; and
2. Replace with 4 Marvin® Ultimate double-hung magnum insulated windows

HPC 11.100 – 91 Boston Street – 1850, Ira Hill House 9/27//11
Applicant: Gail Perry Borden for Irene and Frederick J. Lund for Life, Owner

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

1. Replace missing and rotted wood gutters on roof with aluminum K-style gutters;
2. Replace K-style aluminum gutters on porch roof with wood gutters;
3. Install new porch railings; and
4. Remove rotted and damaged wood shutters.



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REVIEW AND COMMENT

None as of October 11, 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.

There are no further proposed changes to the original house.

DETERMINATION OF PREFERABLY PRESERVED

HPC 08.72 D - 92 Properzi Way - James W. Maloy House (1850) (continued) 11/17/08
Owner: Moshe Safdie, Principal of Moshe Safdie & Associates, Inc.

Review of the SHPC’s previous determination (date would be helpful to add??) that under of the City of Somerville Ordinance, the subject house is considered “significant” as set forth in Section 7-28 b (2). The building is at least 50 years old, and has been determined by the Commission to be:

- a. **“Importantly associated with** one or more historic persons or events, or with ***the broad architectural***, cultural, political, ***economic or social history of the City*** or the Commonwealth of Massachusetts, or
- b. **“Historically or architecturally significant (in terms of period, style, method of building construction**, or association with a reputed architect or builder) either by itself or ***in the context of a group of buildings*** or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.”

Specifically, the significance of the house is as a worker-owned cottage, located in a neighborhood of several such buildings. The neighborhood began development before 1852 as workers housing for the Bleachery, Wyatt’s brick factory, and the American Tube Works. Public testimony will be taken, followed by discussion and a vote by the Commission on whether the building should be “preferably preserved” per section b (2) b.

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”. Public testimony followed by discussion and a vote by the Commission.

HPC 11.104 – 420 Medford Street, 1912 Brick Garage 10/03/11
Applicant: Joanne Turco, daughter of Florence Cavaliere, Owner

OTHER ACTION ITEMS

None as of October 14, 2011.

DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY STAFF REVIEWED & APPROVED

HPC 11.96 – 50 Middlesex Avenue, 1920 concrete block Truck Service Station 9/20/11
Owner: Disilva Truck Service Corp

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

HPC 11.102 – 46 Bow Street, 1874 9/28/11
Applicants: Eduarda and Isabel Palinha

1. Repair or replace damaged or rotted wood siding and trim in-kind as needed; and
2. Repaint

HPC 11.103 – 33 Bow Street, 1892, The Richmond Building 9/28/11
Applicant: Winn Management for Somerville Community Corporation

1. Repair and replace worn, damaged or missing siding and sills in-kind as needed;
2. Repaint.

HPC 11.106 – 68 Mount Vernon Street, 1879 Lewis Lombard House 10/06/11
Applicant: Vitaly Lvin

3. Renovate kitchen, and replace 2 windows on southeast corner of the first floor rear with casement windows.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

SECTION 106 REVIEWS

Storefront Improvement Program Reviews

None as of October 11, 2011.

Housing Division Grant Program Reviews

None as of October 11, 2011.

Planning Division Reviews

HPC 11.99 – 142 Orchard Street, 1868 Italianate
Owners: Michael Fischer & Susann Wilkinson

The building falls within the potential Orchard Street National Register District. A short review of materials available on the internet revealed that Thomas Parker, a Cambridge grain dealer lived there during the 1880's. The 1895 Bromley Atlas shows F. Dewitt Lapham as the owner at that time. Lapham was a Civil War veteran, a prominent insurance salesman, Alderman at Large, as well as an early 1908 automobile owner, and member of both the Mendelsohn Choir and the Unitarian Church.

The proposed alteration to the rear of the building retains the original massing and form along the street edge. The proposed alteration will have minimal effect on the historic fabric and will not negatively impact the streetscape.

HPC 11.101 – 38 Warner Street, circa 1910, Shingle/Colonial Revival

Owners: Melvin A Santos & Susana Quelha

Despite having some alterations, it still retains its original tapered square porch posts with a simplified capital and base. Typically porches of this era were configured to only partially cover the façade, stopping at the front window bay to allow for some outdoor space and to allow maximum light into the front parlors.

The proposed enlargement of the porch and relocation of the stairs will make the building out of harmony with the neighborhood. Historic photos of West Somerville showing similar houses with porches on one side of the house only were submitted. The currently proposed the columns and porch posts are overly simplified and are not distributed evenly across the façade. The original more muscular column should be replicated and the porch posts above should echo each other to form a unified arrangement.

PROJECT AND OTHER BUSINESS UPDATES**Project Updates**

- **HPC Guidelines Revisions** (Abby Freedman with Amie Schaeffer)
 - Met on Thursday 10-4-11
 - Next meeting of Subcommittee: Wednesday 11/9/11 at 7-9 pm
 - Update on progress
- **City-wide LHD Expansion Project** (Brandon Wilson with Amie Schaeffer)
 - Final Report on Group E submitted 7-14-11 to the BOA and referred to Legislative Matters Committee, where awaiting their final review and deliberation.
 - Legislative Matters Committee meeting occurred 10-11-11. Brandon attended and responded to questions about each of the 18 buildings proposed for LHD designation. Committee voted to approve all of the buildings (9) with no owner opposition.
 - BOA voted at their meeting 10-13/11 on revised Ordinance Map Amendment as per above
 - Remaining properties in Group E on hold pending Ward Aldermen follow-up with owners
 - Proposed Hinckley-Magoun LHD properties PowerPoint presentation – on hold pending further discussion with Ward Alderman and possible new letter from City Clerk
 - Neighborhood meeting with above owners - not scheduled, pending Ward Alderman consent
 - Group F Narrative being revised and packets for owners being prepared to mail this fall.
- **2011 Surveying Projects** (Brandon Wilson & Kristi Chase with Amie Schaeffer)
 - Survey work on St. Catherine's Church with associated properties, and other Summer Street properties - in progress
 - RFP for 2011 Broadway & Other CDBG Eligible Properties Survey - in progress
 - RFP for Union Square NRD Nomination & Prospect Hill Park NR Eligibility Opinion - in progress
 - Properzi Way LHD Preliminary Report - to be drafted for Commission approval
 - American Tube Works LHD Preliminary Report - to be drafted for Commission approval
- **Milk Row Cemetery Preservation Project – Outstanding Work** (Brandon Wilson)
 - Heritage Tree Treatment awaiting Purchasing Dept. approval and new FY funding
 - Site signage on hold until funding identified
 - Fence Painting Touch-ups by Cassidy Fencing Co. – awaiting Cassidy site inspection

- Bike Racks on Somerville Ave. – awaiting new shipment to City
- Relocation, new signage & improvement of Market Basket bike racks – ph 1 completed
- Additional restoration & repair work on tombs and markers subject to funding availability
- Additional public access – ongoing; also see opening October 23rd (see Events below)
- **Orchard Street National Register District** (Kristi Chase and Brandon Wilson)
 - Meeting with Cambridge Historical Commission Staff Thursday 10/20/11
- **Preservation Awards Program** (Brandon Wilson)
 - Need nominations for 2012 Director Awards this fall; publicity to occur ASAP
 - Exhibit of 2011 Awards artwork to travel from City Hall to local realtor office, Thalia Tringo, with grand opening Wed. October 19th, 5-7pm, Willow Ave. at Community Path
- **Historic Afghan Re-design and Re-ordering** (Brandon Wilson with Mayor’s Office)
 - Re-design ideas to be sent back to production firm for new draft, pending PO approval
- **Preservation Newsletters** (Brandon Wilson with Amie Schaeffer)
 - Newsletter #2, Fall 2011, completed by Amie & sent out to all LHD owners 10/13/11
 - Copies also given to all BOA & SHPC members
 - Newsletter #3 planned for Winter 2012 pending funding for printing, postage, & staff time
- **SHPC Website Enhancements** (Brandon Wilson with Communications Office)
 - Check out new additions to both of our websites via <http://www.ci.somerville.ma.us/departments/historic-preservation-commission> and <http://www.ci.somerville.ma.us/departments/ospcd/historic-preservation>
 - Also note Somerville Journal has added a “History” link http://www.wickedlocal.com/somerville/town_info/history to their Wicked Local online site which bundles lots of historic news in one place very helpfully; let them know this is appreciated.

Other Business

- **Staffing Updates**
 - Michael Glaven, new OSPCD Executive Director, to start Mon. 10-17-11
 - Rob May, Economic Development Director since 2007, is moving on as of 10-13-11
- **Commission Appointments & Re-Appointments** (Brandon Wilson)
 - Mayor to submit three re-appointments (DeYoung, Parkes, Snare) & one new appointment (George Born) to BOA at next mtg. 10-27-11
- **Conflict of Interest and Open Meeting Laws** (Brandon Wilson)
 - Reminder #2 to return Acknowledgement and Certification forms to Brandon ASAP
- **Somerville Museum ADA Access, Repairs and Restoration Work** (Brandon Wilson)
 - Determination of how best to address all issues with very limited funds in progress
- **Photo Documentation of East Somerville via Arts Council LCC Grant**
 - Photos taken & reviewed, but only of streetscapes & infrastructure & none of house interiors, as planned; new effort to reach out ES owners being explored by photographer
- **“Somerville: Back in the Day”** (Kristi Chase as Host)
 - SCATV Oral History Project:
 - <http://access-scat.org/watch-scatv/video-web>
 - Second show completed and 2 more taped

- **CLG Reports** (Kristi Chase with Brandon Wilson)
 - 2011 CLG Report summarizing all of the SHPC cases and work completed from July 1, 2010 to June 30, 2011 was submitted to MHC 10-7-11; copies available upon request.
- **On-going and Upcoming Events** (Brandon Wilson)
 - Videotaping on cable TV of 9-15-11 Historic Somerville Talk re "Somerville (Charlestown Beyond the Neck) and the Siege of Boston" (April 1775 to March 1776) by COL. Lawrence Willwerth, Quartermaster of the Ancient and Honorable Artillery Company of Massachusetts. Hope to post to SHPC website too.
 - Brochure available of 9-18-11 walking tour "Upcoming Hotspots: Historic Union Square West" led by Ed Gordon thru 2011 ArtsUnion Project.
 - "Ghosts of Somerville" with opportunity for public access to explore and learn about the Milk Row Cemetery will be part of City's "SomerStreets/Monster Mash Festival" on Sun. afternoon, Oct. 23rd. For details, see SHPC website or www.historicsomerville.org
- **New Business**

Upcoming Meeting Schedule for 2011: 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.