



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

*HISTORIC PRESERVATION COMMISSION*

**AGENDA**

Tuesday, March 15, 2011 at 6:40 p.m.  
Third Floor Conference Room  
Somerville City Hall

**APPROVAL OF MINUTES**

February 2011 Minutes

**EXPANSION OF LOCAL HISTORIC DISTRICTS – Group D – VOTE**

- Vote on final recommendations of the Commission on Group D to the BOA after the joint public hearing with the Legislative Matters Committee on February 22, 2011.

**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)

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.*

*Continued until April 19, 2011 per request of the Applicant.*



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**DETERMINATION OF SIGNIFICANCE**

**HPC 11.21 – 52 Franklin Street, *between 1857 and 1874***

3/4/11

Applicant: Richard DiGirolamo, Attorney for Maria Freitas, Owner

*Post and beam workers house located on the lower end of Franklin Street.*

**DEMOLITION REVIEW UPDATE**

**HPC 11.02 Demolition – 39-43 Elmwood Street, circa 1898 wood-frame house and 1916-1919 concrete block buildings**

Applicants: Charles Aggouras and Daniel DiPierro, GFC Development Inc

*The working group held two meetings so far on 3/4/11 and 3/11/11 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 may be submitted for review and comment.*

**STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS**

**HPC 11.15 – 11 Williams Court**

2/25/11

Applicant: Planning Division

*Placement of the dormers on 11 Williams Court is unlikely to adversely impact the rhythm of the street provided the dormers are not too large and too forward on the roof.*

**HPC 11.17 – 16 Butler Drive – St Polycarp’s Village, Phase II**

2/25/11

Applicant: Planning Division

*Staff forwarded HPC December 2010 Minutes which included the following comments: Materials such as a stone façade could help. An arched doorway might tie the building to the church. The east elevation could be broken with more articulation. Solar panels could be used to give more interest to the roof. Safety and privacy requirements were also mentioned. (HPC 10.109)*

*Recent black and white photos of the school, library and convent have also been reviewed for submittal to the Massachusetts Historical Commission as part of a Memoranda of Agreement prior to the demolition of the buildings noted below determined significant by the MHC but not by the SHPC on 3/21/06 (HPC 06.18)*

**HPC 11.18 – 75 Wallace Street**

2/22/11

Applicant: Planning Division

*Proposed changes to the house, such as siding replacement with clapboard, new dormers and windows, follow HPC Design Guidelines. Staff recommends keeping this property in mind for next year’s Director’s Awards.*

**HPC 11.22 – 485 Mystic Valley Parkway – Mystic Pumping Station**

3/1/11

Applicant: Somerville Housing Authority

*Review preliminary plans for site which includes 2 floors of housing inside shell of the building.*

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

**HPC 11.16 – 398 Broadway**

2/15/11

Applicant: Celio Vincente, contractor for Edward Harvie, Owner.

1. Remove and replace existing decking and handrails on 3<sup>rd</sup> floor rear of the building with wood.

**HPC 11.20 Demolition – 115 Pearl Street, Portion of East Somerville Community School**

2/28/11

Applicant: City of Somerville.

**PROJECT UPDATES AND OTHER BUSINESS**

**Project Updates**

- **LHD Expansion Project** (Brandon Wilson and Amie Schaeffer)
- **SHPC Subcommittee for Guidelines Revision** (Kristi Chase & Abby Freedman)
- **Prospect Hill Tower and Site** (Brandon Wilson)
- **Patriot’s Day Event Planning** (Brandon Wilson and Amie Schaeffer)
- **2011 Preservation Awards Program** (Brandon Wilson and Derick Snare)
- **Historic Properties Class for Realtors** (Brandon Wilson and Amie Schaeffer)
- **Adoption of Zoning Ordinance Amendment for Historic Carriage Houses**
- **Enhancements to SHPC Website** (Brandon Wilson)

**Other Business**

- **SHPC Operational Affairs** (Brandon Wilson)
  - Orientation meeting and materials for four new appointments (Alan Bingham, Natasha Burger, Kelly Speakman, and Todd Zinn)
- **Somerville Museum Capital Building Fund** (Brandon Wilson)

**Upcoming Meeting Schedule for 2011:** April 19, 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](mailto:kchase@somervillema.gov), or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.