



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, February 21, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

November 15, 2011 and January 17, 2012 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 11.115 – 11 Linden Avenue, 1860 Isaac Story House (continued) 10/17/11
Applicant: Lenore Hill, Owner

1. Add 1 additional window on rear ell;
2. Rebuild porch on 2nd floor south side without roof, based upon historic photograph; and
3. Construct a free standing 2-unit structure designed to resemble a barn on lot with an existing 1-family dwelling.

REVIEW AND COMMENT

HPC 12.005 – 56-61 Clyde Street Interpretive Material 1/19/11
Applicant: Kendra J. Halliwell, Architectural Designer , Icon Associates for Maxwell's Green

DEMOLITION REVIEWS

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House 10/20/11
Applicant: Moshe Safdie Associates, Owner



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HPC 11.109 – 29 Day Street, circa 1870, Rich Collins House 11/15/11
Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage 1/17/12
Applicant: Doug S. Beaudet, Owner

DETERMINATION OF PREFERABLY PRESERVED

HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued) 12/20/11
Applicant: 18 Cottage LLC

The Applicant has requested a continuation until the March 20, 2012 meeting.

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”. Prior notice is not required by the Ordinance. New cases for a Determination of Significance may be added to the Agenda until Thursday, February 16, 2012. Public testimony followed by discussion and a vote by the Commission.

HPC 12.015 – 11 Fairview Terrace – 1955 Harold A. Palmer Ranch House
Applicant: Philip Nazzaro, Owner

Constructed for Harold A. Palmer, a real estate and insurance broker, as well as a prominent political figure in the 1940 and 1950s, this is one of the few ranch houses in Somerville.

OTHER ACTION ITEMS

- **Properzi Way/Vine Street LHD Report**
 - Review, approve and recommend submittal of Preliminary Report to the Somerville Planning Board and the Massachusetts Historical Commission.
- **Conflict of Interest Law - Online Training** (Brandon Wilson)
 - Reminder: Need all SHPC members to complete & return Online Training Certification annually; please submit forms to City Clerk with copy to Brandon ASAP
 - 2011 Receipts received to date from Bingham, Born, Burger, DeYoung, Ryan, and Zinn

STAFF REVIEW & APPROVAL OF DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY

HPC 12.006 Demolition – 143 Cedar Street – 1921 Concrete Block Garage 1/23/12
Applicant: Alder Realty Trust & Faulkner Brothers

HPC 12.007 Demolition – 145 Cedar Street – 1921 Concrete Block Garage 1/23/12
Applicant: Alder Realty Trust & Faulkner Brothers

HPC 12.008 Demolition – 5 Alpine Street – 1921 Concrete Block Garage 1/23/12
Applicant: Alder Realty Trust & Faulkner Brothers

HPC 12.009 Certificate of Non Applicability– 64E Bow Street

1/26/12

Applicant: Nicole Rheum, Agent for Mark Lackey, Owner

1. Replace three (3) 2/2 double-hung, insulated glass, wood windows with new JB Sash 2/2 double-hung, wood replacement, insulated glass windows with same frame size, and size and pattern of muntins painted to match existing windows.

HPC 12.011 Certificate of Non Applicability – 30 Warren Avenue

2/7/12

Applicant: Tom Quinn, Contractor for Eileen Levett, Owner

1. Rebuild top 4 courses and repoint the chimney;
2. Replace broken and missing Munson Black slate with same; and
3. Clean and seal gutters.

HPC 12.013 Certificate of Non Applicability – 56 Meacham Road

2/8/12

Applicant: John Nye

1. Install a washer and dryer vent on south side towards the rear along the driveway; and
2. Install a water spigot and hose bib on the garden side of the building.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

PLANNING DIVISION REVIEWS

HPC 12.002 – 143-145 Cedar Street/5 Alpine Street

2/2/12

Owners: Alder Realty Trust & Faulkner Brothers

The proposed removal of the concrete block garages and their replacement with a 3-4 story residential building will be more in keeping with the neighborhood. The presence of a residential building along this section of Cedar Street will reunite the triple decker with the houses on the street to the south.

HPC 12.003 – 33-35 Dimick Street

2/2/12

Owner: Steven Courtemanche

The proposed enclosure of the back porch is not in-keeping with the triple-decker style. The ample porches on the front and rear of triple deckers that bring in fresh air and that give some much-needed outdoor space to the tenants are hallmarks of the style and era, and should be retained if at all possible.

SECTION 106 REVIEWS

HPC 12.004 – I-93

2/12/12

The proposed repaving will have no “adverse effect.”

- **Green Line Extension – Section 106 Memoranda of Agreement**

On September 20, 2011, the Commission voted unanimously (7-0) to concur with the proposed MOA between the Federal Transit Administration, the Massachusetts Department of Transportation, and the Massachusetts Historical Commission once it is finalized. This has been received and signed. Archival photo-documentation of the Somerville Automobile Company will be undertaken. Noise wall design at Sycamore Street; and station design at Gilman Square and Lowell Street will take into consideration the historic context. Interpretive displays will be done for Ball Square in keeping with the National Park

Service Standards. Updated surveys will be undertaken to re-assess the fabric of our industrial past near the Lowell Street Station for its integrity and any adverse effects that the Green Line might have.

Staff is also locating historic images for the other stations and the noise walls along the corridor and attended the 2/8/12 meeting on the Union Square and Washington Street Stations.

PROJECT AND OTHER BUSINESS UPDATES

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Wednesday, 2/8/12 from 7-9pm
- Update on progress

Milk Row Cemetery Master Plan Work (Brandon Wilson)

- Possible submission of grant application to MHC for continued restoration of tombs, conservation of remaining grave marker, new signage system, vegetation improvements, and benches.
- Identification of matching funds in progress.

2012 Preservation Awards Program (Brandon Wilson and Derick Snare)

- Very competitive number of Director Award nominations this year, producing 7 final selections for the CAD students to measure, study & draw for the owners; Derick will continue to advise them about architectural elements until completion, and Brandon will provide the City context;
- Only 5 properties sufficiently completed and appropriate for a Preservation Award this year.
- SHS Art teachers & students received CDs with photos of properties as well as additional background information due to Amie's help.
- Awards Ceremony at the Somerville Museum scheduled for Thurs, May 31st, representing as per tradition the culmination of May Preservation Month. Please mark your calendars!

Planning for Upcoming Events (Brandon Wilson & Kristi Chase) (All welcome & encouraged to attend!)

- **Patriot's Day Celebration at Foss Park.** (Monday, April 16th, 10am-noon)
 - Colonial Fair planned with Colonial era food, games and folks in period clothing,, with likely brief poem readings by local youth and opportunity to greet Paul Revere and his horse on his way from Boston to Concord and Lexington. Volunteers always needed!
- **May Preservation Month Events** (Tentative list)
 - "The Menace of the Three Decker" talk by Stuart Brorson (Thurs. May 3rd, Somerville Museum), sponsored by Historic Somerville, in collaboration with the SHPC;
 - Jane's Walk (Sat. May 5th) along and around Orchard St. area which straddles both Cambridge-Somerville, in collaboration with Cambridge Historical Commission;
 - "Researching Your House and Family" talk by Kristi, in collaboration with the Som. Central Library Staff;
 - Milk Row Cemetery Opening & Tour by Barbara Mangum, Historic Somerville President, in collaboration with the SHPC
 - East Somerville Walking Tour, by Edward Gordon, in collaboration with East Somerville Main Streets
 - Historic Bike Tour (Sun. May 20th, 2-4:30pm) with theme of "Somerville Parks, Then and Now," in collaboration with Somerville Bike Committee.
 - Preservation Awards Ceremony (see info. above)

Mystic Waterworks Housing Project (Kristi Chase)

- Letter of Support for Somerville Housing Authority chosen 40B team submitted to the MHC

POTENTIAL UPCOMING CASES

Rosebud Diner, 381 Summer Street

- Signage change under discussion due to potential new ownership and business plan.

360 Mystic Avenue/100 Fellsway West

- Structural engineers report received stating that it is not feasible to rehabilitate the building.
- HPC and Planning Staff met with Applicant's attorney Richard DiGirolamo on 1/26/11 to request further information and verification.

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178 Central Street

- Shed dormer proposed on rear ell.

NEW BUSINESS

Upcoming Meeting Schedule for 2012: March 20, April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20, December 18.

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.