



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

*HISTORIC PRESERVATION COMMISSION*

**AGENDA**

Tuesday, April 17, 2012 at 6:40 p.m.  
Third Floor Conference Room

**APPROVAL OF MINUTES**

March 20, 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 12.016 – 25 Clyde Street – 1820-1858 H. Timney Brick-Workers Cottage (Continued) 2/27/12**  
Applicants: Mark Hammer, Architect for Stateside Realty Group, LLC

1. Demolish existing garages at the rear of the property (C/A);
2. Remove east side enclosed entry(C/A);
3. Replace entry with a window (C/A);
4. Rebuild brick foundation (C/NA);
5. Infill lower level entry to the street (C/A);
6. Enlarge rear addition to accommodate second stairway (C/A);
7. Replace wood shingle siding with wood clapboard (C/A);
8. Remove inappropriate replacement and other windows (C/A);
9. Replace them with 2/2 double-hung wood replacement windows (C/A);
10. Repair or replace all rotted sills (C/NA);
11. Replace or replicate exterior trim to match existing as needed (C/NA);
12. Remove minimally visible chimney (C/A);
13. Replace roof (C/A);
14. Construct or rebuild the second floor entry stairs (C/NA);
15. Construct a new deck on west side rear (C/A);
16. Install fencing around rear and sides of lot (C/A);
17. Remove asphalt from the entire yard (C/A);



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18. Install cobble and stone aggregate parking areas (C/A);
19. Landscape the remaining area (C/A); and
20. Construct a free standing 2-unit structure designed to resemble workers cottages on lot with an existing 1-family dwelling (C/A)

*Continued from last month due to insufficient information.*

**HPC 12.026 – 67-69 Florence Street – 1857 Isaac Hardy House** 3/28/12  
Applicant: Rocco Di Renzo

1. Construct a brick wall with iron railings along the front of the property and the adjoining property (C/A).

**HPC 12.030 - 14-16 Aldersey Street – c. 1871 Elizabeth and Stephen Fenno House** 4/2/12  
Applicants: Abby Freedman & Julie Schneider

1. Install a black metal chimney cap.

**REVIEW AND COMMENT**

*None this month.*

**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

Plans will be presented for a Memorandum of Agreement:

1. Restore the main portion of the historic house to a semblance of the original 1850s workers cottage;
2. Demolish 1-story rear addition; and
3. Construct a new rear addition that reflects 1930s factory building.

**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

**HPC 12.017 – 146 Hudson Street – circa 1924 Edward J Heath House**  
Applicant: Richard DiGirolamo, Attorney for Edward Doherty, Owner 2/29/12

**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.

**OTHER ACTION ITEMS**

**HPC Guidelines Revisions**

- *Discussion about adopting and substituting completed portions of revised HPC Design Guidelines drafted by Subcommittee as an interim step to the final Guidelines.*

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

**HPC 12.025 – 56-58 Walnut Street – 1890 Hollander Block Certificate of Non-Applicability 3/26/12**

Applicant: Hugh Gelch, owner of Walnut Pleasant LLC.

1. Replace asphalt roof shingles in-kind on the mansard portion of the roof.

**HPC 12.029 Demolition – 15 Park Place – 1925 Concrete Block Garages (6)**

4/2/12

Applicant: Vladimir Pezel

**HPC 12.032 – 93 Highland Avenue – 1852-1924 City Hall Certificate of Non-Applicability 4/4/12**

Applicant: Sarah Spicer, Senior Planner for OSPCD, City of Somerville.

1. Install a Hubway station near the driveway entrance to City concourse, against the retaining wall facing the Dilboy sculpture. Station is temporary, to be in place from March through November.

*This will be a seasonal and reversible installation necessary for the docking of the shared bikes with no lasting effect upon the historic fabric of the site.*

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

**PLANNING DIVISION REVIEWS**

**12.023 – 57 Pitman Street**

3/28/12

Applicant: Pitman Property Group LLC

**12.024 – 11 Church Street**

3/29/12

Applicant: CMS Church Nominee Trust

*The proposed change to the rear of the building will not affect the rhythm of the existing streetscape.*

**12.028 – 280 Broadway**

3/29/12

Applicant: Amos G. Winter and Fred Camerato, Owners

*Due to alterations much of the original historic value has been lost. The proposed changes will not affect the historic integrity of the building or the existing streetscape.*

**12.031 – 106 Orchard Street**

4/3/12

Applicant: Sapna Mehtani

*The proposed alteration to the house will not disrupt the existing streetscape. The proposed addition will be minimally visible from the street since it will be located on the rear of the building.*

**SECTION 106 REVIEWS**

*None this month.*

**UPDATES ON PROJECTS AND OTHER BUSINESS**

**POTENTIAL UPCOMING CASES**

**360 Mystic Avenue – c. 1887 C.W. Lyman & Company**

- Structural engineers report received stating that it is not feasible to rehabilitate the building.

**47 Columbus Avenue – 1882 Philip Eberle House**

- New owners proposing to enlarge basement windows and basement door; re-grading; and installing brick patios and stone retaining walls at front of property.

**143-145 Perkins Street – 1850 Robert Brothers House**

- Up for sale. Several potential buyers have been asking questions about the possibilities.

**OTHER BUSINESS**

**SHPC Operational Affairs (Brandon Wilson)**

- HPC Elections will take place at the May 15, 2012 Meeting
- Re-appointments to be submitted for Bingham, Chagnon, Freedman, Speakman & possibly Stearns

**Mystic Waterworks Housing Project (Kristi Chase)**

- Letter of Support (round 3) for Somerville Housing Authority chosen 40B team submitted to the MHC

**PROJECT UPDATES**

**HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)**

- Committee met on Monday, 4/2/12 from 7-9pm
- Update on progress
- Next meeting on Monday, 5/7/12 from 7-9pm

**Milk Row Cemetery Preservation Master Plan Implementation (Brandon Wilson)**

- Grant application submitted March 30<sup>th</sup> to MHC for Round 18 of MPPF Program.
- Application for \$34,000 matching grant for two high priority recommendations: 1) rehabilitation of tombs housing the earliest residents of the cemetery, including members of the Tufts family; and 2) design and installation of site and interpretive signage to increase public awareness of Cemetery's historic significance.
- Scope of work limited by availability of CDBG funds for 50% match plus grant administration.
- Other Master Plan implementation work continues in collaboration with other organizations: 1) Somerville Garden Club (City daffodil bulbs planted in fall and muscari last spring are in full bloom now!); and 2) Department of Public Works has installed bike post directly outside cemetery, and 2 benches soon near monument); and 3) Meetings begun with Historic Somerville to develop a Docent Program to increase public openings and appreciation of local history treasures.

**West Branch Library Improvements** (Brandon Wilson)

- Accessibility Study well underway with 3 proposals reviewed with WBL Director on March 9<sup>th</sup>;
- TBA Architects made presentation to Library & OSPCD Staff on April 3<sup>rd</sup>; awaiting feedback before proceeds
- Enhancements to Children's Room and resources in continues to progress with Library Staff, community members, and architectural students.

**Preservation Awards Program** (Brandon Wilson, Derick Snare, and Amie Schaeffer)

- Derick continues to advise and guide SHS CAD students with their architectural drawings, ensuring building accuracy and highlighting significant elements.
- Brandon met with SHS Art teachers on April 13<sup>th</sup> and all moving ahead, with some challenges.
- 2011 Awards Exhibit is up at the last venue, Century Bank on Fellsway West.
- Photos to be taken shortly of 2012 winning property owners for Awards Ceremony at the Somerville Museum on Thurs., May 31<sup>st</sup>. Remember to mark your own calendars!

**Assembly Row Historic Enhancement Project** (Brandon Wilson & Kristi Chase)

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

- **Patriot's Day Celebration at Foss Park.** (Monday, April 16<sup>th</sup>, 10am-noon)
- **May Preservation Month Events** (Tentative list)
  - "The Menace of the Three Decker" talk (Thurs. May 3<sup>rd</sup>, Somerville Museum) by Stuart Brorson, sponsored by Historic Somerville, in collaboration with the SHPC;
  - Jane's Walk (Sat. May 5<sup>th</sup>) to take place in Hinckley-Magoun Area, in part to highlight the proposed local historic district there;.
  - "Researching Your House and Family" talk (Wed. May 30<sup>th</sup>, 7-9 pm at Central Library) by Kristi Chase, in collaboration with the Som. Central Library Staff;
  - Milk Row Cemetery Opening & Tour (Thurs. May 17<sup>th</sup>, 6pm) by Barbara Mangum, Historic Somerville President, in collaboration with the SHPC;
  - Walking Tour "From Mansions to Mudflats: East Somerville's Cornucopia of Cultural Treasures" (Sun. May 6<sup>th</sup>, 2-4:30pm) by Edward Gordon, in collaboration with East Somerville Main Streets
  - Historic Bike Tour highlighting "Somerville Parks, Then and Now" (Sun. May 20<sup>th</sup>, 2-4:30pm) in collaboration with Somerville Bike Committee.
  - Memorial Day Parade (Sun. May 28<sup>th</sup>) with Historic Somerville contingent.
  - Preservation Awards Ceremony (see info. above)

**NEW BUSINESS**

**Upcoming Meeting Schedule for 2012:** 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](mailto:kchase@somervillema.gov), or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.