



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Wednesday, September 19, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

April 17, May 15, June 19, July 17 and August 21, 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 12.091 – 56 Bow Street – before 1874 Vernacular house

Applicant: Kathleen Galle, Owner

Submitted 8/14/23

1. Remove chain link fence at the rear of the property and temporary fence at rear of driveway; and
2. Install 6' White Cedar fence with lattice panel.

HPC 12.094 – 117 Washington Street – 1792 Samuel Ireland House

Applicant: Claude Augustin, Owner

Submitted 8/23/12

1. Remove circa 1940s wood shingle siding; and
2. Replace with clapboard with exposures to match original.

HPC 12.095 – 34 Day Street – 1870 Knight-Lacount House

Applicant: Serena Crosina, Owner

Submitted 8/28/12

1. Enclose rear left side section of front porch with door.

HPC 12.097 – 23 Porter Street – circa 1850 Gothic Revival House

Applicant: Lalo Development Corporation, Owner

Submitted 8/29/12

1. Replace all existing windows in existing historic building;



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2. Relocate and install new windows as per plans;
3. Install new doors as per plans; and
4. Remove bulkhead and replace with door as per plans.

HPC 12.098 – 17-19 and 19R Aldersey Street – 1869 Adoniram Taylor House

Applicant: RCG Aldersey LLC, Owner

Submitted 8/29/12

1. Remove and salvage existing carriage house roof slates for repairs on main building (not visible);
2. Replace with asphalt shingles on upper roof of carriage house (not visible);
3. Replace slate (not visible) and asphalt shingles of the mansard on the carriage house with architectural or decorative asphalt shingles;
4. Replace existing wood gutters of house and carriage house with aluminum gutters; and
5. Remove existing picket fence.

DEMOLITION REVIEWS

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 Friday, September 14, 2012. Public testimony will be followed by discussion and a vote by the Commission.

DETERMINATION OF PREFERABLY PRESERVED

HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued)

Applicant: 18 Cottage LLC

Determined Significant

12/20/11

HPC 12.061 – 315-321 Broadway – 1925 Classical Revival brick commercial block (cont’d)

Applicant: Young Lee for Richard E Blumsack, Richard D Gilman & Cynthia R. Trustees

Determined Significant

05/25/12

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage

Applicant: Doug S. Beaudet, Owner

Determined Preferably Preserved

10/17/12

01/17/12

HPC 12.056 – 336 Summer Street – circa 1874 Joseph Vello House

Applicant: Cindy He, Owner

Determined Preferably Preserved

03/19/13

06/19/12

REVIEW AND COMMENT

HPC 12.096 – Saint Polycarp’s Village – Phase III - 90% Construction Drawings

Applicant: Yara Vergucht, Project Manager for Somerville Community Corporation, Owner

08/27/12

OTHER ACTION ITEMS

- Permission for Planner Amie Schaeffer to sign on behalf of the HPC for Certificates of Non-Applicability, Appropriateness or Hardship.

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

HPC 12.085 – 193 School Street

Certificate issued 9/06/12

Applicant: Micah Silver, Owner

1. Interior changes that do not alter the exterior;
2. Paint;
3. Install exterior security light;
4. Two window openings, currently filled with brick and not visible to a public way, will be filled with glass block; and
5. Reframe and reinstall the left-bay door in-kind.

HPC 12.093 – 17 Bow Street

Certificate issued 8/24/12

Applicant: Josh Freeman, Property Manager for Heath Properties, Owner

1. Mortar to repoint masonry of the primary façade shall be consistent with the existing in color, texture, tooling, and vapor permeability;
2. Clean, repair, and repaint existing copper gutter and aluminum downspout; and
3. Recaulk and repaint thin windows left of door in tower.

HPC 12.099 – 17-19R Aldersey Street, Somerville, MA – 1869 Adoniram Taylor House

Applicant: Peter Kaplan, Project Manager for RCG Aldersey LLC. Owner

Certificate issued 9/5/12

1. Repair and replace siding and trim in-kind as needed;
2. Recaulk or replace lights on all windows in-kind as needed;
3. Replace storm windows;
4. Repoint masonry including chimneys with mortar consistent to the existing in color, texture, tooling, and vapor permeability;
5. Install new flashing in-kind where needed;
6. Replace asphalt roofs and install flashing in-kind;
7. Repair and replace lower mansard on main house with slate shingles in kind as needed using salvaged slate shingles from the carriage house roof that are not visible from the public right of way;
8. Replace asphalt shingle on carriage house, porches and the upper roof of both buildings with asphalt shingles in-kind
9. Replace aluminum gutters in-kind; and
10. Paint.

HPC 12.100 – 16 Cross Street East – 1879 Seman Klous Rowhouse

Applicant: John McGann, Contractor for Ellen Friedman, Trustee

Certificate issued 9/6/12

1. Clear loose mortar and chisel area;
2. Save and preserve as many of the existing bricks as possible;
3. Replace bricks as needed matching color and texture; and
4. Repoint masonry with mortar consistent with the existing in color, texture, tooling, and vapor permeability;

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

PLANNING DIVISION REVIEWS

HPC 12.074 (revised) - 129 Highland Avenue – circa 1890 Mayor Edward Glines House 6/29/12

Applicant: Kenneth Lanzilli

Proposed addition minimally visible from Highland Avenue and has lower massing than original house. Large part of the back yard will be severed from the lot and sold to the neighbors. New design references the size, shape and location of the original front dormer.

UPDATES ON PROJECTS AND OTHER BUSINESS

OTHER BUSINESS

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House

10/20/11

Applicant: Moshe Safdie Associates, Owner

- Update on current status

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Update on Committee progress following meeting Tuesday, 9/11/12 from 7-9pm.

Milk Row Cemetery Preservation Master Plan Implementation (Brandon Wilson)

- Docent Program –Launch with two volunteer docents on Sunday, July 15th went very well, with over 15 people stopping by. Program to continue this fall with 3 additional openings on Sunday, Sept. 23rd, Oct. 21, and Nov. 18th, weather permitting. Docents dressed in period attire and available for questions and to inspire more interest in and care for the Cemetery.

Website Enhancements (Brandon Wilson)

- Event Photos Project-- Organized and labeled photos of various historic events and submitted for posting. Some added to the website by summer intern in Communications Office.

West Branch Library (WBL) Improvements (Brandon Wilson)

- RFP for design services for both West and now East Branch Library improvements drafted and awaiting Mayor's review and approval to issue.

Collaborations with other City Organizations and Projects (Brandon Wilson)

- **Shape Up Somerville** – Walk/Bike to School Heritage Education materials being developed
- **Council on Aging** – Request for historic outreach events designed for seniors being considered
- **Assembly Row Website** – history time line in progress

Preservation Awards Program

- Most of 2011 framed artwork returned to owners
- Eight interview-Articles on 2012 award winning owners for local media completed, edited and submitted to Somerville Patch and Somerville Journal, and many published; 2 more to complete.

NEW BUSINESS

Upcoming Meeting Schedule for 2012: October 16, November 20, and 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 Somerville Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.