



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, November 15, 2011 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

October 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 (continued) 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 5 existing double-hung, single pane windows on the 1st floor south side rear; and
2. Replace with 5 Marvin® Ultimate double-hung magnum insulated windows

HPC 11.107 – 23 Pleasant Avenue, 1893 Henry Colson House 10/7/11
Applicant: Dylan James, Contractor for Timothy Brown, Owner

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

1. Remove rear basement door;
2. Install new bay window on ground floor;
3. Remove 2 windows on rear and rear side ell;
4. Replace with siding to match existing;
5. Remove and replace front, side and rear porch doors; and
6. Install a second set of stairs from rear entry landing into backyard.



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HPC 11.115 – 11 Linden Avenue, 1860 Isaac Story House

10/17/11

Applicant: Lenore Hill, Owner

1. Construct an additional 2-unit dwelling designed to resemble a barn to the lot containing an existing 1-family dwelling.

The Applicant has requested a continuance until the December 20, 2011 meeting in order to make a more complete presentation to the Commission than will be possible at this time.

REVIEW AND COMMENT

HPC 11.116 – Mystic Water Works at Capen Court Housing Project

Owners: Somerville Housing Authority

1. Create 60 affordable rental dwelling units for seniors and persons with disabilities by
 - . Converting the existing Mystic Pumping Station into 25 units;
 - . Demolishing the existing 1941 garage and office buildings at the rear of the property; and
 - a. Constructing a 35 unit apartment building;

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 days when it was the home of the local baker and Italian grocer, and then 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.

NEW DETERMINATIONS OF “PREFERABLY PRESERVED”

HPC 11.109 Demolition – 29 Day Street, circa 1870 Rich Collins House

10/17/11

Applicant: Kaj Vandkjaer, architect for **Borderline Improvements LLC**, Owner

Review of the SHPC’s previous determination (11/17/08) that under of the City of Somerville Ordinance, the subject house is considered “significant” as set forth in Section 7-28 b (2). 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. 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 building is: associated with a group of similar buildings constructed in the Mansard style in a prominent location. It shares a common roofline and massing with several other buildings on the street. The building retains the massing and form characteristic of the neighborhood. The iteration and repetition of the roof lines and the eave returns form the rhythm of the streetscape. The Commission was particularly interested that those aspects of the building be retained.

NEW DETERMINATIONS 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. Public testimony followed by discussion and a vote by the Commission.

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage 10/25/11
Applicant: Doug S. Beaudet, Owner

HPC 11.114 – 2 Village Terrace – pre-1874 Workers Cottage 10/25/11
Applicant: Doug S. Beaudet, Owner

HPC 11.118 – 36 Rush Street – circa 1870 Second Empire 11/9/11
Applicant: Doug S. Beaudet

OTHER ACTION ITEMS

LOCAL HISTORIC DISTRICT EXPANSIONS

- Vote to write a Preliminary Report for Properzi Way LHD
- Vote to write a Preliminary Report for American Tube Works LHD

STAFF REVIEW & APPROVAL OF DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY
None as of November 3, 2011

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

PLANNING DIVISION REVIEWS

HPC 11.112 – 21 Chetwynd Road 11/4/11
Owner: Chabat of Medford

The addition on the rear of the building follows HPC guidelines in the retention of the characteristic gambrel roof shape and replication of window sizes and style where new openings are needed.

SECTION 106 REVIEWS

Storefront Improvement Program Reviews

HPC 11.110 – 62B Summer Street, Dreamstar Studios 11/3/11

Replacement of signage and awnings will have no “adverse effect.”

HPC 11.111 – 510 Medford Street 11/3/11

Replacement of signage and awnings will have no “adverse effect.”

Telecommunications Facilities

HPC 11.120 – 425 Broadway 11/10/11

Applicant: The Ottery Group for AT & T Mobility

Relocation and replacement of telecommunications equipment will have no “adverse effect”.

HPC 11.121 – 27 College Avenue 11/10/11

Applicant: The Ottery Group for AT & T Mobility

Relocation and replacement of telecommunications equipment will have no “adverse effect”.

HPC 11.122 – 252 Medford Street 11/10/11

Applicant: The Ottery Group for AT & T Mobility

Relocation and replacement of telecommunications equipment will have no “adverse effect”.

HPC 11.123 – 230 Medford Street 11/10/11

Applicant: The Ottery Group for AT & T Mobility

Relocation and replacement of telecommunications equipment will have no “adverse effect”.

PROJECT AND OTHER BUSINESS UPDATES

Project Updates

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee will be meeting on Thursday, 11/10/11 from 7-9pm
- Update on progress at monthly meeting

City-wide LHD Expansion Project (Brandon Wilson with Amie Schaeffer)

- BOA voted on 8-0 (with Desmond, Pero & Taylor absent) to designate 9 of the 18 proposed properties in Group E as part of LHDs.
- Ordinance map amendments for Group E submitted to the Registry of Deeds for recording on 11/2/11; awaiting final stamps and book and page numbers
- Remaining properties in Group E on hold pending Ward Aldermen follow-up with owners
- PowerPoint presentation and neighborhood meeting re: proposed Hinckley-Magoun LHD properties– on hold pending further discussion with Ward Alderman.
- Group F Narrative and information packages to be reviewed by new OSPCD Exec. Director before being mailed to owners..

Union Square LHD Expansion (Brandon Wilson and Kristi Chase)

- Preliminary Report being reviewed by new OSPCD Exec. Director for discussion with Mayor
- Submission to the Somerville Planning Board and the MHC for review and comment will follow

West Branch Library Access Study (Brandon Wilson)

- Meeting with new City-wide Library Director, Maria Carpenter occurred 10-27-11
- Contract awarding to TBA Architects, Inc. in progress

Upcoming 2011 Surveying Projects (Brandon Wilson & Kristi Chase with Amie Schaeffer)

- Survey work to continue on St. Catherine's Church with associated properties
- RFP for 2011 Broadway & Other CDBG Eligible Properties Survey
- RFP for Union Square NRD Nomination & Prospect Hill Park NR Eligibility Opinion
- Preliminary Report for Properzi Way LHD
- Preliminary Report for American Tube Works LHD

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; Veteran's Day commemoration of those buried in the Milk Row Cemetery to occur at 3:30pm on Fri. Nov. 11th with brief wreath laying ceremony, and talk at the Somerville Museum .

Orchard Street National Register District (Kristi Chase and Brandon Wilson)

- At 10/20/11 meeting with Cambridge Historical Commission Staff it was determined that their intern had not adequately surveyed the proposed Somerville properties and there was now very limited support for a NR District in this area.
- Alternatively it was agreed that the work to date would be better suited to a walking tour. A collaborative venture between Cambridge and Somerville was proposed for a Jane's Walk to occur as part of events planned for May 2012 Preservation Month.

Preservation Awards Program (Brandon Wilson)

- **Deadline for nominations** for 2012 Awards is Fri. Nov.18th; will be extended to Mon. **Nov. 28.th** Please look out for houses deserving a Director's Award, which are the non-designated older properties throughout the City.
- Exhibit of 2011 Awards artwork has moved from City Hall to Thalia Tringo's Real Estate office on Community Path, just off Willow Ave. Reception to showcase the winning properties and the SHS students' artwork TBA soon.

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 #3 planned for Winter 2012 pending funding for printing, postage, & staff time

SHPC Website Enhancements (Brandon Wilson with Communications Office)

- Check out ongoing 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

Commission Appointments & Re-Appointments (Brandon Wilson)

- Mayor submitted three re-appointments (DeYoung, Parkes, Snare) & one new appointment (George Born) to the BOA 10-27-11, and is awaiting confirmation.

Conflict of Interest and Open Meeting Laws (Brandon Wilson)

- Reminder #3 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; waiting to hear outcome of new outreach to ES owners and date of photo exhibit in local location.

CLG Reports (Kristi Chase with Brandon Wilson)

- Copies available upon request of the SHPC’s 2011 CLG Report that summarizes all of the cases and work completed from July 1, 2010 to June 30, 2011 and was submitted to MHC in October..

On-going and Upcoming Events (Brandon Wilson)

- Videotaping of 10-23-11 “Ghosts of Somerville” as part of the City’s SomerStreets/Monster Mash Festival is now being shown on cable TV on a regular basis.
- Historic Somerville, with help from the SHPC, is sponsoring a talk by Dan Sullivan, blogger of campcameron.blogspot.com at the Somerville Museum on Fri., Nov. 11 from 2-3pm. Event designed to honor Camp Cameron (formerly near the Cambridge-Somerville border on Cameron Ave.) and the thousands of Union recruits who passed through the camp on their way to war. Following the talk there will be a brief ceremony at the Milk Row Cemetery at 3:30 pm.

New Business

Upcoming Meeting Schedule for 2011: December 20.

Upcoming Meeting Schedule for 2012: January 17, February 21, 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.