



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, May 15, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

March 20 and April 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 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

Continued from 4-17-12 meeting due to insufficient information.

1. Replace former non-historic windows with 2/2 double-hung wood replacement windows (C/A);
2. Construct or rebuild the second floor entry stairs (C/NA);
3. Install fencing around rear and sides of the lot (C/A); and
4. Construct on same lot behind existing 1-family dwelling, where garages were demolished, a free standing 2-unit structure designed to resemble workers cottages (C/A)

The following items were approved at 4-17-12 meeting

5. Demolish existing garages at the rear of the property (C/A);
6. Remove east side enclosed entry (C/A);
7. Replace entry with a window (C/A);
8. Rebuild brick foundation (C/NA);
9. Infill lower level entry to the street (C/A);
10. Enlarge rear addition to accommodate second stairway (C/A);
11. Replace wood shingle siding with wood clapboard (C/A);
12. Remove inappropriate replacement and other windows (C/A);
13. Repair or replace all rotted sills (C/NA);
14. Replace or replicate exterior trim to match existing as needed (C/NA);



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15. Remove minimally visible chimney (C/A);
16. Replace roof (C/A);
17. Construct a new deck on west side rear (C/A);
18. Remove asphalt from the entire yard (C/A);
19. Install cobble and stone aggregate parking areas (C/A); and
20. Landscape the remaining area (C/A).

HPC 12.035 – 58 Columbus Avenue – 1874 Melville Parkhurst House

4/11/12

Applicant: William Gage

1. Remove concrete pad (C/A);
2. Replace with 11' x 13' red brick and 8' x 9' pea stone patios (C/A); and
3. Install a 6' x 10' fence to match existing on rear portion of side yard (C/A).

HPC 12.041 -- 47 Columbus Avenue – 1882 Philip Eberle House

04/25/12

Applicants: Dominique Stassart & David Dinklage

1. Lengthen basement door opening to meet code for an entry door (C/A);
2. Replace existing plywood basement door under front bay with a full height steel door (C/A);
3. Redefine threshold and expose foundation with bricks to match existing (C/A);
4. Enlarge 2 existing basement windows (C/A);
5. Install new Harvey Vicon brown 24210 30"x36" sash to match the windows on the bays (C/A);
6. Extend existing walkway to form a brick patio outside rear entry (C/A);
7. Regrade side and front yards (C/A);
8. Construct wall to match existing stone retaining wall along the driveway (C/A);
9. Repair rotten and damaged trim on doors and windows to match existing (C/NA)
10. Install soffit vents; and
11. Repair rear porch and remove coal bin (C/NA).

HPC 12.046 – 14-16 Aldersey Street – circa 1871 Elizabeth & Stephen Fenno House

05/01/12

Applicants: Garrett Laws, Contractor for Julie Schneider and Abby Freedman, Owners

1. Re-roof front porch and 4 bay windows in a material to be determined (C/A);
2. Replace 1 window on 3rd floor west side with 2/2 wood sash to match other existing windows (C/A);
3. Replace roof slates in-kind as needed on both roofs (C/NA); and
4. Repair and replace damaged and missing wood trim, including brackets and consoles in-kind as needed (C/NA).

HPC 12.047 – 13 Campbell Park – 1891 John Hillman House

05/01/12

Applicants: Colin Hamell, Contractor for Daniel and Donna Hullah, Owners

1. Remove existing *circa* 1945 wood shingle siding (C/A); and
2. Repair and replace clapboards, shingles, and other newly exposed wood details as appropriate (C/NA).

REVIEW AND COMMENT

HPC 12.048 – 191 Highland Avenue – 1903 Armory

Applicant: Daniel Kallis

New Signage

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

Following interim Subcommittee meeting plans will be presented in order to develop 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.

None this meeting.

OTHER ACTION ITEMS

SHPC Operational Affairs (Brandon Wilson)

- Election of HPC Officers are scheduled annually for the May meeting.

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

- Volunteers needed to help prepare for Awards Ceremony:
 - Refreshments Committee
 - Exhibition Set-Up Committee

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

HPC 12.039 – 13 Campbell Park– 1891 John Hillman House 4/18/12
 Applicant: Colin Hamell, Contractor for Daniel and Donna Hullah, Owners

1. Replace damaged and rotted shingles as needed.

Historic Preservation Commission - Agenda 5/15/12

4

HPC 12.042 Demolition – 8 Illinois Avenue – 1925 concrete block garage 4/27/12

Owner: Paul Driscoll

HPC 12.050 – 221 Morrison Avenue – 1870 Warren-Sparrow House 5/7/12

Owners: Ron and Linde Dynneson

1. Replace 3rd floor rear window with a door; and
2. Construct a porch as per plans dated 3/12/12

HPC 12.051 – 34 Day Street – 1870 Knight-Lacount House 5/7/12

Owner: Sarlo Investments, C/o Serena Crosina

1. Repair and rebuild rear porch and steps in-kind to match existing.

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

PLANNING DIVISION REVIEWS

HPC 12.038 – 10 Tyler/28 Park Street

HPC 12.040 – 331 Washington Street Subdivision

HPC 12.043 – 8 Mount Vernon Street

HPC 12.044 – 11 Linden Avenue

HPC 12.045 – 81 Cedar Street

HPC 12.049 – 92 Properzi Way

SECTION 106 REVIEWS

HPC No. 12.037 - Beacon Street Roadway and Streetscape Improvements 4/26/12

Applicant: MDOT

13 LHD and NR Eligible properties are located upon the corridor, located at 6-18 Beacon Street, 28-36 Beacon Street, 33 Beacon Street, 108 Beacon Street, 189-191 Beacon Street, 225-227 Beacon Street, 245 Beacon Street, 309 Beacon Street, 360 Beacon Street and 30 Forest Street. While it is unlikely that the project as described would have major adverse effects on specific properties, we urge you to take into consideration the possible effects of vibration such as cracking plaster during the roadbed reconstruction on these properties.

OTHER BUSINESS AND PROJECT UPDATES

OTHER BUSINESS

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Monday, 5/7/12 from 7-9pm
- Update on progress

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

- Recent enhancements at the Cemetery include 3 benches in the interior and 1 bench at the bus stop
- Grant application to MHC still pending their review; final announcements to be made in mid June
- Meetings ongoing with potential volunteers and the SHS History Department teachers to create a Docent Program in order to open the Cemetery more often to the public
- Tour of the Cemetery to be held this Thurs. May 17th at 6pm, with presentations by Historic Somerville Board of Director members Barbara Mangum and Lawrence Willwerth, and by Brandon Wilson on behalf of the City; all Commissioners encouraged to publicize event and attend; refreshments and likely videotaping for cable tv

West Branch Library Improvements (Brandon Wilson)

- Preliminary findings for accessibility study presented by the consultant; awaiting further deliberation by the Mayor's Office

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

- SHS students artwork received and judged by Awards Subcommittee
- Ceremony on Thurs., May 31st needs to be relocated from the Somerville Museum due to ADA issues; search for new appropriate venue in progress
- All encouraged to come!

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

- **Patriot's Day Celebration at Foss Park.** (Monday, April 16th, 10am-noon)
 - Posting of event photos on City website to be posted shortly
- **May Preservation Month Events** (Updated Calendar and Summaries of Completed Events)
 - **Walking Tour "From Mansions to Mudflats: East Somerville's Cornucopia of Cultural Treasures"** (Sun. May 6th, 3:30-5:30pm) by Edward Gordon, in collaboration with East Somerville Main Streets
 - Excellent turnout, new area north of Broadway explored; including interior tour of recently renovated Mudflats Studios; reception at conclusion on Broadway with Tapatio donating very generous refreshments;
 - Self-guided tour brochure available upon request.
 - **Jane's Walk of Magoun Square Area** (Sat. May 5th, 10am – 12:30pm) starting at Hanson Park;
 - Ideal-sized group of neighbors explored wide area, with interior tours of 2 Somerville Open Studios, and discussion focused on recent enhancements to area, in progress projects such as Maxwell Green Development, Green Line Transit and Community Path Extensions, and 'Urban Village' character of some areas, eligible for expanded local historic districting.;
 - Videotaping to be shown on cable tv in near future..
 - **Talk: "The Menace of the Three Decker"** (Sun. May 13th /Mother's Day, 2pm at Somerville Museum) by Stuart Brorson, sponsored by Historic Somerville, in collaboration with the SHPC. Refreshments at the conclusion. Free for Mothers and HS members; \$8 for others.
 - **Opening and Tour of Milk Row Cemetery** (see entry under Project Updates)
 - **Historic Bike Tour of "Somerville Parks, Then and Now"** (Sun. May 20th, 2-4:30pm). 11th annual event in collaboration with Somerville Bike Committee. Donation of \$3 appreciated. Leaders include Commissioners Dick Bauer and DJ Chagnon.
 - **Talk: "Researching Your House and Family"** (Wed. May 30th, 7-9 pm at Central Library) by Kristi Chase, in collaboration with Kevin O'Kelly, Reference Librarian at the Som. Central Library.
 - **Memorial Day Parade** (Sun. May 28th) Join the Historic Somerville contingent by contacting admin@historicsomerville.org

- **Preservation Awards Ceremony** (see information under Action Items and Project Updates above)

NEW BUSINESS

Upcoming Meeting Schedule for 2012: June 19, July 17, August 21, September 18, 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.