



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, June 19, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

March 20, April 17 and May 15, 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 12.052 – 28 Highland Avenue – 1894 Carvill House **6:45 PM**
Applicants: Ron Lombardi, City Engineer and Ron Mesard, Condo Owner 05/14/12

1. Install curbing and a handrail as part of the re-grading of the public sidewalk in front of the building (C/A).

HPC 12.059 – 50 Bow Street, Unit 6 – 1874 former Union Square Police Station **7:00 PM**
Applicant: Sara Kristal Towsley for Donald Towsley & Jane Kristal, Owners 05/16/12

1. Remove 2 existing double-hung single pane windows on the 1st floor south side rear (C/A); and
2. Replace with 2 Marvin® Ultimate double-hung magnum insulated windows (C/A).

HPC 12.055 -- 47 Columbus Avenue – 1882 Philip Eberle House **7:15 PM**
Applicants: Dominique Stassart & David Dinklage 05/14/12

1. Replace white vinyl windows with black vinyl windows (C/A).

HPC 12.060 – 8 Mount Vernon Street – 1850 Greek Revival House **7:25 PM**
Applicants: Barbara and Fermin Castro 05/21/12



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722
www.somervillema.gov



1. Construct an 8'4" stone wall at rear of property abutting parking lot on Mt Pleasant Street previously approved for a 6' height in 2007 (C/A).

HPC 12.058 – 55 Columbus Avenue – 1874 Thomas McCormick House **7:40 PM**
 Applicant: Jessica Broyden, Executive Director for Mary’s Trust 05/16/12

1. Replace 18 wood windows with white vinyl Harvey replacement windows on sides and rear of the house (C/A or (C/H); and
2. Replace garage doors in-kind (C/NA).

HPC 12.046 – 14-16 Aldersey Street – circa 1871 Elizabeth & Stephen Fenno House (cont’d) 8:15 PM
 Applicants: Garrett Laws, Contractor for Julie Schneider and Abby Freedman, Owners 05/01/12

1. Re-roof front porch and 4 bay windows in-kind (C/NA);
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).

REVIEW AND COMMENT

None this month

DEMOLITION REVIEWS

DETERMINATION OF PREFERABLY PRESERVED

HPC 12.056 – 336 Summer Street – circa 1874 Joseph Vello House **8:30 PM**
 Applicant: Cindy He, Owner 5/15/12

HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued) **9:00 PM**
 Applicant: 18 Cottage LLC 12/20/11

Applicant is requesting a continuance until a later date.

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, June 15, 2012. Public testimony followed by discussion and a vote by the Commission.

HPC 12.061 – 315-321 Broadway – 1925 Classical Revival brick commercial block **9:05 PM**
 Applicant: Jerry Mazzeo for Richard E Blumsack, Richard D Gilman & Cynthia R, Trustees 5/25/12

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House **9:30 PM**
 Applicant: Moshe Safdie Associates, Owner 10/20/11

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. Beudet, Owner

HPC 12.017 – 146 Hudson Street – circa 1924 Edward J Heath House 5/15/12
Applicant: Richard DiGirolamo, Attorney for Edward Doherty, Owner

OTHER ACTION ITEMS

55-61 Clyde Street – Maxwell’s Green MOA

- Oral History disk has been received and needs to be reviewed.

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

HPC 12.053 – 11 Westwood Road – circa 1900 Shingle style House 5/14/12
Applicant: Edward W. Locke, Contractor for Lucas Rogers, Owner

1. Remove and replace existing damage wood newels, lower fascia boards, stair treads and other damaged materials on the front porch with hardwood to match existing; and
2. Install trellis to support wisteria.

HPC 12.054 – 47 Mount Vernon Street – 1885 Fred Coburn House 5/14/12
Applicant: Etta L. Gaudet

1. Replace rotted and damaged outside staircase, rails and supports with wood to match existing.

HPC 12.057 – 10 Arlington Street – 1885 Italianate style House 5/14/12
Applicant: Nathaniel May, Architect for Kate Williams and Dana Colley, Owners

1. Remove existing rear mudroom entry;
2. Relocate door and construct a new landing and steps; and
3. Install new door hood/canopy.

HPC 12.064 Demolition – 106 Moreland Street – 1929 Concrete block garage 6/04/12
Applicant: Michael DeFelice, Contractor for Dez Marcello, Owner

HPC 12.067 – 12 Benton Road – 1910 Francis Raymond House 6/12/12
Applicant: Robert Lyons, Contractor for Paula Mackey, Owner

1. Strip and replace roof with 30-year shingles;
2. Install new flashing as needed;
3. Spot-point chimney; and
4. Repaint the house.

HPC 12.068 – 28-30 Nashua Street 6/12/12
Applicant: Dzeraldas Jakaitis, Contractor for Ikuko Yamazaki, Owner

1. Repair and replace rotted and damaged porch floors with wood on the front and back of the building.

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

PLANNING DIVISION REVIEWS

HPC 12.062 – 25 Clyde Street

HPC 12.063 – 56-61 Clyde Street

HPC 12.065 – 57 Pitman Street

HPC 12.066 – 63 Boston Street

SECTION 106 REVIEWS

None this month.

UPDATES ON PROJECTS AND OTHER BUSINESS

OTHER BUSINESS

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Wednesday, 6/13/12 from 7-9pm.
- Update on progress.
- Next meeting on Wednesday, 7/11/12, from 7-9pm.

Milk Row Cemetery Preservation Master Plan Implementation (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.
- Tour of the Cemetery on May 17th was very well attended with 26 members of the public, including Commissioners George Born and Alan Bingham, former Commissioners Kevin Jackson and Christine Young, and new Director of Veteran's Affairs, Jay Weaver, whom we hope to work with in the future to better honor the buried veterans. Presentations were given by Historic Somerville Board members Barbara Mangum and Lawrence Wilwerth, and by Brandon Wilson. The videotaped event is currently showing on cable tv.
- Next step is to initiate a trial Docent Program to open the Cemetery to the public more often, initially once a month during the warmer weather. Two possible docents attended the tour.

West Branch Library (WBL) Improvements (Brandon Wilson)

- Mayor has reviewed the consultant's (TBA Architects, Inc.) preliminary findings for the accessibility study and indicated at recent Ward 6 Resistat meeting that would like to proceed with new accessible bathroom and entry as part of a much larger renovation of both branch libraries. While full building assessment at the WBL is planned soon, Mayor will be seeking funding for the implementation work in the FY2014 Capital Budget.

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

- Work continues providing historic information and photos to Federal Realty Investment Trust (FRIT) development team for their marketing and website.

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

- Awards Ceremony held on May 31st, this year at the Somerville Armory. Very well-attended with over 65 people, including Superintendent Tony Pierantozzi, George Proakis & Michael Glavin

from OSPCD, (7) Commissioners, most winning SHS students, and (4) SHS teachers. All of the winning property owners came, often with family and neighbors, and in some cases with their contractors and architects. All shared their project experiences and lessons, met their student artists, and received certificates from the SHPC and the Mass. State Legislature through Senator Jehlen's Office. Dick Bauer and Abby Freedman presided over the ppt presentation. Mayor attended following several other commitments that night and spoke about the value of the Program to the City. All of the food was donated by local businesses-- Mamma Lisa's Pizzeria, Peasant Stock Catering, Redbones Barbecue, and the Somerville Theatre, and the wine and other accompaniments by Commissioner Thom DeYoung. Many thanks to the set-up Committee – Ryan Falvey, Abby Freedman, Eric Parkes, and Tom DeYoung, and to the SHS teachers, Kristi Chase, and Derick Snare for working with the property owners and the SHS students and making this Awards Ceremony both possible and so successful. Stanhope Framers of Union Square and Century Bank contributed invaluable labor and financial support for the professional framing and presentation of all of the SHS students' artwork.

- The 2012 Exhibit of the Preservation and Director Awards and accompanying photos and student drawings are on display at City Hall, 2nd floor for the summer months. It will move to other local venues for the rest of the year (site ideas welcome!). The 2011 Exhibit is still viewable at the Century Bank on Fellsway West, but will be ending soon so the property owners can finally receive the artwork for their own walls.
- Marian Berkowitz expects to complete her interviewing and photos of the 2012 owners shortly. Brandon will edit and embellish them for submission to the local media for expected publication over the summer months.

May Preservation Month Events (Brief summaries below.) 197 signed in, but many more attended.

- **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 (ESMS).
 - 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; 29 people.
 - Self-guided tour brochure prepared and posted on SHPC’s website.
 - Photos to be posted on both ESMS (www.eastsomerville.org) and SHPC websites.
- **Jane’s Walk of Magoun Square Area** (Sat. May 5th 10am – 12:30pm). Began at Hanson Park. 13 people.
 - Ideal-sized group of neighbors explored wide area, with interior tours of 2 Somerville Open Studios. 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, which eligible for expanded local historic districting;
 - Event videotaped and being shown on City cable station.
- **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. Over 25 people. Many questions and refreshments at the end. Free for Mothers and HS members; \$8 for others.
- **Opening and Tour of Milk Row Cemetery** (see Project Updates entry above). 26 people. Photos to be posted on SHPC website.
- **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 included Commissioners Dick Bauer and DJ Chagnon, Brandon Wilson, Ron Newman, and Arn Franzen, OSPCD Director of Parks & Open Space. 71 people.
 - Photos available via <http://www.masspaths.net/photos/bw2012/may20/>; scroll 1/3 way down past other Bike Ride that day..

- **Talk: “Researching Your House and Family”** (Wed. May 30th, 7-8 pm at Central Library) by Kristi Chase, in collaboration with Kevin O’Kelly, Reference Librarian at the Som. Central Library. 13 People. Hand-outs from Talk to be posted on SHPC website.
- **Memorial Day Parade** (Sun. May 28th) Historic Somerville and Somerville Museum led a strong contingent of SHS students and teacher dressed in authentic historic clothing.
- **Preservation Awards Ceremony** (See Project Updates entry above). 45 people. Photos to be posted on SHPC website.

- **SHPC Administration** (Brandon)
 - Annual election of officers in May led to the re-election of Dick Bauer as Chairman, Abby Freedman as Vice Chair, and Tom DeYoung as Secretary.
 - Expiration of 5 members’ terms (Bingham, Chagnon, Freedman, Speakman and Stearns). Only Stearns is not seeking re-appointment due to Watertown relocation.

NEW BUSINESS

Upcoming Meeting Schedule for 2012: 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.