



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

HISTORIC PRESERVATION COMMISSION

MINUTES

Tuesday, January 18, 2011 at 6:40 p.m.
Third Floor Conference Room
Somerville City Hall

Staff Present: Kristi Chase.

Members Present: Kevin Allen*, Sarah Degutis*, Tom DeYoung, Ryan Falvey, Abby Freedman, and Eric Parkes.

Members Absent: Dick Bauer, DJ Chagnon*, O. Susan Fontano*, Barbara Mangum, Michael Payne, Derick Snare*, and Brad Stearns.*

*Alternates

Others present: Alan Bingham, Natasha Burger, Daniel DiPierro, Rob May, Kelly Speakman

The meeting was called to order at 6:40 pm.

APPROVAL OF MINUTES

The Commission voted unanimously (6-0) to postpone the approval of the December 2010 minutes because they were incomplete due to vacation schedules, the Flag Raising Event and requests from other divisions.

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):



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

www.somervillema.gov



HPC 10.90 – 27 Warren Avenue (continued from 10/19/10):

Applicant: Darin DiNucci, Owner, seeks a **Certificate of Appropriateness** to:

1. Remove enclosed 2-story porch ; and
2. Replace with open 2-story porch.

A conditional Certificate of Appropriateness was issued on 10/26/10 for the framing. The details are still to be determined.

Applicant has requested a continuance until February 15, 2011 because he is still working on his plans.

No Public Comment was received.

There was no Discussion:

Documents: None received this month.

Decisions: The **Commission** voted unanimously (**6-0**) to grant a continuance.

HPC 09.67 Demolition – 378-382 Somerville Avenue, formerly Londontowne Antiques:

Applicant: W. James Herbert, Trustee.

Because the property became part of the Union Square Local Historic District on December 16, 2010 as part of the City-wide Local Historic District Expansion begun in 2006, the proposed work will now be reviewed as:

HPC 11.01 – 378-382 Somerville Avenue, formerly Londontowne Antiques:

Applicant: W. James Herbert, Trustee seeks a **Certificate of Appropriateness (C/A)** to:

1. Open up closed retail window openings on Carlton Street; and
2. Install historically appropriate "magnum" windows to match original retail windows as needed;
3. Replace doors with more appropriately styled doors;
4. Replace replacement windows with 2/2 insulated wood sash on second floor and above;
5. Replace missing decorative wood shingles where simpler shingle designs have been used;
6. Replace missing conical roof on corner;
7. Remove concrete block structure and porches on the rear of the building;
8. Add a driveway and gate system on Carlton Street;
9. Construct an addition on the rear and over part of the building as far away from the Somerville Avenue façade as practical; and
10. Construct a new building next door which will connect to the existing building. The west facade will no longer be visible.

Applicant has requested a continuance until February 15, 2011 because there was a misunderstanding regarding the date of the meeting.

No Public Comment was received.

There was no Discussion:

Documents: None received this month.

Decisions: *The Commission voted unanimously (6-0) to grant a continuance.*

DETERMINATION OF SIGNIFICANCE

HPC 11.02 Demolition – 43 Elmwood Street, circa 1898 wood frame house and 1916-1919 concrete block buildings

Applicants: Charles Aggouras and Daniel DiPierro, GFC Development Inc.

HPC 11.03 Demolition – 40 Cameron Avenue, n.d. concrete block building

Applicant: Charles Aggouras and Daniel DiPierro, GFC Development Inc.

Daniel DiPierro presented. *He and his partner are in the early stages of developing the parcel, they have a purchase and sale agreement that will run out soon. They have done numerous projects in Somerville and Cambridge. They intend to construct 9 units of housing in 3 buildings. Everything would be LEED certified.*

He particularly likes the concrete block garage for its industrial details such as a sliding barn door. It could be used to form a courtyard and hide the residents' parking area. They would keep the existing streetscape but would need to move the house. Keeping the house would involve rethinking the flow of the parking area. He is not sure that it could be done.

Staff Recommendations were read.

Public Comment was received. *Rob May noted that the concrete block garage at 43 Elmwood Street was out of character with the rest of the neighborhood. Both George Proakis, Planning Division Director and Monica Lamboy, Executive Director of OSPCD would like to preserve the house and the neighborhood character.*

Discussion: *It was noted that the house at 39 Elmwood Street seemed to be the least altered with its original porch configuration. The house up the street with green trim has its original barge board trim. While the house is the last in the row, it was also the best preserved. It shares a common orientation to the street, form, roofline and massing with several other buildings on the street.*

The Commission discussed the importance of the businesses that had existed on the property. They also wanted to learn more about the existing original details of the storage garage in order to assess their value.

Documents: *City of Somerville Ordinance section 7.28, Staff Memo dated 1/18/11 re: architecture and history of the properties, and photos of the buildings.*

Decisions: *The Commission voted unanimously (6-0) to determine 39-43 Elmwood Street, circa 1898 wood frame house and 1916-1919 concrete block buildings were 'significant' because the building was (Section 2.17) "at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:*

- i. *“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*
- ii. *“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 buildings is associated with late nineteenth and early twentieth century architecture, development patterns, immigration, and work.

*Because the building had little verifiable documentation, was highly altered from what was known of its original configuration and was inconsistent with the neighborhood, the **Commission** voted unanimously (6-0) to determine that **40 Cameron Avenue, n.d. concrete block building is not “significant”**.*

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

HPC 10.117 – 19 Porter Street 12/17/10
 Planning Division

Proposed rear addition and porch will not negatively impact the abutting LHD at 23 Porter Street and takes their proposed addition into consideration.

HPC 10.18 – 14 James Street 12/28/10
 Planning Division

Proposed alteration to raise roof and add dormers did not fit streetscape. The building would be taller than neighboring buildings and would disrupt the rhythm. Planning Division requested that they revise plans.

HPC 11.05 – 12 Skehan Street 1/6/11
 Planning Division

Proposed rear addition and porch will not negatively impact the street.

HPC 11.07 – 378-390 Somerville Avenue 1/10/11
 Planning Division

Memo will reflect HPC’s decision and comments on HPC 11.01.

HPC 11.08 – 130 Broadway 1/10/11
 Planning Division

Removal of inappropriate siding and re-opening closed display windows.

HPC 11.09 – 14 James Street Revisions 1/14/11
 Planning Division

Proposed plans no longer effect the street façade.

DEMOLITIONS AND CERTIFICATES OF NON-APPLICABILITY REVIEWED AND APPROVED BY STAFF

HPC 10.114 Demolition – 16 Butler Drive – 1950 buff brick Convent 12/13/10
Applicant: Somerville Community Corporation

See HPC 06.18 for determination of non-significance.

HPC 10.115 Demolition – 16R Butler Drive – 1960 buff brick Library 12/13/10
Applicant: Somerville Community Corporation

See HPC 06.18 for determination of non-significance.

HPC 11.06 – 30 Day Street 1/7/11
Applicant: Rosemary Broome-Bingham

1. Renovate kitchen with no alterations to the exterior.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **LHD Expansion Project** (Kristi Chase & Amie Schaeffer)
 - Group A: BOA added the Flint Street LHD properties on Dec. 16, 2010.
 - Group C: BOA added a number of the properties on Dec. 16, 2010.
 - These were submitted for recording at the Registry of Deeds in Cambridge on Jan. 6, 2011
- **SHPC Subcommittee for Guidelines Revision** (Kristi Chase & Abby Freedman)
 - Formulated a basic outline of topics and content of the introduction
 - Next meeting to be held in the Garden Level Meeting Room on January 13, 2011 at 7:00 pm.
- **Preservation Awards Program** (Kristi Chase with Derick Snare)

Other business

- **1 Benton Road**
 - Possible mediation proposed
 - *Commission would be willing to participate to ensure the historic point of view would be heard*

Events

- **Flag Raising on Prospect Hill** on Saturday, January 1, 2011 at noon was very well-attended.
- **Annual HPC Holiday Party at Abby's house on January 29, 2011.**

Upcoming Meeting Schedule for 2011: February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15, and December 20.

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.