



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

HISTORIC PRESERVATION COMMISSION

MINUTES

Tuesday, June 21, 2011 at 6:40 p.m.
Third Floor Conference Room
Somerville City Hall

Staff Present: Kristi Chase and Brandon Wilson (in and out).

Members Present: Kevin Allen, Dick Bauer, Alan Bingham**, Natasha Burger**, Tom DeYoung*, Ryan Falvey, Eric Parkes, Kelly Speakman, and Todd Zinn*. Natasha Burger arrived at 7:00 PM and Alan Bingham at 7:15 PM.

Members Absent: DJ Chagnon*, Sarah Degutis*, Abby Freedman, Derick Snare*, and Brad Stearns*

*Alternates

** Non-voting Alternates.

Others present: Francis X. Colannino

APPROVAL OF MINUTES

The Commission voted unanimously (7-0) to approve the May 2011 Minutes as written.

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission held 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):

No owners requesting alterations to Local Historic Districts this month.

REVIEW AND COMMENT



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HPC 11.59 – 27 Chester Street, - Clifton Bacon House

6/20/11

Owners: Francis X & Susan F Colannino

Review and comment upon a proposed design for 2 iron gates for further refinement before presenting it to the Commission for a decision in July.

***Francis X. Colannino** presented. He proposes to construct 2 gates, one each on Orchard Street and Chester Street. He would be re-using 2 large decorative posts on either side of the entry on Chester Street. Within those posts would be an arrangement of 4 posts, two each on either side of the gate. These posts would have salvaged pickets spaced between them. The gate would be constructed with similar pickets and an arched top. The Orchard Street gate would be the same but without the large outer posts. The gates and posts would be painted black.*

He is working with Tony Nino's in Everett. They have an opening right now to clean, repair and repaint the salvaged materials and construct the gate and supports. The new materials will come from King Architectural Metals. The new ornamental finials relate stylistically to the salvaged posts and pickets but will not be identical.

He has spoken with at least one of his neighbors about the project and has heard no objections to his project and would be speaking with the others soon.

***Staff Recommendations** were made, noting that the proposal fit within HPC Guidelines for fences but due to the time constraints of the Application and proposal, there had been neither time to properly notice the abutters nor time to write up a full assessment. A Waiver of a Public Hearing could have been used, however that would still delay the proposed work for two weeks by which the window of opportunity would be closed. The proposal fit well with HPC Guidelines which states that fences (and gates) "are prominent landscape features and should be constructed in a manner and design that is sensitive to the character of the historic structure and district" and "should be open and decorative in nature." The materials were appropriate for the time period and the style of building.*

***No Public Comment** was received.*

***Documents:** City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, a drawing of the style and construction of the gate along with photographs of the materials to be used, and of the building.*

***Discussion:** **Dick Bauer** noted that the 1985 Form B for the property incorrectly located Davis Square in eastern Somerville. **Kelly Speakman** noted that King Architectural Metals was of very good quality. There was some discussion about the use of salvaged materials and their origins. **Kevin Allen** noted how the large post was constructed and the properties of the materials used. **Eric Parkes** and **Ryan Falvey** thought the design was very good.*

***There was no official Decision.** The **Commission** indicated that they were extremely likely to approve his application next month given the appropriateness of the proposed project and that the Applicant to proceed 'at risk', since there had been insufficient time to properly notice the hearing. The quality of the design along with his outreach to the neighbors would make it very unlikely that anyone would disapprove.*

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 day as the home of the local baker and Italian grocer, to 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.

A Working Group including members of the Preservation Commission, Staff for the HPC and Planning Division, and the developers have held three meetings to date (3/4/11, 3/11/1, 4/1/11) to develop site plans and save the house at 39 Elmwood Street. Developers now state that they plan to retain the house and develop around it.

Plans brought before the neighborhood for review and comment were rejected due to the lack of parking and the re-use of the garage walls. The Applicants are now re-thinking the scope of their project and how to meet the parking requirements.

DETERMINATION OF PREFERABLY PRESERVED

None this month.

DETERMINATION OF SIGNIFICANCE

No requests for demolition or violations to the minimum maintenance ordinance that require a determination of significance have been received as of June 16, 2011.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

HPC 11.46 – 168 Summer Street 5/24/11
Applicant: Planning Division

Proposed rear porch on NR building abutting the Chestnut Court and CASS LHDs will not be visible from the public right of way.

HPC 11.47 – 253 Washington Street, Casa B Restaurant 5/24/11
Applicant: Planning Division

The proposed alteration of a 1976 storefront would include a change of location of the door; removal of brick façade; and replacement with an all glass and metal system.

HPC 11.48 – 100 Fellsway West 5/25/11
Applicant: Planning Division

Relocation of garage entry to rear of building will not affect plans for the rehabilitation of the 'significant' furniture factory building at 356 Mystic Avenue.

HPC 11.49 – 29R Albion Street

5/24/11

Applicant: Planning Division

The proposed porch on a building that is less than 50 years old will be minimally visible from public right of way.

HPC 11.52 – 184 Summer Street

5/25/11

Applicant: Planning Division

A fence was installed to meet code for day-care centers. It is solid wood with no detailing. The style is not sympathetic the architecture of this NR building abutting CASS LHD. Staff proposed alternative types that would be appropriate to the Gothic Revival house but since the fence was not in the original Special Permit, it was approved by the ZBA for a variance of 6" from the code requirements.

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

HPC 11.50 – 36 Bow Street

5/23/11

Applicant: Sandhya Goli, Tenant

1. Install business signage of 10 SF on posts of similar size, material, and style to the yard post found on 34 Bow Street per attached documentation from Gaffney Woodcarving.

HPC 11.53 Demolition – 63-67 Summer Street, 4-unit 1925 concrete block 1-story store, much altered.

6/2/11

Applicant: Mark Grassia, Owner

HPC 11.54 – 11 Westwood Road

6/15/11

Applicant: Luke Rogers

1. Repair wood windows and casings in-kind;
2. Replace glass in-kind as necessary; and
3. Replace storm windows.

HPC 11.55 Demolition – 85 Foley Street, 1982 Commercial Warehouse

6/16/11

HPC 11.56 Demolition – 99 Foley Street, 1910 Industrial Building

6/16/11

HPC 11.57 Demolition – 123 Foley Street, Vacant Land

6/16/11

Owner: Street Retail LLC C/o FRIT

Buildings in the Assembly Square District are exempt from Commission Review per Ordinance.

HPC 11.58 – 151 Summer Street, 44 Central Street

6/20/11

Owner: Spring Hill Realty Trust

Letter regarding LHD Status and requesting that new meters be placed on the interior of the building.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **HPC Guideline Revisions** (Abby & Amie)

The subcommittee has determined the content and style. An introduction and overview has been written. The revised guidelines will have a consistent template for each major category. Each element will have its own removable page to allow for a customized handbook. These are currently underway.

- **LHD Expansion Project** (Brandon Wilson)
 - Vote on Final Report on Group E to be submitted to the BOA

The Commission reviewed the report and voted unanimously (7-0) with the additional two non-voting alternate members concurring completely in the decision to accept the Final Report on Group E.

- **2011 Surveying Projects** (Brandon Wilson and Kristi Chase)
 - Draft Preliminary Report on Union Square LHD under revision
 - St. Catherine's Church and associated properties
- **Milk Row Cemetery – Heritage Tree** (Brandon Wilson)
- **2011 Preservation Awards Program** (Brandon Wilson)
- **2011 Preservation Month Calendar of Events** (Brandon Wilson)
- **Historic Afghan Re-design and Re-ordering** (Brandon Wilson)
- **Spring and Future Preservation Newsletters** (Brandon Wilson)
- **Middlesex Canal Commission Annual Meeting** (Dick Bauer)

Other Business

- **Request for De-designation**
 - 1 Arlington Street, Charles Williams, Jr. House, ca. 1858

6/13/11

It was noted that the request had been received. No action was taken.

- **LHDs recently listed for sale or sold**
- **New SHS Intern - Summer**

Upcoming Meeting Schedule for 2011: July 19, August 16, September 20, October 18, November 15, and December 20.