



CITY OF SOMERVILLE, MASSACHUSETTS HISTORIC PRESERVATION COMMISSION

Joseph A. Curtatone

Mayor

Minutes

Tuesday, August 19, 2008

City Hall

3rd Floor Conference Room

6:40 p.m.

Staff Present: Kristi Chase.

Members Present: Dick Bauer, DJ Chagnon*, Tom DeYoung, O. Susan Fontano*. DJ Chagnon arrived at 7:15 pm.

Members Absent: Kevin Allen*, Ryan Falvey, Abby Freedman, Ian Judge*, Barbara Mangum, Jeff Meese, Michael Payne, Susan Rabinowitz*, Derick Snare*, Brad Stearns*.

Alternates*

Others Present: Gretchen Owens, David Owens, Anthony LaPuma, Catherine LaPuma, Jean McGearry.

Final Review and Approval of HPC Minutes: July 2008

DJ Chagnon made a motion, seconded by Tom DeYoung to accept the July Minutes as amended. The vote was unanimous (4-0).

DELIBERATION OF HPC CASES

HPC #08.51 – 28 Highland Avenue

Applicant: David Owens, Trustee, 28 Highland Avenue Condominium Trust

The Applicant seeks a Certificate of Appropriateness for the following:

1. Replace 3-tab roof shingles with Slateline® architectural shingles; and
2. Construct a dormer on the interior corner of the building based on conceptual plans received.

Gretchen Owens presented. The roof leaks. The condo association has agreed to spend the money for a new roof and has decided that the Slateline® architectural shingles would do better than the existing 3-tab shingles which are lifting. She and her husband would like to add a dormer to the side of the ell roof away from Walnut Street in order to expand their living space. They would like the dormer to resemble the one on the end of the

ell but larger. The architects, with whom they had spoken, said that only a dormer of the same size would be possible.

DJ Chagnon made a motion, seconded by **O. Susan Fontano** to **grant a Certificate of Appropriateness** to replace 3-tab roof shingles with Slateline® architectural shingles; and construct a dormer on the interior corner of the building based on conceptual plans received, noting that the Applicants could return in September for plan revisions to the dormer if they found alternatives to the proposed dormer they wish to pursue. The vote was **unanimous (4-0)**.

Gretchen Owens also had questions about fencing in the yard. The fence could be as high as 6' along the side yard but would need to be lower along Highland Avenue and Walnut Street to set off the architecture of the house. **DJ Chagnon** stated that he was willing to advise the Applicants on the options and they should arrange a site visit. He would bring cut sheets showing the various fence styles available from several fence companies.

HPC #08.53 – 38-40 Bow Street – Market Building

Applicant: Anthony LaPuma, Contractor for the LaPuma Family Irrevocable Trust, Owners

The Applicant seeks a Certificate of Appropriateness for the following:

1. Redesign a 1920s non-original storefront by constructing a new one intending to be in a sympathetic style from conceptual plans received.

Anthony LaPuma presented. The project started with an investigation into the structural problems of the building. The front was bowing and the sides were separating due to water infiltration attacking angle irons and steel beams. Some of the original brick fabric may be lost in the dismantling and reconstruction of the tapestry brick façade. They could not find an exact match. After months of looking for a replacement brick, the closest they were able to come was Watsontown Bedford brick type 3 that had a good color match but was smoother than the original.

The original storefront was similar to the proposed plans with a transom running the length of each bay. Unfortunately, they have no photographs of the original storefront. The existing one was a circa 1986 redesign that has proved unsatisfactory. **Anthony LaPuma** stated that the building was as close to the original as he could make it using modern materials and their memories of what the building had been like before it was renovated in 1986. In designing the new storefront, their goal was to make as long-lasting and maintenance-free as possible while fitting in with the historic character of the neighborhood. Unfortunately, the form B for the building is lacking in descriptive information or a decent photograph, making it impossible to use as source. He had also spoken with ISD and the Planning Department seeking the plans for the building.

The Applicants proposed to put a one foot high brick base over which would be an aluminum panel then the windows. The sign frieze would also be constructed with the aluminum panels. These would be factory-coated with a dark bottle or forest green pebble finish. The frieze would be constructed in such a way that the signage would be modular and fit the space. The current tenants of the stores are waiting for the work to be completed before they install more permanent signage. The new door would meet ADA requirements and have an accessibility actuator pad. Windows would be clear glass panels. The assemblage would be held together by matching aluminum tracks.

The **Commission** was generally sympathetic with the limitations and goals of the project, cognizant of the fact that the existing storefront bore little resemblance to the original. Anthony LaPuma noted that the pebble finish on the base panel was less likely to show dents than a smooth finish. After some discussion, the Commission asked if the whole base of the storefront could be brick, with a certain amount of decorative masonry to match the existing decorative brickwork. This was deemed to be possible. **Jean McGeary** said that that had been her first choice but other family members had over-ruled it.

O. Susan Fontano made a motion, seconded by **DJ Chagnon** to grant a **Certificate of Appropriateness** to redo 38-40 Bow Street similarly to the proposed conceptual plans dated 7/31/08 with the following changes and conditions: the glass would be clear; the base of the storefront under the windows would be all brick laid in a decorative pattern to match the existing; the door, signage frieze panels and window enframements were to be forest green, noting that because the Applicants and the Commission were all working for a common goal, Staff would be available to review any needed unforeseen changes and make any needed decisions. The vote was **unanimous (4-0)**.

DEMOLITION REVIEW

None this month.

DEMOLITIONS REVIEWED BY THE STAFF

None this month.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

HPC# 08.29 – 5 Campbell Park

July 22, 2008

Applicants: Frances Chew & Richard Bryan, Owners

1. Repair and replace rotted and damaged railings, porch elements, back stairs, gutters, soffits and related elements at roof-line to match in-kind existing.

HPC 08.34 – 8 Cross Street East

July 22, 2008

Applicant: Olena Krylova, Owner

1. Construct a shed in the rear yard, not visible from the public right-of-way.

HPC 08.38 revised – 9 Westwood Road, Somerville, MA

July 21, 2008

Applicants: Arthur and Sylvia Shurcliff, Owners

1. Replace third floor wood windows in-kind to match existing window panes in form and material; and
2. Install Harvey Tru-channel® storm windows.

HPC #08.54 – 12 Pleasant Avenue, Somerville, MA

August 15, 2008

Applicant: Chris Nolan

1. Renovate 3rd floor kitchen with no changes to the exterior appearance of the building; and
2. Install new heating systems.

HPC# 08.55 – 20 Chester Street

August 18, 2008

Applicant: Janio Horsth, Contactor for William Bissell, Owner

2. Repair and replace rotted and damaged porch floor, railings and posts in-kind to match existing.

HPC# 08.56– 60 Walnut Street

August 19, 2008

Thomas & Ursula Follett

1. Repair and replace 3-tab asphalt shingle roof in-kind.

SECTION 106/NEPA/MEPA REVIEWS PERFORMED BY STAFF

HPC 08.50 - Algonquin Gas Transmission, LLC

July 28, 2008

J-2 loop Project, Medford and Somerville, MA

“No adverse effect” was found to above ground historic structures. However, the ‘MHC has noted in its May 8, 2008 letter to FERC, there may be material remains of the Middlesex Canal that might be impacted by the construction.’ If buried structures of import or interesting artifacts are discovered in the course of the project, the Somerville Historic Preservation Commission would be very interested in whatever archeological findings PAL uncovers. The Commission would be especially interested in receiving this information about the Canal and the archeology of the site in a form that can be disseminated to 5th grade school children who are studying early U S History, as well as to the general public.”

REVIEWS AND COMMENTS PERFORMED BY STAFF PER REQUEST OF THE PLANNING BOARD

HPC 08.46 – 10-12 Marshall Street – Garage

August 4, 2008

Applicant: Collin Green

The building has never been surveyed. According to the Building Permit Records, the building was originally built in 1912 as a terra cotta block building with a pitched roof by J. Poole for \$4,000. This is a relatively early construction date for a garage in the City.

The photo of the building on the Assessor's Database shows a white stucco-covered garage with a clerestory or monitor. Stylistically, this could be the same structure. The clerestory was a common feature used in buildings to minimize the use of artificial lights. The shape of this and similar buildings is particularly interesting in that it mimics the shape of early churches, indicating the simple construction and basic solution to the darkness of the interior followed the same logic on how to deal with the problem.

In 1950, a permit was given to install a projecting sign to W. Holt

The façade has been altered. There is no sign of terra cotta block on the existing façade which has a stucco coating.

HPC 08.47 R – 69 Walnut Street

August 4, 2008

Applicant: Nikhil Rangaraj, Owner

This building is part of a group of 1880's Second Empire homes constructed at the crest of Walnut Street. It retains some of the historic character of the period and abuts the 1870 Folsom-Duxbury House which is soon to be included in the City's roster of Local Historic Districts. The other buildings near it on the opposite side of Walnut include part of the Pleasant Avenue Historic District and the only Tudor Revival residence in the City. While this group of Second Empire homes has the possibility of being up-graded to a District in their own right, however, the altered condition of the structures would need major investment by the owners to return them to their intended style and character. This property appears to have yet another owner who is making changes to the historic fabric. At best, clapboard is replacing the shingles on the front second floor façade but many details have been removed that were key characteristics of the building style. Changes to the rear of the building are unlikely to affect the streetscape.

OTHER BUSINESS AND PROJECT UPDATES

- **Grant Related Projects**
 - **ArtsUnion Grant** events for calendar this fall – Brandon
 - Walking Tour -- Union Square Revisited: Yesterday into the 21st Century – Sun. Sept. 14th, 2-4 pm
 - Skit of “Ghosts of Somerville” at Milk Row Cemetery – Sat. Oct. 18th, 4 pm - dusk
 - **Milk Row Cemetery Project Update** – Brandon & Barbara
 - **Local Historic Districts Expansion Project Update** – Brandon & Kristi
 - Subcommittee members: Michael Payne, O. Susan Fontano, Abby Freedman, Kevin Allen
 - Staff has broken list down to smaller groups
 - Subcommittee to review proposed breakdown of properties for mini-reports and make recommendations
- **Union Square Re-zoning Update** – Abby & Jeff
 - Subcommittee members: Kevin Allen, DJ Chagnon, Abby Freedman, Jeff Meese
 - Subcommittee to review PDS-1, PDS-2 and make recommendations
- **Permit Streamlining Committee Update** – Kevin & Brandon
- **Minimum Maintenance Standards Ordinance Update** – Dick, Brandon & Kristi
- **Events Past & Upcoming**
 - **Middlesex Canal Bike Ride** – Saturday October, 4th

Schedule of remaining regular SHPC meetings for 2008: To be held on the third Tuesday of every month, except for September* due to a conflict with elections: September 23*, October 21, November 18, and December 16.