



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

HISTORIC PRESERVATION COMMISSION

Minutes

Tuesday, July 20, 2010
City Hall
3rd Floor Conference Room
6:40 p.m.

Staff Present: Kristi Chase and Brandon Wilson.

Members Present: Kevin Allen*, Dick Bauer, Sarah Degutis*, Tom DeYoung, Ryan Falvey, and Eric Parkes. Eric Parkes arrived at 7:10 PM.

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

*Alternates

Others present: Maggie Booz, Julie Klump, Deb Morse, Steve Trombley, Ron Trombley, and Paul Turcotte.

The meeting was called to order at 6:50 PM.

DELIBERATION OF HPC CASES

HPC 10.45 – 74 Mount Vernon Street

Applicant: Paul Turcotte, Owner.

The Applicant seeks a **Certificate of Appropriateness** for the following:

1. Remove shrubs & decaying railroad tie wall
2. Replace the wood wall with New England field stone;
3. Replace existing concrete stairs with granite steps;
4. Install a brick landing;
5. Construct a second stone retaining wall to define planting areas;
6. Remove chain link fence on north side of property; and



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7. Define the boundary with cobble stones.

***Paul Turcotte presented.** They would like to make the above alterations to repair the existing conditions and upgrade the property.*

***Staff recommendations** were read.*

No **Public Comment** was received.

***Discussion:** In an e-mail, **DJ Chagnon**, Landscape Architect for the Commission noted that this wall could be very appropriate if fieldstones with dark-colored, fairly deep mortar joints were used but other styles of stone and pointing could also be appropriate. **Ryan Falvey** commented that the presentation was thorough and the alterations were appropriate. **Kevin Allen** asked about the mortaring of the wall and whether some small stones would be used. **Paul** responded that it would be closer to a dry laid wall in appearance and that the stones were varied in color and size. **Kevin** noted that a more formal cut stone wall might also be appropriate for a building of this period with more mortar showing.*

***Documents:** City of Somerville Ordinance sections 7-16 – 7.27, Property Form B, HPC Guidelines, Staff recommendations, PowerPoint slides of existing conditions, photos of proposed materials, the landscape plan dated July 20, 2009 by Joanne Paul and e-mail.*

***Decisions:** The Commission voted unanimously (5-0) to grant a **Certificate of Non-Applicability** for the removal and replacement of the plantings and to grant a **Certificate of Appropriateness** for the remaining items listed above, because they meet HPC Guidelines for Landscape Features and Paving by not obstructing the view of house or altering contours of the landform, and by the use of period appropriate materials that are not mistakable for the original.*

HPC 10.56 - 81 Eustis Street, Somerville also known as **45 Harris Street, Cambridge**
Applicants: Deborah Morse & Julie Klump

The Applicants seek **Certificate of Appropriateness** for the following:

1. Relocate bulkhead to southeast corner of the building facing Eustis Street to create interior living space;
2. Install a new window where the bulkhead currently exists;
3. Fill in masonry to match existing; and
4. Replace 4 existing basement windows with new wood windows to match existing configuration.

***Maggie Booz**, architect for the owners, **presented.** Due to the need to enlarge their living space, alterations to the interior would require the above changes to the exterior. The interior alterations would clarify the ownership of the basement space between the condo owners. The space would become more usable with common areas accessible to all owners. The existing basement windows are in poor condition, because they were not replaced when the rest of the building was renovated in 2002-2003. They would be constructed by Boston Sash to match the existing windows and would have an interior energy panel.*

***Staff recommendations** were read.*

Public comment from two abutters, **Julia H. Hayes** of 43 Harris Street and **Carmen Sirianni** of 80 Eustis Street, in favor of the alteration, was read into the record; no comment was received in opposition.

Discussion: **Sarah Degutis** asked about the construction of the bulkhead. The existing bulkhead was poured concrete and has wood doors. The bulkhead would be replicated and the doors re-used. **Ryan Falvey** noted that plan should very clever use of space.

Documents: City of Somerville Ordinance sections 7-16 – 7.27, Property Form B, HPC Guidelines, Staff recommendations, photos of existing conditions, plot plan, architectural schematic design basement plan, A-3.0 dated 6/29/10 and elevation, A-7.0 dated 6/29/10 of the affected side of the building by Smart Architecture, and e-mails.

Decisions: The Commission voted unanimously (6-0) to grant a **Certificate of Appropriateness** to relocate the bulkhead because it would not be detrimental to the district and a **Certificate of Appropriateness** to install a single-glazed wood replacement window in the original location of the bulkhead to match the rest of the basement windows which is especially important due to the windows proximity to and visibility from the street. A **Certificate of Non-Applicability** will be issued to replace the other basement windows in-kind.

DEMOLITION REVIEW

HPC 10.50 D – 8 Partridge Street, circa 1884 wood-frame house

Applicant: Stephen and Ron Trombley, Owners.

Received: Significant:
6/14/10 6/15/10

Review of the SHPC's initial determination that under subsection (d) 2 a. of the City of Somerville Ordinance section 7-28, the house is considered "significant". Public testimony followed by discussion and a vote by the Commission will be taken on whether the building should be "preferably preserved" per subsection (d) 2 c.

The building was (subsection (b) (2)) "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:

- a. "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
- b. "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 building is: associated with a group of 5-6 similar buildings apparently developed with the rest of the street by Horace Partridge before 1884. It shares a common roofline and massing with several other buildings on the street. According to the maps, Partridge owned this house and neighboring ones through 1900,

suggesting that these were designed as rental properties. The size and massing are similar to other groups of workers' housing found throughout the City. Partridge was a dealer in "fancy goods" with a shop on Hanover Street, Boston. One can still find trade cards for his business. Online someone posted: "Horace Partridge, jeweler, printer, and land developer according to the 1874 city directory."

Stephen Trombley presented. *He bought the building earlier this year. The building inspector, at that time, told him the building was sound, however, once work began to rehabilitate the structure, too many problems were found. About 75% of the building will need to be demolished and then rebuilt. They had submitted plans to the Planning Department to enlarge the house, raising the roof from 1 ½-stories to a full 2-stories. These plans include the retention of the original roof pitch and the addition of eave returns to match those found on other buildings on the street constructed at the same time. They intend to use blue vinyl siding with wide corner boards and install Andersen windows.*

Staff recommendations were read.

No **Public Comment** was received.

Discussion: *The Commission discussed the context and the condition of the building. The proposed reconstruction and addition would retain the building's relationship with the rest of the houses on the street. The Commission also discussed the possibility of using higher quality materials but was told that the budget wouldn't allow the added expense; the owners were already pushed far beyond the planned budget by the structural problems that needed resolution.*

Documents: *City of Somerville Ordinance section 7-28, Property Form B, Demolition Review Ordinance, Staff recommendations, photos of existing conditions, the proposed plans and elevations A1.0 from JD LaGrasse & Associates dated 7 July, 2010.*

Decisions: *The Commission voted unanimously (6-0) that the building was **not 'preferably preserved'** on the condition that the new construction preserved the existing building footprint, and roof pitch, and re-established the eave return found on other houses on the street as per plans presented.*

HPC 09.67 – 378-382 Somerville Avenue, formerly Londontowne Antiques Update (Kristi)
Applicant: W. James Herbert, Trustee

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| <u>Received:</u> | <u>Significant:</u> | <u>Continued per request</u> | <u>Preferably Preserved:</u> |
| 10/21/09 | 9/17/09 | 10/09-4/10 | 5/18/10 |

A Subcommittee is meeting regularly to develop and comment upon plans for an MOA. The next meeting is scheduled for July 21, 2010 at 3:00 pm in the 3rd Floor Conference Room.

SECTION 106 REVIEWS CONDUCTED BY THE STAFF

HPC 10.53 – 119 College Avenue
Applicant: EBI Consulting for Clearwire Corporation

07/09/10

1. Collocation of stealth antennas and equipment.

HPC 10.58 – 335 Somerville Avenue, Sally O’Brien’s Pub and Grill
Applicant: Storefront Improvement Program

07/08/10

1. Review and comment upon awning design and paint colors.

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

HPC 10.54 – 11 Pleasant Avenue
Applicant: Eric Meserve

1. Repair and replace wood clapboard and other rotted and damaged materials in-kind, as needed.

DEMOLITIONS REVIEWED AND APPROVED BY THE STAFF

HPC 10.52 – 65-67 Chandler Street, 1928 Concrete Block Garage
Applicant: Wayne Sherwood

06/22/10

STAFF REVIEW AND COMMENTS AS PER REQUEST OF THE PLANNING DIVISION

None this month

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **Historic Designation Reports**
 - **Morrison Avenue Historic District** (Brandon with Kristi)
 - Final Report for Map Amendment to Create LHD completed and submitted to BOA
 - BOA voted 10-0 to approve the proposed Map Amendment
 - **LHD Expansion Project** (Brandon with Kristi)
 - Planning Board postponed vote on Group C properties until Thurs. July 15th meeting
 - BOA no regular meeting again until late August;; joint public hearing not likely before September
 - BOA supplementary letter to Group C property owners due to be sent out shortly by City Clerk
- **Milk Row Cemetery Restoration Project - Phase II** (Brandon)
 - Plantings on site awaiting cooler weather and water spigot follow-ups
 - Historic Somerville meeting to begin planning for Annual Ghosts event in late August.
- **Prospect Hill Tower Assessment Study** (Brandon)
 - Updated Assessment Report Completed, Reviewed and Accepted

- More In-depth Research of Site and its Historical Significance in Progress
- **Union Square Historic Surveying Project** (Brandon with Kristi)
 - Second Round of draft survey Form Bs and Area Form A received from Public Archaeology Lab (PAL)
 - Review and comments in progress
- **Preservation Newsletter Project** (Amie with Brandon & Kristi)
 - Amie has prepared draft of first issue and working on finalizing
 - Amie working on second issue
 - Means and timing to distribute to all LHD owners, past and recent, being discussed
- **Celebration of Fred Lund's 90th Birthday**
 - Photos of and artwork by Fred being collected for end of July-August exhibit

Other Business

New Open Meeting Law Regulations

Upcoming Meeting Schedule for 2010: August 17, September 21, October 19, November 16, and December 21.