



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

HISTORIC PRESERVATION COMMISSION

MINUTES

Tuesday, August 17, 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, Abby Freedman, and Eric Parkes. Dick Bauer arrived at 7:00 PM.

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

*Alternates

Others present: Alan Bingham, Rosemary Broome-Bingham, Gregory Miller, Iolende & Rocco Di Renzo, Kelly Speakman, Thalia Tringo.

APPROVAL OF MINUTES

The Commission voted 6-0 with 1 abstention (Abby Freedman) to accept the July 20, 2010 minutes as written.

DELIBERATION OF HPC CASES

HPC 10.59 - 67 Florence Street: Applicant and Owner, Rocco DiRenzo, Trustee, RD Realty Trust seeks a **Certificate of Appropriateness** for the following:

1. Construct a new 5-unit apartment building on side yard per submitted plans.



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Rocco Di Renzo presented. *Because English is not his first language, a question and answer format was followed. He would like to construct a 5-unit apartment building with an 18' driveway and parking in the rear. He would be rehabilitating the historic house at the same time he is constructing the new building. The historic building will be repaired but he does not intend to remove the aluminum siding at this time due to the costs involved. He is willing to consult with Staff and the Landscape Architect on the Commission when appropriate.*

Staff recommendations were read.

Public Comment: *Kelly Speakman noted that the relationship of the gable and cornice to the main façade is unclear on the plans.*

Discussion: *The Commission were favorably impressed by the general approach to the proposed infill building and thought that it was generally very handsome. The collaboration between OSPCD divisions and the owner to preserve the historic house and to develop the site has resulted in plans that meet HPC Guidelines and fit in well with the streetscape. Massing should not dwarf the historic structure or the other buildings in the neighborhood. The transition between the bays, the cornice with mock gable and the side of the building were of great concern, Eric Parkes contacted the Owners' architect and thought that beefing up the corner boards would go a long way toward clarifying the massing. Sarah Degutis and Eric Parkes both said that the overall proportions of the building worked well. The cornice and mock gable relationship to the façade still needs clarification. Rocco Di Renzo was not able to shed enough light on how the design would work for the Commission to feel completely comfortable about it. As new construction, the Commission agreed that the gable ornament could be an imaginative interpretation. There was some discussion over whether 1/1 or 2/1 sash would be more appropriate for the window sizes. In an e-mail, DJ Chagnon, Landscape Architect for the Commission noted that he had several concerns about the landscape plan as presented. These will be forwarded to the Planning Division.*

The Commission cannot require the removal of the aluminum siding because it is grandfathered. They can recommend that it would be an asset to the property and the neighborhood to have the building brought back to a higher standard.

Documents: *City of Somerville Ordinance sections 7-16 – 7.27, Property Form B, HPC Guidelines, Staff recommendations, photographs, public comment, Elevations (DD-1) and Floor Plans of 5 unit apartment building by D.F. Valente dated 5/26/2010.*

Decisions: *The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness for the construction of a 5-unit apartment building per conceptual plans by D.F. Valente dated 5/26/2010 on the site with several conditions.*

- a. *Align the main body of the new building with the main body of the historic building;*
- b. *Maintain the building setback with the line of buildings to the north;*
- c. *Match the setbacks of the front façade cornice line of the new building with the cornice line on 69-71 Florence Street;*
- d. *Use corner boards with a nominal 6" where the body of the building meets the sidewall of the bay;*
- e. *Clad the building with clapboards of wood, or of necessity, smooth-sided cementitious fiberboard such as Hardi-plank®;*
- f. *Use wood for the front steps, porch and skirt;*
- g. *Install and paint wood porch posts and cornices, or other acceptable products such as AZEK®, FYPON® or similar materials;*

- h. Face the foundation wall with brick;*
- i. Install either 2/1 or 1/1 divided light wood windows (simulated divided light vinyl-clad wood windows with dark spacers are acceptable);*
- j. Locate utilities underground;*
- k. Locate meters where they are not visible from the street;*
- l. Consult with Landscape Architect on the Commission for appropriate plantings; and*
- m. Restore and rehabilitate the existing historic house on the same lot with SHPC Staff review and approval to ensure that the work is consistent with HPC Guidelines and Standards. Because there was no request for any alterations to the historic house, the Commission could not require or vote upon the removal of the aluminum siding. However, they strongly recommend its removal and repair of the underlying fabric with the guidance of the HPC Staff.*

HPC 10.60 - 221 Morrison Avenue: Applicants: Richard Nilsson, AIA and Owners, Ronald and Linde Dynneson seek a **Certificate of Appropriateness** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Remove existing aluminum siding;
2. Restore, repair or replace damaged wood clapboard, soffits, fascia, and trim in-kind (C/NA);
3. Install ½ round metal gutters and downspouts; and
4. Construct a new addition per plans and elevations dated 7/29/10 by Nilsson Architects, Ltd.

Richard DiGirolamo, attorney for the Applicants has **requested a continuance until September 21, 2010.**

Decisions: *The Commission voted unanimously (7-0) to grant the request.*

DEMOLITION REVIEW

None this month.

SECTION 106 REVIEWS CONDUCTED BY THE STAFF

HPC 10.62 - Draw 7 Park, Somerville, MA 08/09/10

Applicants: Vanasse Hangen Brustlin, Inc. for F.R. Sturtevant Street, LLC

*The Applicants propose to relocate and rebuild 72 inch storm drain and outfall, and a pile-supported fishing platform. Staff has determined that the plans will have **no 'adverse effect.'***

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

None this month.

DEMOLITIONS REVIEWED AND APPROVED BY THE STAFF

HPC 10.61 – 18 Alpine Street, 1922 Concrete Block Garage 08/02/10

Applicant: Patricia Dougan

STAFF REVIEW AND COMMENTS AS PER REQUEST OF THE PLANNING DIVISION

None this month.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **Historic Designation Reports**
 - **LHD Expansion Project** (Brandon Wilson with Kristi Chase)
 - Recording of Group A and B LHDs completed by Registry of Deeds
 - Final step is transmittal of documents to City Clerk and to MHC
- **Milk Row Cemetery Restoration Project - Phase II** (Brandon Wilson)
 - Poster board exhibit with appreciation for fencing restoration work by DeMoulas Foundation set up at City Hall outside BOA Chambers
- **Union Square Historic Surveying Project** (Brandon Wilson with Kristi Chase)
 - City review and comments on remainder of PAL draft surveys and Area Forms completed and returned for revisions
- **Preservation Newsletter Project** (Amie Schaeffer with Brandon Wilson & Kristi Chase)
 - Edits to Preservation Newsletter #1 completed by Brandon and submitted to Monica for final review
 - Intent is to mail copy to all historic property owners by end of summer
 - Draft of Preservation Newsletter #2 completed by Amie
- **Celebration of Fred Lund's 90th Birthday** (Brandon Wilson)
 - Exhibit of his artwork over many decades planned for early Sept. at Somerville Armory
- **Certified Local Government Annual Reports** (Kristi Chase with Brandon Wilson)
 - Preparation of Year 2009 report in progress
- **Amie Schaeffer Internship** (Brandon Wilson)
 - Amie's unpaid internship this winter-spring-summer to end this week
 - Funds have been identified to pay Amie for part-time work this fall semester!

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

The meeting was adjourned at 8:30 PM.