



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

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EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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*Alan Bingham (Alt.)*  
*Natasha Burger*  
*Tom DeYoung (Alt.)*  
*Eric Parkes*  
*Todd Zinn (Alt.)*

*Abby Freedman, Vice Chair*  
*Kevin Allen*  
*George Born (Alt.)*  
*Denis (DJ) Chagnon (Alt.)*  
*Ryan Falvey*  
*Derick Snare (Alt.)*

**Historic Preservation Commission Minutes**

**Conference Room, 3<sup>rd</sup> Floor, City Hall, 93 Highland Avenue**  
**6:40 p.m. on Tuesday, February 19, 2013**

**Staff Present:** Kristi Chase, Amie Hayes, Brandon Wilson (in and out), and George Proakis, Director of Planning. He arrived late and did not attend the entire meeting.

**Members Present:** Jillian Adams, Dick Bauer, George Born\*, Eric Parkes, Ryan Falvey, and Abby Freedman.

**Members Absent:** Kevin Allen, Alan Bingham\*, Natasha Burger, DJ Chagnon\*, Tom DeYoung\*, Derick Snare\* and Todd Zinn\*.

\*Alternates

**Others present:** Joseph S. Artley, Richard C Berg, Adam Dash, Richard DiGirolamo, Paula Dowd, Nancy Fulton, Seth Kintigh, Anicia Kuchesky, Stephen Mackey, Jim McGinnis, Pieter Miner, Peter Quinn, Gwen Simpkins and Michael Whitten.

**Proposed Alterations to Designated Historic Properties**

*HPC Review for Issuance of Certificates of Appropriateness*



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<b>9 Westwood Road c. 1896 – Charles Lamb House (Case HPC 2013.005)</b>	
Applicant:	Sylvia Shurcliff
Property Owner:	Sylvia and Arthur Shurcliff
Application Date:	January 29, 2013
Legal Notice:	Change concrete walkway to City Hall pavers.
Recommendation:	Certificate of Appropriateness
Presentation	<u>Staff presented</u> for the homeowner. They intend to remove the concrete path to their front door and replace it with City Hall pavers. These are common throughout the Boston Area. Another neighbor on Westwood Road has used these. Their contractor intends to use a running bond pattern.
Staff Report	<u>Kristi Chase</u> read the Staff Report.
Public Comment	There was <u>no public comment</u> .
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form
Discussion	There was a short discussion about paving types and a reassurance the pavers were not the concrete aggregate unit blocks found in Union Square.
Decision	The <u>Commission</u> voted <u>unanimously (6-0)</u> to grant a <u>Certificate of Appropriateness</u> to replace the concrete path with City Hall pavers in a running bond pattern.



<b>170 Summer Street c. 1865 – John Howie House (Case HPC 2013.007)</b>	
Applicant:	Seth Kintigh
Property Owner:	Seth Kintigh
Application Date:	January 30, 2013
Legal Notice:	Change 3-tab asphalt shingles on Mansard roof to architectural shingles or synthetic slates.
Recommendation:	Certificate of Appropriateness
Presentation	<u>Seth Kintigh</u> presented. He is a new homeowner, originally from Acton but more recently from San Antonio. The house needs a lot of work, from sealing the envelope to repairing interior water damage, insulating and rewiring where necessary. The kitchen and bathrooms need updating. He would love to replace the asphalt roof with slate but cannot afford to do so. He is trying to find middle ground between the existing 3-tab asphalt and the original materials of the roof and stay within budget. The roofer he had been talking to is not returning calls. He is now looking into other roofers. He was surprised by the costs involved which were 2 to 5 times more than he had budgeted for. He also asked advice regarding various other materials in relation to some of his other projects on the house.
Staff Report	<u>Kristi Chase</u> read the Staff Report
Public Comment	There was <u>no public comment</u> .
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form
Discussion	The Commission discussed the basis and thoughts behind HPC Guidelines. It was noted that there are no good substitutes for scalloped and other decorative slates in terms of architectural shingles. Carriage House, Grand Manor and Berkshire seem to be the only decorative architectural shingles. They all have a cartoonish exaggerated feel to them. The Commission recommended that he consider using real slate shingles or a synthetic shingle with the dimensions and texture of slate on the front and Summer Street sections of the house if he could afford it.
Decision	The <u>Commission</u> voted <u>unanimously (6-0)</u> to grant a <u>Certificate of Appropriateness</u> to replace the 3-tab asphalt shingles on Mansard roof to architectural, synthetic or real slates with Staff review and approval.

<b>11 Linden Avenue c. 1860 – Isaac Story House (Case HPC 2012.075 R2)</b>	
Applicant:	Derick Snare, Architect
Property Owner:	Linden Tree Realty Trust, Owner
Application Date:	January 31, 2013
Legal Notice:	<i>Modify building and site plan.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Request for Continuance until March 19, 2013
Presentation	No Presentation was made
Staff Report	No Staff report was read
Public Comment	No public comment was received
Documents	No new documents at this time.
Discussion	There was no discussion
Decision	The <u>Commission</u> voted <u>unanimously (6-0)</u> to grant the requested continuance.

*Staff Review for Issuance of Certificates of Non-Applicability*

<b>9 Westwood Road (Case HPC 2013.006)</b>	
Applicant:	Sylvia Shurcliff
Property Owner:	Sylvia Shurcliff
Application Date:	January 29, 2013
Current Status:	Certificate of Non-Applicability issued January 29, 2013 to replace storm windows

**Demolition Reviews***Determination of Significance - None**Determination of Preferably Preserved*

<b>197 Washington Street c. 1860 – Samuel Holt House (Case HPC 2012.134)</b>	
Applicant:	Anthony Cota
Property Owner:	Anthony Cota
Application Date:	December 17, 2012
Legal Notice:	Determination of Preferably Preserved
Recommendation:	Preferably Preserved
Presentation	<p><u>Adam Dash</u>, attorney presented. The building is under agreement. He has just received a few maps and plot plans his title researcher and he has not reviewed them yet. He argued that the Commission should not consider the siting of the building as part of their deliberations since driveways and paths do not meet the definition of structure according to the Ordinance. He also noted that he believed that what might be constructed there in the future was not relevant to the historic character of the building and should also not be part of the deliberation. Therefore, he did not bring any of the proposed plans which were in flux at this point for the site and would be undergoing numerous revisions as they went through the permitting process.</p> <p>Cota's Funeral Home began around 1944, not the 1930s. They had made numerous acquisitions to the extent that what one sees is not the original siting of the building. It is on a much larger site than it was originally. He showed the recently received plot plans. Unfortunately, he had not had a chance to review them. One was from a different section of Prospect Hill 1842 and the other showed 2 of the parcels added to the property in a 1925 plan. Several of the additional parcels were carved out of the neighboring Walker property as seen on the 1874 Hopkins map.</p> <p>There have been numerous alterations over the years most notably the wings and the enclosure of the front porch. As to attic access to get a good look at the structural components of the building, it is no longer possible because the attic was rehabilitated into living space. There is also a caretaker who lives on the property. Cota was closing the funeral home and that there would be no chance of it remaining as such.</p> <p>There would be a design workshop on Saturday.</p>



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Staff Report	<u>Amie Hayes</u> read the Staff Report
Public Comment	<p><u>Jim McGinnis</u>, Bow Street, Union Square resident said that it was self-evident that the building should be preferably preserved. The property has been highlighted on Union Square historic walking tours over the years. Most people including Alderman Taylor thought the building was already protected as 'historic'. There is a lot of development pressure in the area which was up-zoned to CCD 55. He stated that over all he is for denser development but not at this site. There should be appropriate protection for historic buildings. The green space around the house that even though it is not accessible to the public, is very important with the deep 60' set back. Given the idea of viewsapes, the green space makes one feel better. He had just learned that the Post Office, just a block away, also threatened by development is being considered for LHD designation. He noted that it is a perfectly fine building but less exceptional than the funeral home. Important events in most people's lives do not happen in post offices; funerals are very important milestones in everyone's life. He also noted that it seemed that the City might be a favoring of one developer over another. A 9-month delay is not long in the permitting process. He stated the Commission and the City should find a way to designate the building as a Local Historic District.</p> <p><u>Steve Mackey</u>, Chamber of Commerce noted that the construction of much needed housing in Union Square was a positive development</p>
Documents	Staff Report based upon the City of Somerville Ordinance section 7.28, Staff research, and Massachusetts Historical Commission Property Survey Form



Discussion	<p><u>Dick Bauer</u> reviewed the definitions of ‘building’ and ‘structure’ according to this section of the Ordinances. He explained that the Commission does not regulate driveways and paving under this portion of the City Code of Ordinances. However this section of the Ordinances gives a broad standard in setting up a procedure for determination of ‘preferably preserved’ which allows the Commission to determine what is ‘preferable’. The Commission’s practice is to consider and weigh competing sets of factors such as what will happen if a building were removed.</p> <p><u>Jillian Adams</u> noted that if one overlaid the 1874 Hopkins map with a current Google aerial view, one would see the same layout in the same locations. Washington Terrace cut through the neighboring Walker estate.</p> <p><u>Dick Bauer</u> mentioned that the parking lots were located on what had been part of the Walker parcel. The main Holt property is still intact.</p> <p><u>Abby Freedman</u> noted that she believed that the building was significant as part of a collection of 19<sup>th</sup> century buildings along Washington Street that demonstrate a range of use and styles. She also noted that when she was discussing the historic siting of the house. One could see that a deep set back was the norm in the 19<sup>th</sup> century.</p> <p>She had been on the City’s Union Square Task Force to amend zoning in the square. In addition to higher density, the guidelines developed by the task force included the preservation of historic properties and green space.</p> <p>She and Jeff Meese, then a commissioner on the SHPC, had walked Union Square with Monica Lamboy and others of the Economic Development Division of OSPCD. She and Jeff, in consultation with SHPC staff, later prepared a list of buildings recommended for preservation in the Union Square area, which included the Cota Funeral Home. They presented this list to Monica Lamboy and discussed it with her. Not all the buildings on the list were accepted by the City or surveyed.</p> <p>She agreed with Jim McGinnis’ comments. Revitalizing Union Square should include not only the creation of more pedestrian activity through commercial development along the sidewalk but the preservation of historic buildings and the protection and formation of pockets of green space as well. At 197 Washington Street, an intact historic property and green space are melded together. One can sense how the City has changed over time through the differentiated set backs and styles of the buildings in this area of Washington Street.</p> <p><u>George Born</u> stated that he found the building to be the main focus. The considerable architectural importance of the house as well as the significance of Holt and the funeral home is the central argument here.</p> <p><u>Eric Parkes</u> noted that if one removed the visual clutter, it was easy to see the building. The developer would have to show a very good design to replace the Holt house. Aesthetics of a building has value.</p>
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Decision	<u>The Commission</u> voted <u>unanimously (6-0)</u> to find the demolition of the building detrimental due to its important association with Samuel Holt as well as the retention of form, Italianate detail and original site plan as well as the long existent use of the building as a funeral parlor. Therefore, they found that it is in the best interest of the public to preserve or rehabilitate 197 Washington Street and that the building is ' <u>preferably preserved</u> '.
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<b>95-101 Wheatland Street c. 1887 C.W. Lyman &amp; Company and c. 1950 Eagle Can Company (Case HPC 2013.003)</b>	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Application Date:	January 10, 2013
Legal Notice:	Determination of Preferably Preserved
Recommendation:	Unable to Recommend
Current Status:	Will be heard Tuesday, March 19, 2013
Presentation	<u>95-101 Wheatland Street and 360 Mystic Avenue</u> were discussed as a unit since all the building are part of the C.W. Lyman & Company furniture mill complex and the subsequent Eagle Can Company.

<b>360 Mystic Avenue c. 1887 C.W. Lyman &amp; Company (Case HPC 2012.116)</b>	
Applicant:	Richard Berg
Property Owner:	Richard Berg
Application Date:	November 05, 2012
Legal Notice:	Determination of Preferably Preserved
Recommendation:	Unable to Recommend
Current Status:	Will be heard Tuesday, March 19, 2013
Presentation	<u>95-101 Wheatland Street and 360 Mystic Avenue</u> were discussed as a unit since all the buildings are part of the C.W. Lyman & Company furniture mill complex and the subsequent Eagle Can Company.  <u>Richard DiGirolamo</u> presented. The Applicants had made best efforts and were now in a 'catch 22' situation that needed to be rectified so that they could go forward with their plans. He and his client agreed with the intent of restructuring the Memorandum of Agreement (MOA), but they do have some issues with the language. Clarification is needed. He agreed to meet with Commissioners to work further on this and agreed to a continuance in order to do so.
Staff Report	<u>Kristi Chase</u> read the Staff Report and <u>Amie Hayes</u> explained the rationale behind the proposed revisions to the Memorandum.
Public Comment	There was no public comment
Documents	Staff Report based upon the City of Somerville Ordinance sections 7.28, Staff research, and Massachusetts Historical Commission Property Survey Form



Discussion	The <u>Commission</u> generally agreed with allowing a demolition to occur due to the complications involved in stabilizing/rebuilding the structure and felt that there should be some accountability regarding what was built to replace the last wood mill building. The legal implications of whether to call the revisions to the MOA an Addendum or an Amendment were also discussed. It was decided that the title of the document could wait until the particulars were expressed.
Decision	A <u>preliminary vote (6-0)</u> was taken to establish a working group <u>to develop the addendum or amendment to the MOA</u> that would cover the demolition of the buildings. Abby Freedman, Eric Parkes and Jillian Adams agreed to meet with the Applicants on February 28, 2013 at 10:00 AM.  A further unanimous vote was taken to continue the case until the March 19, 2013 HPC Meeting.

*Demolition Review Period*

<b>26 Warwick Street (Case HPC 2012.108)</b>	
Applicant:	Daniel Silva
Property Owner:	Daniel Silva
Date of Signif:	11/20/2012
Date of Pref Pres:	12/18/2012
Recommendation:	Schedule Public Meeting of Preferably Preserved Structures – April 4, 2013
Current Status:	Review period over 9/18/2013

<b>20 Warwick Street (Case HPC 2012.109)</b>	
Applicant:	20 Warwick Street Trust
Property Owner:	20 Warwick Street Trust
Date of Signif:	11/20/2012
Date of Pref Pres:	12/18/2012
Recommendation:	Schedule Public Meeting of Preferably Preserved Structures – April 4, 2013
Current Status:	Review period over 9/18/2013

<b>82 Dover Street (Case HPC 2012.126)</b>	
Applicant:	Deleporte Development
Property Owner:	Deleporte Development
Date of Signif:	12/18/12
Date of Pref Pres:	1/15/2013
Recommendation:	Memorandum of Agreement, whereby, in exchange for photo documentation, a walk through prior to demolition to develop a plan to ensure materials of high architectural value will be salvaged, and so long as the design and materials remain consistent with the plans presented on 2/7/13, which is to include the specifications and modifications listed in the 2/7/13 Public Meeting Minutes, the Commission will lift the remaining delay.
Action:	Vote to accept Recommendation; Sign MOA
Current Status:	Review period over 10/15/2013



Presentation	<p><u>Gwen Simpkins</u> presented. Joe Artley had been working on revising the plans. They still preferred the modern design. They would have to wait until October to do so. As a contractor/developer she needed to keep her crews busy in the interim. She would rather have the project completed as soon as possible and was willing to go for a more traditional design in order to do so.</p> <p>The proposed building would be a variation of a 3-decker. Siding would be either wood or smooth-sided cement clapboard although they were also looking a shingle options. They consider both durability and finish in their decisions. The windows would have simulated divided lights.</p> <p>She said that she would prefer to work directly with Staff as she found them to be knowledgeable and efficient rather than coming back to the Commission for small changes in the plans.</p>
Staff Report	<p><u>Amie Hayes</u> read the Staff Report and noted that the Applicant's designs are continuing to evolve. New iterations had been received that afternoon.</p>
Public Comment	<p><u>Peter Miner</u> stated that after sitting in on several Commission meetings, he had every confidence that the Commission had the same concerns that they did and that the final plans would be in-keeping with the neighborhood. <u>Nancy Fulton</u> asked about the proposed height of the building and how the foundation related to the grade.</p> <p><u>Paula Dowd</u> said that she had worked with Gwen Simpkins for many years and that her projects stand the test of time.</p>
Documents	<p>Staff Report based upon the City of Somerville Ordinance sections 7.28, Staff research, and Massachusetts Historical Commission Property Survey Form; plans and elevations A05, A06 and A07 Versions 1 and 2 by Joseph S. Artley dated 19 February, 2013</p>



Discussion	<p><u>George Proakis, Director of Planning</u> reminded the Commission that they had the challenge of working with the Demolition Review process. The proposal is for a by-right project and that this would be the only design review process that the proposal would undergo. While they were working on new Zoning, it would not affect this case. The decisions would be e-mailed to Inspectional Services Division whose responsibility includes the oversight of the Memorandum to be enforced.</p> <p><u>Abby Freedman</u> discussed proposed the Memorandum of Agreement which would include photography tied in to the site plan, as well as elevations and other specifications.</p> <p><u>Jillian Adams</u> said that they should exclude vinyl, aluminum and false textures as these did not meet HPC Guidelines. It was decided to state that solid front to back materials should be used with no imitation grain.</p> <p>The Commission then discussed those details that needed to be included in the Memorandum. Form and massing of a 3-decker and either of the alternate designs presented were agreeable although <u>Jillian Adams</u> said that she preferred the simpler design with the flared second story. The windows would have true simulated divided lights with muntins on the exterior and interior and dark spacers. There would be foundation plantings to minimize the effect of the concrete or stucco foundation.</p>
Decision	<p>The Commission voted unanimously (6-0) to develop an MOA which would be reviewed by Abby Freedman and signed by Dick Bauer.</p>

*Staff Review for Determination of Not Significant - None*

All applications, plans and reports are available to the public on the City of Somerville website, at [www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions](http://www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions), or on the third floor of City Hall at 93 Highland Avenue (Monday – Wednesday, 8:30 a.m. – 4:30 p.m.; Thursday, 8:30 a.m. – 7:30 p.m.; and Friday, 8:30 a.m. – 12:30 p.m.). Cases may be continued to a later date(s); therefore, please check the agenda on the City website or call (617) 625-6600 x2525 or x2534 to inquire if specific cases will be heard. Continued cases will not be re-advertized, but will be listed on the agenda. Interested persons may provide comments to the Historic Preservation Commission at the public hearing, by fax to (617) 625-0722, by email to [kchase@somervillema.gov](mailto:kchase@somervillema.gov) or [ahayes@somervillema.gov](mailto:ahayes@somervillema.gov), or by mail addressed to the Somerville Historic Preservation Commission.

**Other Action Items**

<b>Public Meeting of Preferably Preserved Structures</b>	
Address:	82 Dover Street
Action:	Vote to accept minutes of February 7, 2013
Decision	The Commission voted unanimously (3-0-3 (Eric Parkes, Ryan Falvey, and Abby Freedman abstaining) to approve the minutes.



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<b>Preliminary Study Report on the Somerville Main Post Office Single-Building Local Historic District</b>	
Action:	Vote to adopt Preliminary Study Report and submit Report to the Massachusetts Historical Commission and Somerville Planning Board
Staff Report	<p><u>George Proakis, Director of Planning</u> presented the reasons to act now on a single building district for the Post Office and ask the Commission to approve the submittal of a revised preliminary report to the MHC and the Planning Board. The U.S. Post Office appears to be selling the property without restrictions to circumvent the Section 106 process. Revisions are underway on the report due to comments from Brandon Wilson and others that clarified and made the arguments for the proposed designation stronger.</p> <p>He noted that there were at least 2 perspectives on how and what to protect in Union Square. He was lining up strategies and would present them to the Commission in the near future, perhaps as soon as April.</p>
Public Comment	There was no public comment.
Documents	Preliminary Study Report on the Somerville Main Post Office Local Historic District at 237 Washington Street , Somerville, MA
Discussion	<p>The frequency of single-building districts in Somerville was discussed noting that much of the City was developed over time and that there was considerable infill development that precluded the idea of a single district with multiple buildings of a particular era and style.</p> <p><u>Abby Freedman</u> noted that not only was the Post Office at risk but so were many other buildings in Union Square. The buildings will fall like dominos. The City has not acted upon the preliminary draft reports for Local Historic District expansion.</p>
Decision	<u>The Commission voted unanimously (6-0)</u> to support the Report and to forward it to the Planning Board and the Massachusetts Historical Commission.

<b>Letter to Mayor regarding the Somerville School Advisory Committee</b>	
Action:	Vote to adopt and send letter to Mayor Curtatone
Discussion	The letter was read and edited. All felt that it reflected their intent. Abby Freedman & Dick Bauer to sign and send.
Decision	<u>The Commission voted unanimously (6-0)</u> to send the letter as edited.

<b>Minutes</b>	
Minutes:	January 15, 2013
Action:	Vote to accept minutes
Decision	<u>The Commission voted unanimously (6-0)</u> to approve the minutes as amended.



**Executive Director Monthly Report**

- HPC Guideline Revisions (Abby Freedman, Kevin Allen, Ryan Falvey, Eric Parkes & Jillian Adams)  
Update on Committee progress; most recent meeting - Wednesday, February 13, 2013, 7-9pm
- Update on Historic Plaque Project (Brandon Wilson)
- Real Estate Training Related to Historic Preservation (Brandon Wilson and Kristi Chase) to be offered again on Friday, March 22<sup>nd</sup> in Waltham
- Update on 2013 Preservation Awards Program (Derick Snare and Brandon Wilson)
- CPA Committee Progress Report (Dick Bauer and Abby Freedman)
- Update on Milk Row Cemetery Project
- Update on HPC Website Enhancement Project (Brandon Wilson)
- Somerville Museum Building Enhancements – Campaign Status (Brandon Wilson)
- Planning for May Preservation Month Events
- Upcoming Events Needing Volunteers
  - Patriot's Day Colonial Fair on April 15<sup>th</sup>, 9am – noon
  - Somerville Historic Bike Tour Brochure
  - Jane's Walk on Sat. May 4<sup>th</sup>
  - Civil War Sesquicentennial Celebration

