



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Natasha Burger
Tom DeYoung (Alt.)
Eric Parkes
Brad Stearns (Alt.)

Historic Preservation Commission Agenda

Visiting Nurses Association, Community Room, 3rd Floor, 259 Lowell Street
6:40 p.m. on Tuesday, January 20, 2015

Staff Present: Kristi Chase, Amie Hayes, Brandon Wilson.

Members Present: Alan Bingham*, Dick Bauer, George Born*, Ryan Falvey, Abby Freedman, Eric Parkes, Todd Zinn*.

Members Absent: Jillian Adams, Natasha Burger, DJ Chagnon*, Tom DeYoung*, Derick Snare*. Brad Stearns*.

*Alternates

Others Present: Sam Azzam, Meg Bruton, Richard DiGirolamo Craig Halajian, Emily Monea, John Reilly.

Community Preservation Act (CPA) Business

- General update (Dick Bauer & Emily Monea)

Emily Monea presented. There had been 2 community meetings in January where fifteen applicants presented their proposals. Public comment will be taken to the end of the month. The Community Preservation Committee (CPC) intends to submit their recommendations to the Board of Aldermen in March. . Emily Monea gave an example of how bonding with CPA funds work.

Abby Freedman gave an overview of the HPC CPA Advisory Committee's meeting on January 13, 2015. The Committee discussed criteria that they believe the CPC should use to evaluate the merit of the proposals. Proposals need to meet the Secretary of Interior Standards at the very least. A balance needs to be struck between the public and private projects, the relative sizes of the projects, and the amount of time it would take to pay for them. The Commission needs to evaluate and approve the criteria at a subsequent meeting before sending it to the CPC. A date proposed for the meeting was set for January 27, 2015 at 6:30 PM at a location still to be determined.



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Proposed Alterations to Local Historic District Properties

54 Meacham Road (HPC 2014.099)	
Applicant:	Margaret Bruton
Property Owner:	Margaret Bruton
Application Date:	December 16, 2014
Legal Notice:	<i>Remove fence</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard Tuesday January 20, 2015
Presentation:	Meg Bruton presented. She said that the fence had been erected by the previous owner of 56 Meacham Road to contain his dogs. It was no longer needed. She would like to reclaim her yard.
Public Comment:	The owner of 56 Meacham Road acknowledged in an e-mail the right of the owner of 54 Meacham Road to remove the fence from her property.
Staff Report:	Staff determined that the alteration for which an application for a Historic Certificate has been filed is appropriate for and compatible with the preservation and protection of the Meacham Road/Campbell Park Local Historic District; therefore Staff recommended that the Historic Preservation Commission grant 54 Meacham Road a Certificate of Appropriateness for the removal of the fence on their side yard.
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, and site visits.
Discussion:	Abby Freedman asked how the remaining section of fence on the abutting property would be terminated. Staff said that the owner of 56 Meacham Road had stated the he would construct a decorative termination until such time as he rebuilt the fence and gates with new posts located at appropriate intervals.
Decision:	The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness to remove the fence on the north side of the building in the side yard .

Demolition Reviews***Determination of Significance***

7 Durham Street (HPC 2014.100)	
Applicant:	7 Durham Street LLC
Property Owner:	7 Durham Street LLC
Application Date:	December 12, 2014
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Not Significant
Current Status:	Will be heard Tuesday January 20, 2015
Presentation:	Richard DiGirolamo presented. He said he had nothing to add to the Staff Report. His client has received a permit to construct an addition to the existing house which precludes the garage /shed in that location.
Public Comment:	There was no public comment



Staff Report:	<p>The wood garage/shed was constructed circa 1919 as a sorting shed per building permit record by Thomas C. Smith who had worked at the American Tube Works. The garage/shed is located along the back property line. No connection could be found between the structure and the American Tube Works. Thomas C. Smith was no longer in residence the year after the building permit was issued.</p> <p>No information could be found as to what was sorted in this structure. The building is unusual as a wood garage constructed at a time when most garages were constructed of concrete blocks.</p> <p>The structure retains its form and fabric with exception of the doors and windows. The building is undistinguished in form or style. Its form is that of a small utilitarian structure</p>
	<p>similar in form but not material of automotive shelters of the period. The building is clearly visible as one walks or drives up Durham Street, however the synthetic stone siding on the house at the front of the parcel draws the eye away from the out building. It is not a singular part of the landscape.</p> <p>(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.</p> <p>OR</p> <p>(B) The structure, circa 1919, is at least 50 years old.</p> <p>AND</p> <p><i>For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.</i></p> <p>(a) In accordance with the <i>Findings on Historical Association</i>, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, Staff recommended that the Historic Preservation Commission do not find 7 Durham Street shed/garage <u>importantly associated</u> 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.</p> <p>The subject building is not found importantly associated with the broad architectural, cultural, economic and social history of the City due to the lack of information on Thomas C. Smith or the purpose of the sorting shed. The building has no known relationship with his employment at the American Tube Works.</p> <p>OR</p> <p>(b) In accordance with the <i>Findings on Historical and Architectural Significance</i>, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, Staff recommended that the Historic Preservation Commission do not find 7 Durham Street shed/garage historically and architecturally significant.</p> <p>The subject building is not found historically and architecturally significant due to the fact that the building is a simple utilitarian structure not associated with a particular architect or builder, nor is it a significant part of the streetscape. It is not a characteristic garage of its period by itself or in the context of a group of buildings.</p>



Documents:	Staff Report based upon the City of Somerville Ordinance section 7.28, City Directories, Building Permits, map research, and site visits.
Discussion:	Abby Freedman noted that the building was very plain and had a roof pitch similar to those found on other garages and other buildings.
Decision:	The Commission voted unanimously (7-0) to not determine the 1919 garage/shed to be not significant.

Determination of Preferably Preserved

56 Line Street (HPC 2014.088)	
Applicant:	Cambport Group LLC
Property Owner:	Cambport Group LLC
Application Date:	September 23, 2014
Legal Notice:	<i>Determination of Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Will be heard Tuesday January 20, 2015
Presentation:	Richard Di Girolamo presented. The building is small, around 1100 SF. His clients are very unlikely to preserve it as they find it structurally unwarranted to repair it or to bring it up to code. He referred to the structural report by Arthur Chu noting the construction of the building, ceiling heights and other issues. Craig Helajian said that the interior had been gutted and not original fabric was left.
Public Comment:	There was no public comment
Staff Report:	<p>The subject structure retains a moderate level of historical and architectural integrity due to the retention of form, massing and siting on the lot, specifically in reference to the potential date of construction. Although the immediate historical context has changed, this building continues to fit within the broader working class historical context of the neighborhood and represents local significance. Dwellings from this time period are not predominant, but the City does retain several from the mid-nineteenth century, though often their massing is larger. Therefore, Staff found the potential demolition of 56 Line Street detrimental to the heritage of the City.</p> <p>In accordance with the Demolition Review Ordinance (2003-05), Section 4.D, Staff found the potential demolition of the subject structure detrimental to the heritage of the City, and consequently in the best interest of the public to preserve or rehabilitate. Therefore, due to the level of integrity, potential mid-nineteenth century construction date, and associated working class historic context and collection of buildings, Staff recommended that the Historic Preservation Commission find 56 Line Street Preferably Preserved.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance section 7.28, City Directories, Building Permits, map research, and site visits.
Discussion:	Abby Freedman said that there were other buildings of the same vintage still in existence on the street and speculated that other nearby houses were much altered survivors of the 1850s.
Decision:	The Commission voted unanimously (7-0) to determine 56 Line Street 'Preferably Preserved.' Per Section 4.2.D, "If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered preferably preserved." The Commission found demolition detrimental due to the level of integrity, potential mid-nineteenth century construction date, associated working class historic context and location within a collection of buildings.

63 Hudson Street garage (HPC 2014.097)	
Applicant:	Rebecca Fordon & Eric Chon
Property Owner:	Rebecca Fordon & Eric Chon
Application Date:	November 20, 2014



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Legal Notice:	<i>Determination of Preferably Preserved</i>
Recommendation:	Preferably Preserved
Current Status:	Will be heard Tuesday January 20, 2015
Presentation:	There was no presentation.
Public Comment:	There was no public comment
Staff Report:	<p>The building appears to have some structural failure but still retains a large degree of historical integrity due to materials and form. The building is of local significance and a variety of other examples exist within the city; however, the large massing of this barn is less and less prevalent.</p> <p>In accordance with the Demolition Review Ordinance (2003-05), Section 4.D, Staff found the potential demolition of the subject barn detrimental to the heritage of the City, and consequently in the best interest of the public to preserve or rehabilitate. Therefore, due to the historical integrity retained within the materials and form, the uncommon large massing for this accessory building type, and association with the dairy business of Somerville, Staff recommended that the Historic Preservation Commission find the barn at 63 Hudson Street Preferably Preserved.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance section 7.28, City Directories and census information, Building Permits, map research, and site visits.
Discussion:	Abby Freedman found the very large door opening very interesting and the massing of the building striking. She found a strong sense of the interior volume. The barn was not overly decorated in keeping with its functionality..
Decision:	The Commission voted unanimously (7-0) to determine the barn at 63 Hudson Street 'Preferably Preserved.' Per Section 4.2.D, "If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered preferably preserved." The HPC found demolition detrimental due to the historical integrity retained in the materials and form, the uncommon large massing for an accessory structure, and association with the dairy business of Somerville.

Other Business

Minutes:	July 15, 2014 – HPC
Minutes:	September 16, 2014 – HPC
Minutes :	October 21, 2014 - HPC
Minutes:	November 6, 2014 – Preferably Preserved
Minutes:	November 18, 2014 – HPC
Minutes:	November 25, 2014 – CPA Advisory
Minutes:	December 11, 2014 – CPA Advisory
Minutes:	December 16, 2014 - HPC
Minutes:	January 13, 2015 – CPA Advisory
Decision:	The Commission unanimously approved the HPC Minutes for July, September and October while those not present at a particular meeting abstained. The CPA Advisory Committee Minutes for November were accepted. The remaining minutes were not ready for approval.

Reports and plans are available on the City of Somerville website at www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions and on the third floor of City Hall at 93 Highland Avenue. Cases may be continued to a later date(s); therefore, check the agenda on the website 48 hours in advance of the meeting or call (617) 625-6600 x2500 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 email to historic@somervillema.gov, by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.



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