



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Ryan Falvey
Derick Snare (Alt.)
Mark Sternman

Historic Preservation Commission Minutes

Visiting Nurses Association, Community Room, 3rd Floor, 259 Lowell Street
6:40 p.m. on Tuesday, May 19, 2015

The following order of cases to be heard is tentative. Cases may be moved up or pushed back at the discretion of the Commission. Items that do not require prior legal notification may be added after the agenda is finalized.

Staff Present: Kristi Chase.

Members Present: Jillian Adams, Dick Bauer, Alan Bingham*, George Born**, Heather Davies*, Ryan Falvey, Mark Sternman, Todd Zinn. George Born** voted on 331-333 Broadway only. Todd Zinn arrived at 7:15 PM.

Members Absent: DJ Chagnon*, Abby Freedman, Eric Parkes, Derick Snare* Brad Stearns*.

*Alternates

** Non-voting Alternates

Others Present: Dean Cassassa, Richard DiGirolamo, Eamon Fee, Diane Miller, Gerry Squires, Steve Vitello.

Community Preservation Act (CPA) Business

- General update (Dick Bauer)

Dick Bauer noted that Applications for CPA funds had been received for the following projects: Mystic Water Works, Prospect Hill Park and Monument, Somerville Museum, Temple B'nai Brith, and First Church Congregational on College Avenue. Commissioners were invited to review and comment upon the projects. Preservation restrictions would be put on those receiving funds to ensure the public benefit.

The Historic Preservation Plan is underway. A meeting will be held on June 24, 2015 in the VNA starting at 7:00 PM.

Proposed Alterations to Local Historic District Properties



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331-333 Broadway (HPC 2015.013)	
Applicant:	Sprint Spectrum
Property Owner:	A & P Realty Trust
Application Date:	April 9, 2015
Legal Notice:	<i>Install cell equipment and antennas</i>
Recommendation:	Certificate of Appropriateness; Certificate of Non-Applicability
Current Status:	Heard on Tuesday, May 19, 2015
Presentation:	Gerry Squires presented. Sprint already has equipment on the roof which needs up-grading to 4-G compliance. This would involve adding more antennae which would be visible from the uphill side of Broadway.
Public Comment:	There was no public comment.
Staff Report:	Staff determined that the alteration for which an application for a Historic Certificate has been filed is not derogatory to the Princeton Single Building Local Historic District at 331-333 Broadway; therefore Staff recommended that the Historic Preservation Commission grant Sprint Spectrum a Certificate of Appropriateness for the installation of antennas on the penthouses of 331-333 Broadway and a Certificate of Non-Applicability for the remaining work that is not visible from the public right of way with the following contingencies. <ol style="list-style-type: none"> All the antennae and mounts shall be installed as indicated in the plans provided for Sprint Vision T-1, C-1, Z-1, Z-2, Z-3, Z-4 dated 2/05/14, received on 4/9/2015 and painted to match the color of the penthouses. All other equipment shall be placed where it cannot be seen from Broadway or Langmaid Avenue.
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:	Jillian Adams noted that the current antenna visible was not installed as approved. Gerry Squires said that the problem would be remedied.
Decision	The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness is contingent upon the following conditions: <ol style="list-style-type: none"> All the antennae and mounts shall be installed as indicated in the plans provided for Sprint Vision T-1, C-1, Z-1, Z-2, Z-3, Z-4 dated 2/05/14, received on 4/9/2015. All other equipment shall be placed where it cannot be seen from Broadway or Langmaid Avenue. All equipment visible from the public right of way, including that which was previously installed shall be painted to match the color of the penthouses. If the approval differs from the plans approved on May 19, 2015, new plans shall be submitted to Historic Staff prior to commencing the work. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.

198 Central Street (HPC 2015.015)	
Applicant:	Dean Cassassa
Property Owner:	Dean & Carmel Cassassa
Application Date:	May 1, 2015
Legal Notice:	<i>Alter rear doors, windows, and porch for egress.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard Tuesday, May 19, 2015



Presentation:	Dean Cassassa presented. Due to the necessary locations of compressors, he needed to relocate doors, windows and egress stairs on the rear of the building.
Public Comment:	There was no public comment.
Staff Report:	Staff determines that the alteration for which an application for a Historic Certificate has been filed is not derogatory to the 192-198 Central Street Cutler Downer Row Houses Local Historic District due to the location and visibility of the proposal; therefore Staff recommends that the Historic Preservation Commission grant Dean Cassassa, Owner a Certificate of Appropriateness for the alterations noted below with the following contingencies. A Certificate of Non Applicability shall be issued for the installation of HVAC units and the construction of a patio due to their lack of visibility to the public right of way. <ol style="list-style-type: none"> The location of windows and doors on the second floor rear elevation of the rear ell may be reversed; and The egress stairs from second floor and first floor may be relocated.
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:	There was some discussion about the visibility of the rear of the building from Adams Street and the locations of the compressors. The garage obscures the ground floor alterations while lattice screening on the second floor of 63 Adams Street partially conceals the proposed alterations on the second and third floors.
Decision	The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness is contingent upon the following conditions: <ol style="list-style-type: none"> The location of windows and doors on the second floor rear elevation of the rear ell may be reversed; and The egress stairs from second floor and first floor may be relocated. If the approval differs from the plans approved on May 19, 2015, new plans shall be submitted to Historic Staff prior to commencing the work. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.

De-Designation Request

1170 Broadway & 7 Clarendon Avenue (HPC 2015.006)	
Applicant:	Saint James Episcopal Church
Property Owner:	The Episcopal Church of the USA
Application Date:	February 12, 2015
Legal Notice:	<i>Request to de-designate 1170 Broadway and 7 Clarendon Avenue</i>
Recommendation:	Denial of request
Current Status:	Will be heard Tuesday, May 19, 2015
Presentation:	Applicant sent e-mail requesting to withdraw their request to de-designate the church in light of a very informative meeting the church leadership had with Jillian Adams, commissioner on May 17, 2015.
Public Comment:	There was no public comment.
Staff Report:	There was no Staff Report.



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:	The Commission thanked Jillian Adams for meeting with Saint James Episcopal Church and discussing the positive aspects of designation for religious structures.
Decision	The Commission voted unanimously (7-0) to accept the withdrawal of the request for de-designation.

Demolition Reviews

Determination of Significance

161 Linwood Street (HPC 2015.014)	
Applicant:	Herb Chambers Somerville Corporation
Property Owner:	Tauro Realty Trust
Application Date:	April 17, 2015
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Will be heard Tuesday May 19, 2015
Presentation:	Richard DiGirolamo presented. The building had been used by Pat's Auto-body for 35-40 years. He had closed shop and leased the building to Herb Chambers. The building is not an 'architectural marvel' and is in dis-repair.
Public Comment:	There was no public comment.
Staff Report:	<p>The building retains its original form and massing, and continues to represent a typical example of a c.1924 storage garage. Although several windows and doors have been removed and/or replaced, the original intent of design is still evident. In addition, the use for this property has remained consistent since the time of construction.</p> <p>Staff found the subject building importantly associated with the broad architectural, cultural, economic and social history of the City due to an association with the development of automobile commercial services and as a large, well-executed, and preserved example of the early 20th century private garage, a type which was common throughout the City. The building represents twentieth century infill development within what was a residential neighborhood at the time of construction.</p> <p>Staff found the subject building historically and architecturally significant due to an association with the development of automobile commercial services and as a large, characteristic and preserved example of the early 20th century private garage, which were once common throughout the City.</p>
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:	The Commission noted that the owners had not invested heavily in the construction of the building. It was not a high style structure although it had some details such as pilasters, steel windows and cornice details. George Born stated that its role in rise of the automobile age was of some significance.



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Decision	<p>The Commission voted unanimously (7-0) to determine the c. 1924 truck garage and auto body shop at 161 Linwood Street ‘Significant’ because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, is “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:</p> <p>i. “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</p> <p>ii. “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.”</p> <p>The structure was determined ‘Significant’ due to an association of the property with the development of automobile commercial services, and as a large, well-executed, and preserved example of the early 20th century private garage, which were common throughout the City. The building represents twentieth century infill development within what was a residential neighborhood at the time of construction. The building retains its original form and massing, and continues to represent a typical example of a c.1924 storage garage. Although several windows and doors have been removed and/or replaced, the original intent of design is still evident. In addition, the use for this property has remained consistent since the time of construction.</p> <p>The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to an association with the development of automobile commercial services and as a large, well-executed, and preserved example of the early 20th century private garage, a type which was common throughout the City. The subject building is found historically and architecturally significant due to an association with the development of automobile commercial services and as a large, characteristic and preserved example of the early 20th century private garage, which were once common throughout the City.</p>
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Properties within the Demolition Review Period

Property	Owner	Preferably Preserved Decision	End of Review Period	Status
56 Line Street	Cambport Group LLC	1/20/2015	10/20/2015	Draft MOA <i>Scheduled for the June 4, 2015 Preferably Preserved Structures Meeting</i>
63 Hudson Street	Rebecca Fordon & Eric Chon	1/20/2015	10/20/2015	MOA waiting for signatures
20 Kent Court	Keith Glover & Attila Javor	9/16/2014	6/20/2015	Waiting on new Zoning
18 Kent Court	Keith Glover & Attila Javor	3/17/2015	9/17/2015	
35 Moreland Street	Kevin Slattery	3/17/2015	9/17/2015	Develop MOA <i>Scheduled for the June 4, 2015 Preferably Preserved Structures Meeting</i>



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14 Kent Court	Shanzhe Xuyu	3/17/2015	9/17/2015	Develop MOA Diane Miller, architect presented preliminary plans for the property. Scheduled for the June 4, 2015 Preferably Preserved Structures Meeting
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Other Business

- West Branch Library – Review and Comment

Steve Vitello presented the need for ADA and other updates to the West Branch Library. The Application for CPA funds were withdrawn as they were not yet ready to go forward with concrete and specific plans. He discussed the team, designLAB architects who have been hired to develop plans for the building. They have extensive experience in historic library buildings and master plan development. There will be several Community meetings over the next year to develop these plans.

- Election of Officers

The following officers were elected:

Dick Bauer, Chair (7-0-1(Dick Bauer))

Abby Freedman, Vice-Chair (7-0-1(Abby Freedman))

Jillian Adams, Secretary (7-0-1(Jillian Adams))

Minutes:	November 18, 2014 – HPC
Minutes:	December 11, 2014 – CPA Advisory
Minutes:	December 16, 2014 - HPC
Minutes:	January 13, 2015 – CPA Advisory
Minutes:	February 12, 2015 – CPA Advisory
Minutes:	April 21, 2015 – HPC
Minutes:	May 7, 2015 – Preferably Preserved
	The May 7, 2015 minutes were unanimously approved by those attending the meeting. The other out-standing Minutes were not complete and therefore not reviewed

Staff Review – Listed for informational purposes

59 Cross Street (HPC 2015.010)	
Applicant:	Somerville Homeless Coalition
Description:	<i>Replace window in-kind.</i>
Current Status:	Certificate of Non-Applicability issued 3/13/2015

58 Columbus Avenue (HPC 2015.016)	
Applicant:	William Gage
Description:	<i>Replace fence in-kind.</i>
Current Status:	Certificate of Non-Applicability issued 5/8/2015

12 Aldersey Street (HPC 2015.017)	
Applicant:	John J Mac Corkle for Paul Valihura
Description:	<i>Rebuild foundation.</i>
Current Status:	Certificate of Non-Applicability issued 5/8/2015

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.



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