



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

HISTORIC PRESERVATION COMMISSION

MINUTES

Tuesday, August 21, 2012 at 6:40 p.m.
Third Floor Conference Room

Staff Present: Kristi Chase and Amie Schaeffer.

Members Present: Kevin Allen, Alan Bingham***, Dick Bauer, George Born*, Natasha Burger**, Ryan Falvey, Eric Parkes, Kelly Speakman***, and Todd Zinn*. Kelly Speakman and Todd Zinn arrived at 7:00 PM.

Members Absent: DJ Chagnon*, Tom DeYoung*, Abby Freedman, Derick Snare*, and Brad Stearns*

*Alternates

**Alternate Member voting on HPC 12.082

***Regular Member not voting on HPC 12.082 due to time of arrival.

Others Present: Jillian Adams, Joe Calizi, Luis Catatao, Richard DiGirolamo, Tony La Fuente, Daka Matiu, James Pellegrini, Daniel Siciliano, Peter Stephanou, John Stephanou, and Milton Yu.

APPROVAL OF MINUTES

The Commission voted (6-0-2 (Kevin Allen & Eric Parkes) except for case HPC 12.018 (5-0-2 (with Alan Bingham recusing himself from the vote))) to approve the March 20, 2012 Minutes as amended.

The April 17, May 15, June 19, and July 17, 2012 Minutes were not voted upon.

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission will hold public hearings on the following applications, all in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and the City of Somerville Ordinance (Sections 7-16 – 7-28):

No applications for alterations were received by the deadline of August 1, 2012.



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DEMOLITION REVIEWS

DETERMINATION OF SIGNIFICANCE

The Commission may make a preliminary determination under the City of Somerville Ordinance as set forth in Section 7-28 b (2) on whether any buildings are “significant”. Prior notice is not required by the Ordinance. New cases for a Determination of Significance may be added to the Agenda until Friday, August 17, 2012. Public testimony followed by discussion and a vote by the Commission.

HPC 12.082 – 77-83 North Street – 1920s single story brick store

Applicant: Peter Stephanou, Owner

7/25/12

Richard DiGirolamo presented. *The building had been derelict for 20 years and is in very poor condition. The City has been asking for the last 3-5 years for the building to be demolished. The owners have been working on plans for the site. They need to keep one wall in order to rebuild on an undersized lot which will be most of the front facade. They plan on a 2-unit building planned by Jai Singh Khalsa. The design is not yet set for the building.*

The owners believe that a new building there would add value to the area. A lot of thought has been put into what to do about the derelict building which they had bought over 20 years ago to curb the rowdy behavior of youths back in the 1980s.

Public Comment was received from Luis Catatao, who said the walls were cracked from top to bottom. He was looking forward no longer living next to a bird sanctuary and eye sore.

Staff Recommendations were read.

Documents: *City of Somerville Ordinance sections 7.16 – 7.27, Determination of Significance Staff Report, photos of the storefront and street context, cover sheet plan for the site by Khalsa Design Inc. dated 7/8/2012 sheets A-000 showing portion of the building to be retained, site plan by Design Consultants dated 11/7/2011,*

Discussion: *While the style is a form of Art Deco, it is not an especially good example of such. It did not have enough left of the original structure and was not particularly unique. There are better examples of the style throughout the City. Kevin Allen recommended that they think about a consistent use of brick or another way to keep the building consistent with the portion of the original brick building retained. Ryan Falvey said that the owners were doing the City a favor by taking down the building.*

Decision: *While the building is over 50 years old, The Commission voted unanimously (7-0) not to determine the building “significant” for the reasons noted in the Staff recommendations and the discussion above.*

DETERMINATION OF PREFERABLY PRESERVED

HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued)

Applicant: 18 Cottage LLC

12/20/11

Richard DiGirolamo on behalf of the Applicant has requested a continuance until September 19, 2012.

No Staff Recommendations were read.

No Public Comment was received.

Discussion: *There was no discussion.*

Decision: The Commission voted unanimously (7-0) to grant the requested continuance be granted.

HPC 12.061 – 315-321 Broadway – 1925 Classical Revival brick commercial block (cont’d)

Applicant: Young Lee for Richard E Blumsack, Richard D Gilman & Cynthia R. Trustees 05/25/12

Applicant has requested a continuance until September 19, 2012.

No Staff Recommendations were read.

No Public Comment was received.

Discussion: There was no discussion.

Decision: The Commission voted unanimously (7-0) to grant the requested continuance be granted.

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage

Applicant: Doug S. Beaudet, Owner 10/17/12
Preferably Preserved 01/17/12

HPC 12.017 – 146 Hudson Street – circa 1924 Edward J Heath House

Applicant: Richard DiGirolamo, Attorney for Edward Doherty, Owner 02/15/13
Preferably Preserved 05/15/12

Eric Parkes and Kristi Chase gave an overview of the findings of the working group. Meetings were held on 6/14/12, 6/22/12, and 6/26/12 with the owner, as well as his development and architectural teams. Due to the narrowness of the lot, there were not many options presented and to retain the building was impossible. Fire Department Guidelines require that the front entry and the driveway have specific locations and widths respectively. Using the Craftsman style of the existing building did not work with a tall narrow structure. Several recommendations were given for the new building and have been incorporated into their working design which will need to go the Zoning Board of Appeals and to the Design Review Committee. The proposed new building has been brought further from the street and more in line with others on the block. It was recommended that thicker and deeper casings be used to give the building more presence.

No Public Comment was received.

Discussion: In looking for other ways to memorialize the building once it was gone, the working group found that since the building was unique to the street and neighborhood, there was nothing to attach its significance. They therefore plan to photo-document the building’s structure and to install an exhibition showing the building and its context. The Design Review Committee will evaluate and give recommendations on the proposed new structure to the ZBA.

Decision: The Commission voted unanimously (7-0) to the proposed Memoranda of Agreement.

HPC 12.056 – 336 Summer Street – circa 1874 Joseph Vello House

Applicant: Cindy He, Owner 03/19/13
Preferably Preserved 06/19/12

A working group consisting of Kelly Speakman and Todd Zinn was formed to meet with the owner.

OTHER ACTION ITEMS

HPC 12.085 – 485 Mystic Valley Parkway (149 Capen Street) – 1863 Mystic Pumping Station

Applicant: Albert Rex, MacRostie Historic Advisors LLC for the Somerville Housing Authority

- Letter of Support (Round 4) for Mystic Waterworks Project chosen 40B team for submittal to the MHC

Decision: *The Commission voted unanimously (7-0) to continue their support of the project and to send a letter once more.*

September HPC Meeting date change

- The next HPC meeting is scheduled for September 18, 2012 and conflicts with the East Somerville Main Streets Foodie Crawl.
- Staff proposes that the date be changed to the following Tuesday, September 25, 2012 so that Commissioners and Staff may participate in the event.

Decision: *The Commission voted unanimously (7-0) to reschedule the meeting for Wednesday, September 19, 2012 as the following Tuesday is Yom Kippur.*

STAFF REVIEW & APPROVAL OF DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY

HPC 12.076 – 48 Vinal Avenue – 1873 Parker Burnett House

Applicant: Paul S. Martins, Owner

07/17/12

1. Remove and replace second floor porch on rear; and
2. Renovate kitchen

HPC 12.079 – 48 Vinal Avenue – 1873 Parker Burnett House

Applicant: Paul S. Martins, Owner

07/20/12

1. Replace damaged single-pane 1/1, 2/1 or 2/2 window sash in-kind.

HPC 12.080 – 61 R Putnam Street – 1867 Dyer Woodman House

Applicant: Laurinda Bedingfield, Owner

07/20/12

1. Replace fire damaged interior; and
2. Repair and replace fire-damaged structure and roof as needed.

HPC 12.081 Demolition – 7 Cedar Street Place – circa 1920s Concrete Block Garage

Applicant: Joseph Macaluso, Owner

07/25/12

HPC 12.083 Demolition – 485 McGrath Highway – circa 1950 Concrete Block and Metal Truck Terminal

Applicant: McGrath 485 Investments LLC

08/03/12

HPC 12.087 – 38 Spring Street – 1852 Robinson Bird Winslow House

Applicant: Richard Fallone, Contractor for Robert & Charlotte Lodi, Owners

08/09/12

1. Strip and re-roof mansard with 3-tab asphalt shingles in-kind.

HPC 12.088 Demolition – 23 Village Street – circa 1930 & 1950 Concrete Block Storage Building

Applicant: Adele Naudé Santos, Owner

08/13/12

HPC 12.089 – 1895 Nathan Tufts Park

Applicant: Sarah Spicer, Senior Planner for the OSPCD Transportation Division

08/13/12

1. Install a Hubway station that will be in place from March through November near the intersection of College Avenue and Broadway.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF PLANNING & OTHER DIVISIONS

PLANNING DIVISION REVIEWS

HPC 12.077 – 30 Wallace Street – circa 1872 Eugene & Pauline S. Downes House

Applicant: Peter Heller, Owner

08/1/12

The proposed work is not out of scale with the original structure nor the neighborhood. It is set-well back from the street. The proposed shape and form of the building does not relate to the mansard roof but contrasts with it. The windows are of a greater size and are made larger by the transoms. These changes meet the HPC guidelines for Additions for all the points except those for windows.

HPC 12.078 – 32 Hinckley Street – circa 1925 2-story Concrete Block Garage

Applicant: Middlesex Enterprises, LLC

7/19/12

This area is moderately dense and predominantly composed of 2½-story, single family houses with gable-end roofs as well as a few three-family triple-deckers. Staff recommends that the infill structure be of the side- or end-gable type, with a similar pitch to the surrounding buildings, and no more than 2 ½ stories or emulate a triple-decker in that the new structure would be three stories with a flat roof. Staff additionally recommends that the façades visible from Hinckley Street have detailing that is consistent with the neighborhood, such as a multi-story bay window, as well as basic symmetry.

UPDATES ON PROJECTS AND OTHER BUSINESS

OTHER BUSINESS

HPC 11.75 – 117 Washington Street – 1789 Samuel Ireland House

8/16/11

Applicant: Khalsa Design Inc., Architect for Claude Augustin, Owner

- Update on current status

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House

10/20/11

Applicant: Moshe Safdie Associates, Owner

- Update on current status

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee to tentatively meet on Tuesday, 9/11/12 from 7-9pm.
- Update on progress.

Milk Row Cemetery Preservation Master Plan Implementation (Brandon Wilson)

- Docent Program --Expectation that two docents will start a trial run on Sunday, July 15th. Program to open the Cemetery to the public more often, initially once a month during the warmer weather.

Website Enhancements (Brandon Wilson)

West Branch Library (WBL) Improvements (Brandon Wilson)

Assembly Row Historic Enhancement Project (Brandon Wilson & Kristi Chase)

NEW BUSINESS

Upcoming Meeting Schedule for 2012: September 18 or September 25, October 16, November 20, and December 18.

All of the applications summarized above are available for public inspection at the Commission's Office on the third floor of City Hall, 93 Highland Avenue, on Mon. -Wed. 9:00 am - 4:30 pm; Thurs. 9:00 am-7:30 pm; and Fri. 9:00 am-12:30 pm. Since cases may be continued to a later date(s), please check the agenda on the City's website, or call before attending (tel.: (617) 625-6600 x. 2525). Continued cases will not be re-advertised. Interested persons may provide comments to the Historic Preservation Commission at the hearing, by fax to 617-625-0722, by e-mail to kchase@somervillema.gov , or by mail to the Somerville Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.