



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

*HISTORIC PRESERVATION COMMISSION*

**MINUTES**

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

**Staff Present:** Kristi Chase and Brandon Wilson (in and out).

**Members Present:** Kevin Allen, Alan Bingham\*, Dick Bauer, Natasha Burger\*\*, Eric Parkes, Ryan Falvey, Abby Freedman and Tom DeYoung\*. Natasha Burger was the second alternate to arrive with 6 regular Commission members present at the meeting.

**Members Absent:** George Born\*, DJ Chagnon\*, Derick Snare\*, Kelly Speakman, Brad Stearns\* and Todd Zinn\*.

\*Alternates

\*\*Alternate voting on item 2 of HPC 11.115 when Ryan Falvey had to leave the meeting and after 10:00 PM when Tom DeYoung left the meeting.

**Others present:** John and Madeline Belski, Keith Glover, Kendra Halliwell, Lenore Hill, Attila Javor, Ruthie Ristich, Jessica Snare and Ted Tobin.

**APPROVAL OF MINUTES**

*The Commission voted unanimously (6-0-1(Natasha Burger)) to approve the November 15, 2011 Minutes as amended, and also voted unanimously (5-0-2 (Kevin Allen and Eric Parkes)) to approve the January 17, 2012 minutes as written*

**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):



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**HPC 11.115 – 11 Linden Avenue, 1860 Isaac Story House (continued)**

10/17/11

Applicant: Lenore Hill, Owner

1. Add 1 additional window on rear ell;
2. Rebuild porch on 2<sup>nd</sup> floor south side without roof, based upon historic photograph; and
3. Construct a free standing 2-unit structure designed to resemble a barn on lot with an existing 1-family dwelling.

**Keith Glover** presented their plans. **Lenore Hill, Atilla Javor and Jessica Snare** gave additional comments and information. They had met twice with the working group to arrive at a design that met with the HPC Guidelines. The porch railings, posts and balusters have been revised. The posts are beefier and the top and bottom rails have been made larger to diminish the effect of the height of the railings required by code. The window on the south side toward the rear is only minimally visible.

The new house will have 2-3 bedrooms in each unit to encourage families to settle there. Smaller units would not be as enticing. They agreed with the Commission that placing the new building at the front of the lot would be detrimental and thought carefully about the relationships between the existing historic house and the proposed new building. They relocated it and redesigned it to be partially hidden by the historic house with less of the building visible from the street. The windows on the rear are 40' from the rear windows of the abutting house on Porter Street and should have little effect on the residents there.

The parking requirements imposed by the zoning forced their hand. They had looked at many alternatives to the present parking plan. Unfortunately, all of the iterations resulted in more of the lot devoted to automotive uses and less to green space and landscaping which are important to the historic context of the site. They have met with the neighbors to find ways to mitigate impacts of parking on their side of the lot. They are proposing a 4' buffer zone with screening plants. The plant materials will be carefully chosen for both height and attractiveness in all seasons.

**Staff Recommendations** were read.

**Public Comment** was received from John Belski who noted that he and his mother had no issues with addition of another structure on the lot but were very concerned with the effect of cars parking near their house would have on the air quality, on the possible damage to their foundation and on the light intrusion at night. He submitted photographs showing the proximity of the parking to his house and its windows. Staff noted that an abutter from Porter Street had stopped by the HPC office to speak of her concern about the building height and privacy issues to the rear of the building but had not officially submitted any comments. The Commission noted that all these comments would be more appropriately heard by the Zoning Board of Appeals since they did not relate directly to the historic context of the site.

**Documents:** City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, site plans and conceptual elevations dated 2/10/12 as well as a model of the site with the proposed building by Derick Snare and photographs of the building.

**Discussion:** The Commission noted that much of the neighbors' concerns would be better addressed by the Zoning Board of Appeals than the Historic Preservation Commission. They could address the aesthetics but not the zoning requirements for the needed parking spaces which were already casually Abby Freedman noted that she felt that the new building was it was too large compared to the historic building, but that she was in support of the proposal due to the high quality of the design. Eric Parkes also agreed with her comment.

**Decision:** The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness to:

1. Add 1 additional window on rear ell that matches all properties of the existing adjacent window, including style, material, casing, muntin profile, and reflectivity of the glass;

2. Rebuild porch without a roof on 2<sup>nd</sup> floor south side, based on the undated plans presented and marked approved on 2/21/12 and as located on the circa 1985 photograph on the Form B; and
3. Construct a free standing 2-unit building on the lot near to the existing 1-family dwelling with:
  - a. the general location and footprint as shown on the site plan dated 2/10/12;
  - b. a design that resembles a barn/stable, constructed as shown in the conceptual elevations dated 2/10/12 that include:
    - i. massing, scale, and height of the building;
    - ii. placement, and scale of the roof forms, including the cupola;
    - iii. placement, scale and arrangement of the windows;
    - iv. placement and detailing of the trim, and both siding and door design because they met HPC Guidelines for additions and infill construction.

All other site plan details, yet to be refined, including landscaping, parking, and walls are subject to review and final approval by the Commission

**REVIEW AND COMMENT**

**HPC 12.005 – 56-61 Clyde Street Interpretive Material** 1/19/11  
 Applicant: Kendra J. Halliwell, Architectural Designer, Icon Associates for Maxwell’s Green

***Kendra Halliwell presented.** They proposed to use corten colored panels with images and descriptions. The main interpretive panel would be 7’ tall with a 3” off-set and lighting.*

***Documents:** Memoranda of Agreement between Somerville Historic Preservation Commission and 61 Clyde Street Acquisition LLC, and plans and other interpretive material from Icon Architecture dated 2/21/12*

***Discussion:** The Commission spoke about the industries and the history of the Fitchburg Rail Cutoff and how the change from passenger service to freight affected the area. Other methods of communicating the historic material and sources of oral history were also discussed such as the possibility of adding a reverse side to the display in order to be able to include more historical information, and/or changing the shape of the display so that it would be less monolithic, the importance of documenting the history of people who worked in the buildings and including this history in the display, as well as the commissioners’ positive response to the architectural history currently proposed for the display.*

**DEMOLITION REVIEWS**

**CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD**

**HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House** 10/20/11  
 Applicant: Moshe Safdie Associates, Owner

**HPC 11.109 – 29 Day Street, circa 1870, Rich Collins House** 11/15/11  
 Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner

**HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage** 1/17/12  
 Applicant: Doug S. Beaudet, Owner

**DETERMINATION OF PREFERABLY PRESERVED**

**HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued)** 12/20/11  
 Applicant: 18 Cottage LLC

*The Applicant has requested a continuation until the March 20, 2012 meeting.*

**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 Thursday, February 16, 2012. Public testimony followed by discussion and a vote by the Commission.

**HPC 12.015 – 11 Fairview Terrace – 1955 Harold A. Palmer Ranch House**

2/17/12

Applicant: Philip Nazzaro, Owner

*Constructed for Harold A. Palmer, a real estate and insurance broker, as well as a prominent political figure in the 1940 and 1950s, this is one of the few ranch houses in Somerville. After some discussion about the prominence of the first owner and whether anything more was known about him. Since he had made no known lasting effect upon the City and that he wasn't emblematic of a particular group of people, it was decided that he was not sufficiently significant for his house to be importantly associated with him. As a mid-century ranch house, the Commission noted that it was not a good example of the style and had been much altered.*

**OTHER ACTION ITEMS**

- **Properzi Way/Vine Street LHD Report**
  - Review, approve and recommend submittal of Preliminary Report to the Somerville Planning Board and the Massachusetts Historical Commission.

*Because the Preliminary Report was still very much in a draft stage the Commission unanimously (7-0) approved it in substance and recommended that it be submitted to the Planning Board and Massachusetts Historical Commission when it was ready.*

- **Conflict of Interest Law - Online Training** (Brandon Wilson)
  - Reminder: Need all SHPC members to complete & return Online Training Certification annually; please submit forms to City Clerk with copy to Brandon ASAP
  - 2011 Receipts received to date from Bingham, Born, Burger, DeYoung, Ryan, and Zinn

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

**HPC 12.006 Demolition – 143 Cedar Street – 1921 Concrete Block Garage** 1/23/12

Applicant: Alder Realty Trust & Faulkner Brothers

**HPC 12.007 Demolition – 145 Cedar Street – 1921 Concrete Block Garage** 1/23/12

Applicant: Alder Realty Trust & Faulkner Brothers

**HPC 12.008 Demolition – 5 Alpine Street – 1921 Concrete Block Garage** 1/23/12

Applicant: Alder Realty Trust & Faulkner Brothers

**HPC 12.009 Certificate of Non Applicability– 64E Bow Street** 1/26/12

Applicant: Nicole Rheum, Agent for Mark Lackey, Owner

1. Replace three (3) 2/2 double-hung, insulated glass, wood windows with new JB Sash 2/2 double-hung, wood replacement, insulated glass windows with same frame size, and size and pattern of muntins painted to match existing windows.

**HPC 12.011 Certificate of Non Applicability – 30 Warren Avenue**

2/7/12

Applicant: Tom Quinn, Contractor for Eileen Levett, Owner

1. Rebuild top 4 courses and repoint the chimney;
2. Replace broken and missing Munson Black slate with same; and
3. Clean and seal gutters.

**HPC 12.013 Certificate of Non Applicability – 56 Meacham Road**

2/8/12

Applicant: John Nye

1. Install a washer and dryer vent on south side towards the rear along the driveway; and
2. Install a water spigot and hose bib on the garden side of the building.

**STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS**

**PLANNING DIVISION REVIEWS**

**HPC 12.002 – 143-145 Cedar Street/5 Alpine Street**

2/2/12

Owners: Alder Realty Trust & Faulkner Brothers

*The proposed removal of the concrete block garages and their replacement with a 3-4 story residential building will be more in keeping with the neighborhood. The presence of a residential building along this section of Cedar Street will reunite the triple decker with the houses on the street to the south.*

**HPC 12.003 – 33-35 Dimick Street**

2/2/12

Owner: Steven Courtemanche

*The proposed enclosure of the back porch is not in-keeping with the triple-decker style. The ample porches on the front and rear of triple deckers that bring in fresh air and that give some much-needed outdoor space to the tenants are hallmarks of the style and era, and should be retained if at all possible.*

**SECTION 106 REVIEWS**

**HPC 12.004 – I-93**

2/12/12

*The proposed repaving will have no “adverse effect.”*

- **Green Line Extension – Section 106 Memoranda of Agreement**

*On September 20, 2011, the Commission voted unanimously (7-0) to concur with the proposed MOA between the Federal Transit Administration, the Massachusetts Department of Transportation, and the Massachusetts Historical Commission once it is finalized. This has been received and signed. Archival photo-documentation of the Somerville Automobile Company will be undertaken. Noise wall design at Sycamore Street; and station design at Gilman Square and Lowell Street will take into consideration the historic context. Interpretive displays will be done for Ball Square in keeping with the National Park Service Standards. Updated surveys will be undertaken to re-assess the fabric of our industrial past near the Lowell Street Station for its integrity and any adverse effects that the Green Line might have.*

*Staff is also locating historic images for the other stations and the noise walls along the corridor and attended the 2/8/12 meeting on the Union Square and Washington Street Stations.*

## **PROJECT AND OTHER BUSINESS UPDATES**

### **PROJECT UPDATES**

#### **HPC Guidelines Revisions** (Abby Freedman with Amie Schaeffer)

- Committee met on Wednesday, 2/8/12 from 7-9pm
- Update on progress

#### **Milk Row Cemetery Master Plan Work** (Brandon Wilson)

- Possible submission of grant application to MHC for continued restoration of tombs, conservation of remaining grave marker, new signage system, vegetation improvements, and benches.
- Identification of matching funds in progress.

#### **2012 Preservation Awards Program** (Brandon Wilson and Derick Snare)

- Very competitive number of Director Award nominations this year, producing 7 final selections for the CAD students to measure, study & draw for the owners; Derick will continue to advise them about architectural elements until completion, and Brandon will provide the City context;
- Only 5 properties sufficiently completed and appropriate for a Preservation Award this year.
- SHS Art teachers & students received CDs with photos of properties as well as additional background information due to Amie's help.
- Awards Ceremony at the Somerville Museum scheduled for Thurs, May 31<sup>st</sup>, representing as per tradition the culmination of May Preservation Month. Please mark your calendars!

#### **Planning for Upcoming Events** (Brandon Wilson & Kristi Chase) (All welcome & encouraged to attend!)

- **Patriot's Day Celebration at Foss Park.** (Monday, April 16<sup>th</sup>, 10am-noon)
  - Colonial Fair planned with Colonial era food, games and folks in period clothing,, with likely brief poem readings by local youth and opportunity to greet Paul Revere and his horse on his way from Boston to Concord and Lexington. Volunteers always needed!
- **May Preservation Month Events** (Tentative list)
  - "The Menace of the Three Decker" talk by Stuart Brorson (Thurs. May 3<sup>rd</sup>, Somerville Museum), sponsored by Historic Somerville, in collaboration with the SHPC;
  - Jane's Walk (Sat. May 5<sup>th</sup>) along and around Orchard St. area which straddles both Cambridge-Somerville, in collaboration with Cambridge Historical Commission;
  - "Researching Your House and Family" talk by Kristi, in collaboration with the Som. Central Library Staff;
  - Milk Row Cemetery Opening & Tour by Barbara Mangum, Historic Somerville President, in collaboration with the SHPC
  - East Somerville Walking Tour, by Edward Gordon, in collaboration with East Somerville Main Streets
  - Historic Bike Tour (Sun. May 20<sup>th</sup>, 2-4:30pm) with theme of "Somerville Parks, Then and Now," in collaboration with Somerville Bike Committee.
  - Preservation Awards Ceremony (see info. above)

#### **Mystic Waterworks Housing Project** (Kristi Chase)

- Letter of Support for Somerville Housing Authority chosen 40B team submitted to the MHC

**POTENTIAL UPCOMING CASES**

**Rosebud Diner, 381 Summer Street**

- Signage change under discussion due to potential new ownership and business plan.

**360 Mystic Avenue/100 Fellsway West**

- Structural engineers report received stating that it is not feasible to rehabilitate the building.
- HPC and Planning Staff met with Applicant's attorney Richard DiGirolamo on 1/26/11 to request further information and verification.

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**178 Central Street**

- Shed dormer proposed on rear ell.

**NEW BUSINESS**

**Upcoming Meeting Schedule for 2012:** March 20, April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20, 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](mailto:kchase@somervillema.gov), or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.