



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 Minutes

Visiting Nurses Association, Community Room, 3rd Floor, 259 Lowell Street
6:40 p.m. on Tuesday, March 18, 2014

Staff Present: Kristi Chase, Amie Hayes, and George Proakis. George Proakis arrived at 8:15 PM.

Members Present: Dick Bauer, Ryan Falvey, Eric Parkes, and Todd Zinn*.

Members Absent: Jillian Adams, Alan Bingham*, George Born*, Natasha Burger, DJ Chagnon*, Tom DeYoung*, Abby Freedman, Derick Snare*, and Brad Stearns*.

*Alternates

Others Present: Adam Dash, Heather Davies, W. McElhenney, Nick Iannuzzi, Shane Lose, Rimma Pevsner, Mark M. Sereda, Fred Starikov, and James Veneziano.

Proposed Alterations to Local Historic District Properties

46 Mt. Vernon Street (HPC 2013.089)	
Applicant:	Ting Fang
Property Owner:	Ting Fang
Application Date:	November 18, 2013
Legal Notice:	<i>Alter roof materials.</i>
Recommendation:	Certificate of Appropriateness <i>with conditions</i>
Current Status:	Request to continue to April 15, 2014.
Decision:	The <u>Commission</u> voted unanimously (4-0) to grant the request to continue the case.



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81 Benton Road (HPC 2013.093)	
Applicant:	Gordon Swartz
Property Owner:	Gordon Swartz
Application Date:	November 27, 2013
Legal Notice:	<i>Add second doorway and replace doors.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Request to withdraw
Decision:	The <u>Commission</u> voted unanimously (4-0) to grant the request to withdraw the application.

16 Westwood Road (HPC 2014.008)	
Applicant:	James Veneziano
Property Owner:	Westwood Road Trust
Application Date:	2/26/2014
Legal Notice:	<i>Add widow's walk, replace 3rd floor front windows and redesign second means of egress on rear.</i>
Recommendation:	Certificate of Appropriateness <i>with conditions</i>
Current Status:	Heard Tuesday, March 18, 2014
Presentation:	<u>James Veneziano</u> , trustee presented. He wants to make the building more attractive and closer to the historic photo that he recently acquired. He is willing to work closely with the Commission to arrive at that goal. He wants to reconstruct a widows walk on the flat portion of the roof; replace the small sliding windows in the dormer; and rebuild the back stairs.
Public Comment:	There was no comment from the public.
Staff Report:	<u>Staff</u> 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 Westwood Road Local Historic District; therefore Staff recommended that the Historic Preservation Commission grant James Veneziano, Westwood Road Trust a Certificate of Appropriateness for the reconstruction of the widow's walk <i>with the proportions and style shown in the historic photograph</i> ; the replacement of the sliding glass windows in third floor dormer with double-hung 2/2 windows and <i>shutters to match those on the first and second floors and installed in such a way that they appear to be operable</i> ; and the reconstruction of the second means of egress <i>with a small roof hood over the door and not extending over the stairs</i> .
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 <u>Commission</u> spoke about the widows walk and how its re-construction would be an improvement upon the building. Care would be needed to ensure that the proportions were correct. Details were not clear in the photo, although it was clear that the posts were turned and there was a finial punctuating the corners. The windows on the shed dormer could be altered as they were neither original to the building nor appropriate to it. The Commission discussed whether diamond panes as seen on the second floor or small rectangular panes of similar proportions to those on the sash on the floors below. They thought the windows could also be enlarged and possible a 3 rd window could be inserted to form an array. The Staff and an architect on the Commission would need to review the possibilities when more information was available. All agreed that the proposed roof cover for the stairs was not appropriate.
Decision:	The <u>Commission</u> voted unanimously (4-0) to grant a Certificate of Appropriateness with the following conditions. <ol style="list-style-type: none"> 1. The widow's walk shall be reconstructed of <i>with the proportions and style shown in the historic photograph attached with review and approval by Staff and an Architect on the Commission</i>;



	<ol style="list-style-type: none"> 2. The sliding glass windows in third floor dormer shall be replaced with double-hung 2/2, 2/1 or diamond pane windows <i>to match those on the first and second floors. Shutters maybe installed, if they are used they must be installed in such a way that they appear to be operable with review and approval by Staff and an Architect on the Commission;</i> and 3. The second means of egress shall be constructed per drawings and plan 3-A “stair without roof” by DSA Architects dated 25 February, 2014 <i>with a small roof hood over the door and not extending over the stairs.</i>
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Demolition Reviews

Determination of Significance

None this month.

Determination of Preferably Preserved

47 Hunting Street (HPC 2013.070)	
Applicant:	James J. McSweeney
Property Owner:	FUD LLC
Application Date:	September 26, 2013
Legal Notice:	<i>Determination of Preferably Preserved</i>
Recommendation:	Not Preferably Preserved
Current Status:	Will be heard Tuesday, March 18, 2014
Presentation:	<u>Mark M. Sereda</u> presented. They intend to demolish the building down to the foundation. The new building anticipates the development of the Boynton Yards area and will serve as a transitional structure between the small scale residential buildings going toward Cambridge Street. The project has been scaled back to 6 units. He stated that they would using traditional materials for the cladding to make the building relate to the older buildings nearby.
Public Comment:	There was no comment from the public.
Staff Report:	<p>This type of modest working class structure can be found throughout the City. A number of additions have been added to the original structure; however, the gable-end form and massing can still be readily identified. The buildings along Hunting Street, aside from the interspersed parking lots, are located within a close proximity to each other. While these structures are predominantly from a later historical context, they still represent the working class. The subject parcel is highly visible along Hunting Street, but is not located within a very cohesive streetscape due to the surrounding industrial structures and parking lots that are associated with the industrial uses on the other side of the block. The opposite side of the block has a rhythm that is more understood, due to the similar massing of these buildings, but as the residential development of this area was inconsistent, the streetscape has also taken on this inconsistency.</p> <p>In accordance with the Demolition Review Ordinance (2003-05), Section 4.D, Staff did not find demolition of the subject structure detrimental to the heritage of the City, and consequently not in the best interest of the public to preserve or rehabilitate. Staff recommended the Historic Preservation Commission do NOT find 47 Hunting Street Preferably Preserved.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits.



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Discussion:	The <u>Commission</u> discussed how the building fit in with the other workers cottages in the neighborhood and the level of alteration to the original structure. It was noted that the house was earlier than the other houses on the street and was oriented differently on the lot. The neighborhood grew up around it and altered the character of its setting. <u>Dick Bauer</u> noted that it was difficult decision due to its place in the history of the neighborhood, the streetscape and the large number of changes the building had experienced. The siding, doors and the fenestration were particularly altered.
Decision:	The <u>Commission</u> voted (1(Eric Parkes)-3(Dick Bauer, Ryan Falvey, and Todd Zinn)) to determine 47 Hunting Street 'Preferably Preserved' in accordance with Section 4.2.D of the Demolition Review Ordinance 2003-05. In other words, the Commission did not find that demolition of the structure would be detrimental to the heritage of the City and, therefore, not in the best interest of the public to preserve or rehabilitate due to altered massing, lack of a cohesive streetscape, comparable structures that represent a similar working class historic context within a comprehensive streetscape and insufficient integrity of material.

De-Designation Request

72R Dane Street (HPC 2013.096)	
Applicant:	Rimma Pevsner
Property Owner:	Rimma Pevsner
Application Date:	December 13, 2013
Legal Notice:	<i>Request to de-designate 72R Dane Street</i>
Recommendation:	Recommend de-designation to Board of Alderman
Current Status:	Will be heard Tuesday, March 18, 2014
Presentation:	<u>Rimma Pevsner</u> indicated that she had nothing further to add to the information in the Staff report. She said she values history and likes Victorian architecture but does not believe that this house has neither beauty nor history.
Public Comment:	There was no comment from the public.
Staff Report	<p>Previous circumstances and Certificates granted by the HPC document that a large portion of the half-story is an altered reconstruction. Other than the altered form and massing, there are no architectural features identified in reports that uphold maintaining local historic district status, predicated on an eighteenth century construction date. A review of the 1998 report shows insufficient documentation to assert an eighteenth century construction date. The report relies on unconfirmed information; therefore, the 1998 Board of Alderman decision is no longer based on all the known facts. Substantial changes to the structure since the 1985 designation and a lack of historical documentation call into question the historic significance and integrity of the structure. Therefore, Staff used primary source material to determine the significance of the structure and investigative site visits to evaluate the integrity of the building.</p> <p>Evidence to support historic significance based on an eighteenth century construction date is not provided in documentation that discusses the structure. The study report that serves to designate this structure as a historic district does not reference this building in the narrative. Map research confirms this structure was either relocated or constructed at the present location. Documentation at this time does not suggest an eighteenth century construction date; however, deed research, researching previous owners and the original parcel, and/or dendro-chronology would provide additional information.</p> <p>The seven components of integrity are: location, design, setting, materials, workmanship, feeling, and association. Below is an evaluation of each component as it relates to the subject structure.</p> <ul style="list-style-type: none"> ➤ Location: The structure suggests it was constructed on-site at the present location in the late nineteenth century.



	<ul style="list-style-type: none"> ➤ Design: The form, massing, and fenestration pattern have been largely altered. The floor plan indicates a nineteenth century construction date and working class housing. ➤ Setting: The setting characterizes working class housing in a moderately dense urban environment of the late nineteenth century. ➤ Materials: The materials do not support an eighteenth century construction date. Exterior visible materials are late twentieth century and the basement materials are broad representations of the nineteenth century. ➤ Workmanship: Nineteenth and late twentieth century workmanship are clearly known. ➤ Feeling: The property conveys a nineteenth century urban context of working class housing. ➤ Association: Research does not recognize any historic associations. <p>To retain integrity in a local historic district, a majority of the resources that compose the character of the district must possess a standard of integrity, even if- individually- the resources are undistinguished. Relationships amongst these resources must be relatively unchanged since the period of significance. Resources that do not contribute to the significance of a district must be considered when evaluating the integrity of a district. A historic resource cannot contribute significance if there are substantial alterations made to the resource beyond the period of significance and if the resource does not share the historic associations of the district. Under the National Park Service criteria to evaluate integrity, 72R Dane Street does not retain sufficient integrity to suggest an eighteenth century construction date. As a local historic district, 72R Dane Street does not appear to contribute to the significance of the local historic district. 72R Dane Street is considered a non-contributing building.</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:	<u>George Proakis</u> gave an overview of the process to ensure that everyone was clear about who made what decisions. The Commission was to approve the Report to be sent to the Massachusetts Historical Commission, the Planning Board and then to the Board of Aldermen. <u>Eric Parkes</u> had listened to the recording of the previous meeting and was up-to-date with the testimony.
Decision:	On Tuesday, March 18, 2014, the <u>Commission</u> voted (3(Ryan Falvey, Eric Parkes, and Todd Zinn)-1(Dick Bauer)) to support the request to de-designate 72R Dane Street. After two deliberations (January 23 and March 18, 2014), the HPC upheld the Staff recommendation for de-designation. The <u>Commission</u> requested that the recommendation moving forward reflect that their vote of support was preceded by multiple lengthy discussions and was not a unanimous vote, nor were the Commissioners enthusiastic about voting to remove a historic property from local designation. While the HPC agreed with the Staff recommendation, regarding the intent of the Historic District Ordinance to uphold the standard of historic significance and integrity for local historic districts, the possibility that this building could be a relic from the 18 th century still remains.

Structures within Demolition Review Period

8 Mt. Pleasant Street (HPC 2013.090)	
Applicant:	Lolastar LLC
Recommendation:	Review DRAFT MOA
Current Status:	Delay Period over October 23, 2014



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Presentation:	<u>Adam Dash</u> introduced his client Fred Starikov and the architect, Shane Lose for the project. They plan to move the house several feet to the corner of the lot and closer to the street. The rear of the building would be removed and replaced by garages and a second level along the southern lot line. They will be saving the original structure, bringing it back to a more historic condition on the front and side elevations.
Public Comment:	There was no public comment.
Discussion:	There was no discussion.
Decision:	The <u>Commission</u> voted unanimously (4-0) to approve the Memorandum of Agreement.

88 Dover Street (HPC 2013.050)	
Applicant:	Mui Sin Chow & Nam Cheung
Recommendation:	Schedule 1 st Public Meeting for Preferably Preserved Structures – April 3, 2014
Current Status:	Delay Period over June 17, 2014

Staff Review – Listed for informational purposes

52 Powder House Boulevard (HPC 2014.003)	
Applicant:	Richard & Elizabeth Alcock
Description:	<i>Repair existing wood windows.</i>
Current Status:	Certificate of Non-Applicability issued 2/24/2014

18 Aldersey Street (HPC 2014.007)	
Applicant:	Pauline McEachern
Description:	<i>Replace vinyl windows in-kind.</i>
Current Status:	Certificate of Non-Applicability issued 2/24/2014

Other Action Items

- Authorize Staff to review and approve minor recommended changes in non-historic materials.
This was tabled for further discussion at a later date.
- Authorize Staff as designee for Significant determinations regarding concrete block garages & similar industrial structures.
The Commission voted unanimously (4-0) appoint the Staff as their designee for the determination of Significance regarding concrete block garage and similar industrial buildings.

Minutes:	January 23, 2014 – HPC revision
Minutes:	February 20, 2014 – Union Square
Minutes:	February 26, 2014 – Design Guidelines
Minutes:	March 6, 2014 – Union Square
Minutes:	March 6, 2014 – Public Meeting for Preferably Preserved Structures
Minutes:	March 6, 2014 – Public Meeting Somerville Main Post Office
	The minutes were all approved with a few amendments.

