



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

*HISTORIC PRESERVATION COMMISSION*

**MINUTES**

Tuesday, July 19, 2011 at 6:40 p.m.  
Third Floor Conference Room  
Somerville City Hall

**Staff Present:** Brandon Wilson.

**Members Present:** Kevin Allen, Dick Bauer, Alan Bingham\*, Sarah Degutis\*, Tom DeYoung\*, Ryan Falvey, Abby Freedman, and Todd Zinn\*\*.

**Members Absent:** Natasha Burger\*, DJ Chagnon\*, Eric Parkes, Derick Snare\*, Kelly Speakman and Brad Stearns\*

\*Alternates

\*\* Non-voting Alternate.

**Others present:** Francis X. Colannino

**APPROVAL OF MINUTES**

The Commission voted unanimously (6-0-2 (Abby Freedman and Sarah Degutis\*)) to approve the June 2011 Minutes as emended.

**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):

**HPC 11.59 – 27 Chester Street - Clifton Bacon House**

6/20/11

Owners: Francis X & Susan F Colannino



**CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143**  
**(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722**

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1. Install 2 iron gates on Chester and Orchard Streets using salvaged posts and pickets, new spear pickets with ‘acorn’ finials, and pineapple tops for the posts from King Architectural metals per sketch and photos submitted.

***Francis X. Colannino** presented. He reviewed the information he presented the previous month with additional photographs and sketches of the proposed gates.*

***Staff Recommendations** were read.*

***No Public Comment** was received.*

***Documents:** City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, a drawing of the style and construction of the gate along with photographs of the materials to be used, and of the building.*

***Discussion:** There was a review of information received and a discussion of sources and resources for iron fencing. All present asked questions and were impressed with the thoroughness of the owner’s research, and commitment to this property.*

***Decision:** The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness for the gates because they met HPC Guidelines for fences and gates.*

## REVIEW AND COMMENT

None as of July 19, 2011.

## DEMOLITION REVIEWS

### 9-MONTH REVIEW PERIOD

#### **HPC 11.02 Demolition – 39-43 Elmwood Street, circa 1898 wood-frame house**

2/15/11

Applicants: Charles Aggouras and Daniel DiPierro, GFC Development Inc

*The house at 39 Elmwood was ‘preferably preserved’ because its history reflects the neighborhood from its earliest day as the home of the local baker and Italian grocer, to the home of French-Canadian immigrants whose names are inscribed on the Roll of Honor, and who lost their lives as soldiers in World War II. Architecturally, the house fits in well with the residential streetscape to the north and south.*

*A Working Group including members of the Preservation Commission, Staff for the HPC and Planning Division, and the developers have held three meetings to date (3/4/11, 3/11/1, 4/1/11) to develop site plans and save the house at 39 Elmwood Street. Developers now state that they plan to retain the house and develop around it.*

*Plans brought before the neighborhood for review and comment were rejected due to the lack of parking and the re-use of the garage walls. The Applicants are now re-thinking the scope of their project and how to meet the parking requirements.*

## DETERMINATION OF PREFERABLY PRESERVED

None this month.

## DETERMINATION OF SIGNIFICANCE

*No requests for demolition or violations to the minimum maintenance ordinance that require a determination of significance have been received as of July 19, 2011.*

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

### **HPC 11.63 – 253 Washington Street, Casa B Restaurant**

6/30/11

Applicant: Storefront Improvement Program

*The proposed alteration of a 1976 storefront would include a change of location of the door; removal of brick façade; and replacement with an all glass and metal system. No adverse effect was found.*

### **HPC 11.64 – 561 Windsor Street, Taza Chocolate et al.**

6/30/11

Applicant: Storefront Improvement Program

*The proposed alterations include new awnings and signage. No adverse effect was found.*

### **HPC 11.65 – 130 Broadway, Broadway Chevrolet**

6/30/11

Applicant: Storefront Improvement Program

*The proposed alterations include removal of the plywood exterior and a return to the 1920s storefront, details to be dependant on what is found beneath the façade. No adverse effect was found.*

## DEMOLITIONS AND CERTIFICATES OF NON-APPLICABILITY REVIEWED AND APPROVED BY STAFF

### **HPC 11.60 – 2 Westwood Road**

6/23/11

Applicant: Rita Edmunds

1. Repair porch railing.

### **HPC 11.61 – 46 Mount Vernon Street**

6/27/11

Owner: Andrew Upton, Owner

*Letter regarding LHD Status and requesting that new meters be placed on the interior of the building.*

### **HPC 11.68 – 8 Mount Vernon Street**

7/6/11

Owner: Barbara and Fermin Castro, Owners

1. Remove paint from exterior wood trim;
2. Repair damaged and rotted wood;
3. Replace in-kind to match existing trim as needed; and
4. Repaint.

## PROJECT UPDATES AND OTHER BUSINESS

### PROJECT UPDATES

- **HPC Guidelines Revisions** (Abby Freedman & Amie Schaeffer)
  - Next meeting of Subcommittee Thurs. July 28<sup>th</sup>, 7-9 pm
  - Preliminary discussion of integration with revisions to Planning Division guidelines

- **LHD Expansion Project** (Brandon Wilson)
  - Final Report on Group E submitted 7-14-11 to the BOA
  - BOA has referred the submission to Legislative Matters
  - Next meeting of Legislative Matters not scheduled & unlikely before next mtg. of BOA on August 25<sup>th</sup>
  - Proposed Hinckley-Magoun LHD properties PowerPoint presentation in progress
  - Neighborhood meeting with above owners not scheduled yet
- **2011 Surveying Projects** (Brandon Wilson and Kristi Chase)
  - Union Square Eligibility Opinions for NR District
  - Prospect Hill Tower Eligibility Opinion
  - St. Catherine's Church survey to be done by Amie with help of Intern Maggie and research by Susan Kelley
- **Milk Row Cemetery Preservation Project – Outstanding** (Brandon Wilson)
  - Heritage Tree Treatment on hold until new FY starts
  - Site signage
  - Fence Painting Touch-ups
  - Bike Racks needed on Somerville Ave. & relocated at Market Basket site with signage
  - Additional restoration & repair work on tombs and markers subject to funding availability
- **2011 Preservation Awards Program** (Brandon Wilson)
  - Final article-interview re: 14-16 Aldersey St. expected for *SJ* publication this week
  - Possible *Scout* article in Fall to publicize Program more widely
- **Upcoming Events** (Brandon Wilson)
  - Photo documentation of interior houses in East Somerville by Arts Council grantee – seeking houses with original details still intact
  - ArtsUnion fall walking tour re: “Upcoming Hotspots: Historic Union Square West” – Sun. Sept. 18<sup>th</sup>, 2-4:30pm led by Ed Gordon, with rain date of Sun. Sept. 25<sup>th</sup>, same time
  - Ghosts of Somerville to be part of “SomerStreets/Monster Mash Festival” – Sun. Oct. 23rd
- **Historic Afghan Re-design and Re-ordering** (Brandon Wilson)
  - Re-design still in progress, with additional images uncertain
- **Spring and Future Preservation Newsletters** (Brandon Wilson)
  - On hold pending funds and time
- **SHPC Website Enhancements** (Brandon Wilson)
  - Additional materials to be incorporated including event photos, public information

## OTHER BUSINESS

- **Somerville Museum Repairs and Restoration Work** (Brandon Wilson)
  - MCC matching grant now on hold until full ADA compliance
  - Additional monies being sought to do additional work and extension of grant deadline
  - Need for new slate roof being explored
  - New members and leadership for Museum Board of Trustees with Barbara Mangum to replace Regina Pisa as President and other Historic Somerville directors as new trustees

*There was a good deal of discussion of the need to repair the Somerville Museum. It appears from the discussion that ADA compliance may be difficult if not impossible:*

  - *Cost may be prohibitive to add handicap access and bath facilities as well as make the needed roof and window repairs;*

- *Research needs to be done on the relative costs; and*
- *Abutters have expressed concerns about the proposed location of ADA elevator and bathroom expansion.*
  
- **CLG Report** - Open Meeting Law Compliance Statement
  
- **New SHS Intern for Summer – Maggie Langwig**
  
- **OSPCD Staff Changes**
  - Replacement of Executive Director Monica Lamboy still in progress; Acting Director Phil Ercolini to leave as of mid August
  - Retirement of Administration & Finance Director Dan Federico effective as of 7-15-11
  - Resignation of Transportation Michael Lambert effective 7-29-11
  - Resignations of Transportation Planner Kathleen Zeigenfuss (June) and Parks Planner Ellen Schneider (May) and replacement with Luisa Moreira

**Upcoming Meeting Schedule for 2011:** August 16, September 20, October 18, November 15, and December 20.

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.