



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

HISTORIC PRESERVATION COMMISSION

MINUTES

Tuesday, January 17, 2012 at 6:40 p.m.
Third Floor Conference Room

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

Members Present: Alan Bingham*, Dick Bauer, George Born*, Natasha Burger*, Ryan Falvey, and Abby Freedman.

Members Absent: Kevin Allen, DJ Chagnon*, Tom DeYoung*, Eric Parkes, Derick Snare*, Kelly Speakman, Brad Stearns* and Todd Zinn*.

*Alternates

Others present: Anne M. Vigorito, Douglas Beudet, and Stephen Reilly

The meeting was called to order at 6:50 pm.

APPROVAL OF MINUTES

The Commission voted unanimously (3-0-3(George Born, Natasha Burger, and Ryan Falvey)) to approve the December 13, 2011 as written and also voted unanimously (5-0-1 (Natasha Burger)) to approve the December 20, 2011 Minutes as amended.

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 a 4' by 9' addition to the rear of the existing dwelling with 2 additional windows;
2. Rebuild porch on 2nd floor south side without roof based upon historic photograph;
3. Add a dormer on the north side for stair headroom for safety egress from the 3rd floor; and
4. Construct a free standing 2-unit structure designed to resemble a barn on lot with an existing 1-family dwelling;

The Applicant has requested a continuation until the February 21, 2012 meeting to allow for further changes and discussion of implications due to continuing revisions to the previously submitted plans.

Staff Recommendations were not read.

No Public Comment was received

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, Plans and photographs of the building.

There was no Discussion:

Decision: The Commission voted unanimously (6-0) to continue the meeting until the regularly scheduled February 21, 2012 HPC Meeting.

REVIEW AND COMMENT CASES

None this month.

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

Ryan Falvey gave an update on discussions with Safdie Associates. Beyond some concessions to the neighbors in relation to the roof deck and some rooftop plantings, the only alteration from what had been proposed before was a change in material from white architectural concrete to brick. Brandon and Kristi requested that they look at ways to make the proposed building addition conform better with the existing house and the neighborhood rather than with what was permitted by zoning.

HPC 11.109 – 29 Day Street, circa 1870, Rich Collins House

11/15/11

Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner

Alan Bingham gave an update on work underway. The roof slates were discovered to be in poor condition and are being replaced in-kind. The front porch will be replaced with a small entry portico similar in construction to that of 30 Day Street. He submitted photos showing the progress of the building rehabilitation so far.

DETERMINATION OF PREFERABLY PRESERVED

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

12/20/11

Applicant: Doug S. Beaudet, Owner

Presentation: *Anne Vigorito gave an introduction with Steve Reilly, architect presenting and additional comments from Doug Beaudet. They have decided to keep the house but also to alter it somewhat. The proposed alterations would be based upon a historic photo of a similarly sized cottage. The house would stand alone with a fence to separate it from the other building at 2 Village Terrace. They are proposing to construct 2 gable end dormers on the front façade and a shed dormer on the rear, not visible from the public right of way. The porch would be detailed with spool work and turned columns. The building would be finished with wood clapboard and corner boards. The 1950s windows would be replaced with double-hung sash. They had decided not to keep a chimney in the house due to its small scale and the need to have at least 1 ½ baths. Every square inch counts.*

Staff Recommendations were not read.

No Public Comment was received

Documents: *City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, plans by SLR, sheets SKA-38 dated 12/31/11, SKA-39 dated 1/02/12, SKA-44 dated 1/17/12, L-a dated 1/12/12 and photographs of the building and an anonymous farmhouse.*

Discussion: *The Commission generally liked the proposed alterations to 1 Village Terrace, finding them appropriate to the style and period of the structure. They noted that the window proportions needed tweaking and should be taller in proportion to their width. The lack of chimney in the plans to save the building was also discussed.*

Although 2 Village Terrace was ultimately not considered ‘significant’, it was a close (4-3) vote. The Commission wanted to have some say in how the other parcel was developed. They asked that Staff attend any meetings of the Design Review Committee and the Planning Division to represent the Commission’s desire to retain the current site’s context. They thought that a gable end toward 1 Village Terrace would look better next to the building than a flat-roofed structure.

Decision: *The Commission voted unanimously (6-0) to determine that 1 Village Terrace was ‘preferably preserved’ because it*

- 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:*
- 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*
 - 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.*

Specifically as a vernacular workers cottage in a collection of workers cottages as documented on the 1900 and 1933 Sanborn Atlas Plates. Repairs and alterations should follow # 9 of the Secretary of the Interior Standards for Rehabilitations as shown on SKA-44 dated 1/17/12.

A committee was formed to develop a Memoranda of Agreement: Alan Bingham, Natasha Burger, Abby Freedman, and Steve Reilly, architect for the Applicants

The Applicant has requested a continuation until the February 21, 2012 meeting.

Staff Recommendations were not read.

No Public Comment was received

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, photographs of the building.

There was no Discussion:

Decision: The Commission **voted** unanimously (6-0) to continue the meeting until the next regularly scheduled 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, January 12, 2012. Public testimony followed by discussion and a vote by the Commission.

OTHER ACTION ITEMS

- **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, and Zinn
- **2012 Preservation Awards Program** (Brandon Wilson)
 - Reminder: Awards Subcommittee site visit on Sun., Jan. 22nd, 1:15pm, mtg. site TBD, to determine 2012 winners of both Director and Preservation Awards
 - SHS CAD students already met with CAD Architect Derick Snare and begun practice work
 - SHS Art students to begin their drawings in late January
- **SHPC Holiday/Winter Party Scheduled for February** (Brandon Wilson)

Todd Zinn confirmed hosting on Fri. Feb. 10th, 6:30pm, 45 Tennyson St., a LHD property.

NEW BUSINESS

- **Discussion of Condominium Associations**
 - Special treatment and requirements for filing of Applications for Work on Historic Buildings

A committee was set up to investigate condominium association issues and to make recommendations for procedures involving them. The committee will consist of Kevin Allen, Dick Bauer, Natasha Burger, and Todd Zinn.

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

HPC 12.001 Demolition – 8-10 Whitfield Street – 1926 Concrete Block Garage
Applicant: Tufts University

01/09/12

PROJECT AND OTHER BUSINESS UPDATES

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Wednesday, 1/11/12 from 7-9pm
- Update on progress

West Branch Library Access Study (Brandon Wilson)

- Project kick-off meeting with consultant TBA Architects, Inc. held Dec. 22nd

Website Enhancement Project (Brandon Wilson)

- Reorganization and additions to both websites to enhance public access, use, research value, and to better distinguish activities of the SHPC from those of OSPCD – Historic Preservation.

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.

OTHER BUSINESS

Public Outreach Events (Brandon Wilson & Kristi Chase)

- 2012 Annual Flag Raising Event on Sun. January 1st was extremely well attended with over 100 families and individuals, and involved over 50 re-enactors from the Ancient and Honorable Artillery Co., the Charlestown Militia, Inc., Gardner's Regiment, His Majesty's Tenth Regiment of Foot, Benjamin Franklin, John Adams, and George Washington. See videotape on local cable TV and photo gallery on City website, to be posted shortly.

The Meeting was adjourned at 9:20 PM.

Upcoming Meeting Schedule for 2012: February 21, 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, or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.