



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
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HISTORIC PRESERVATION COMMISSION

Dick Bauer, Chair
George Born (Alt.)
Heather Davies, Secretary (Alt.)
Abby Freedman
Mark Sternman

Alan Bingham, Vice Chair (Alt.)
Denis (DJ) Chagnon (Alt.)
Ryan Falvey
Eric Parkes

HISTORIC PRESERVATION COMMISSION MINUTES

Visiting Nurses Association, Community Room, 3rd Floor, 259 Lowell Street
6:40 p.m. on Tuesday, April 18, 2017

Members Present: Dick Bauer, Alan Bingham*, Heather Davies*, Ryan Falvey, Abby Freedman, Eric Parkes, Mark Sternman. Abby Freedman recused herself from the voting on the demolition cases because she had been unable to do the necessary site visits. She left at 8:15 PM prior to the acceptance of the minutes at the end of the meeting.

Members Absent: George Born*, DJ Chagnon*.

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Brian Lavelle, Eileen McGettigan, Matthew Penney.

I. Other Business, Updates and General Items not requiring legal notice

- Special Counsel, Eileen McGettigan to address the Commission

Eileen McGettigan gave a short workshop on the Open Meeting Law, recent changes and its ramifications.

- Update on Demolition Review Ordinance by Sarah White

Sarah White noted that there was still considerable work to be done on the Ordinance. A third public meeting will be held in May, prior to review by the Law Department and submittal to the Board of Aldermen.

- Reminder: Election of HPC Officers in May

Dick Bauer announced that he would be stepping down as Chair after 9 years.



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- Letters of Support for Massachusetts Historic Rehabilitation Tax Credits

The Commission voted unanimously (7-0) to send the letters of support requested for the following projects:

- Mystic Water Works
- Union Square Post Office

Minutes:	February 16, 2016 HPC Minutes
	March 16, 2016 HPC Minutes
	April 19, 2016 HPC Minutes
	February 21, 2017 HPC Minutes
	The Minutes were unanimously accepted by those present at each of the meetings.

II. Determinations of Appropriateness

HPC 2017.008 – 40 Bow Street	
Applicant:	Michael Delsesto
Property Owner:	40 Bow Street LLC
Application Date:	2/27/2017
Legal Notice:	<i>Alter storefront.</i>
Recommendation:	<i>Unable to recommend until detailed information is provided</i>
Current Status:	Request to continue until May 16, 2017
Decision:	The Commission voted unanimously (7-0) to grant the request.

HPC 2015.034 R1 – 24 Summer Street	
Applicant:	Steven Azar
Property Owner:	Steven Azar
Application Date:	March 2, 2017
Legal Notice:	<i>Enlarge porch, Alter posts from those previously approved.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Request to continue until May 16, 2017
Decision:	The Commission voted unanimously (7-0) to grant the request.

III. Determinations of Significance (STEP 1 IN THE DEMOLITION REVIEW PROCESS)

HPC 2016.100 – 32R Glen Street, 25-27 Cutter Street	
Applicant:	David Aposhian
Property Owner:	David Aposhian
Application Date:	11/30/2016
Recommendation:	Significant
Current Status:	Continued from January 17, 2017 until May 16, 2017
Decision:	The Commission voted unanimously (7-0) to grant the request.

HPC 2017.012 – 150 Hudson Street	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Application Date:	3/15/2017
Recommendation:	Significant
Current Status:	Will be heard on April 18, 2017
Presentation:	There was no presentation by the Applicant. Richard DiGirolamo, lawyer for the Applicant said in a phone call, that it was evident that the building had significance.



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Public Comment:	There was no public comment.
Staff Report:	<p>150 Hudson Street is associated with the Pride family. Admiral Pride was a noted 20th Century Naval Commander. His face graced the cover of Time Magazine in 1957 when he was in charge of the Seventh Fleet.</p> <p>In accordance with the historic information obtained from <i>Findings on Historical Association</i>, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as <i>Somerville Past and Present</i>, Staff found 150 Hudson Street to be <u>importantly associated</u> 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.</p> <p>The house at 150 Hudson Street is found importantly associated with Admiral Pride, and the broad architectural, cultural, economic and social history of the City due to the role of the family in the life of the country from early World War I aspirations for peace and an early end to the conflict to the enlistment of Alfred M. Pride, Jr into the navy and his subsequent career. Architecturally it fits with the streetscape of gable ended houses along the road constructed between 1884 and 1895.</p> <p>The garages are also associated with the Pride family but are not contemporary with the house and are therefore of some significance.</p> <p>The period of significance as a Queen Anne style for 150 Hudson Street begins in the late 1880s and continues to the present day. It is important as the childhood home of Admiral Alfred M. Pride.</p> <p>Beyond a few small alterations, the house is easily recognizable as a Queen Anne style structure built in the late 19th century due to its form and massing. It is integral to its neighborhood through its siting on the streetscape. The garages are typical of the most simple concrete block garages of the era but are minimally visible from the street.</p> <p>Staff found the house historically and architecturally significant due to its integrity as a Queen Anne style residence in the context of a group of buildings from the same time period.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, historic maps, US Census, City Directories, the Boston Globe, Wikipedia, deed research, and site visits.
Discussion:	Mark Sternman noted that the Staff Report was very informative and complete.
Decision:	The Commission voted ((Dick Bauer, Alan Bingham*, Heather Davies*, Ryan Falvey, Eric Parkes, Mark Sternman) 6-0-1 (Abby Freedman)) to accept the Staff findings and found the buildings at 150 Hudson Street Significant.

HPC 2017.016 – 27 Murdock Street	
Applicant:	LREM LLC
Property Owner:	Matthew Penney
Application Date:	3/29/2017
Recommendation:	Significant
Current Status:	Will be heard on April 18, 2017
Presentation:	Brian Lavelle and Matthew Penney presented. Brian has a purchase and sale on the property contingent on being able to demolish the existing building. The lot would then be redeveloped. Matthew Penney is unhappy with the development pattern in his neighborhood, finding the character much-changed over the last 10 years. His wife



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	<p>would like a more modern house. The building has had several alterations over the years, not necessarily with building permits. He has decided that it is no longer logical to do more work on the house, since the alterations make it harder to see the original house and the way it was configured. He has decided to sell and buy another house that meets his and his wife's needs. Matthew Penney has noted the various interior changes not visible from the public right of way. He would be happy to demonstrate them to whoever was interested in visiting the property.</p> <p>Brian Lavelle stated that properties like this are not desirable. The market requires that houses are in move in condition, not fixer-uppers. Buyers want open plan designs where they can watch their children playing.</p>
Public Comment:	There was no public comment.
Staff Report:	<p>The building was constructed c.1869 as single-family working class housing. The building has been slightly altered by the addition on a corner at an unknown date. The building style is simple as appropriate for a working class home. The building is primarily associated with the Powers family and later the Sharkey family. Both families lived in the Patch for generations.</p> <p>(a) In accordance with the <i>Findings on Historical Association</i>, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as <i>Somerville Past and Present</i>, Staff found 27 Murdock Street to be <u>importantly associated</u> 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.</p> <p>The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to the association of the property with workers and the Tufts Brick Manufacturing Company, whose location and employment opportunity prompted the development of this small neighborhood of working class housing.</p> <p>The period of significance for 27 Murdock Street begins at the time of construction, c. 1869 and extends into the twentieth century as this dwelling has evolved and continues to house the working class.</p> <p>This building has undergone few major changes since the original date of construction, c. 1869. Unfortunately, the surrounding streetscape is minimally intact due to infill development and alterations to existing buildings.</p> <p>(b) In accordance with the <i>Findings on Historical and Architectural Significance</i>, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, which assesses the ability of the property to convey significance, Staff found 46 Murdock Street historically and architecturally significant as workers housing due to its size, form and massing. Unfortunately, the context of the building is lost, since it sits at the rear of the property and the neighboring properties have been or are being redeveloped. The 1988 garage blocks much of the view of the house.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, historic maps, US Census, City Directories, the Boston Globe, deed research and site visits
Discussion:	There was little discussion. The Commission agreed with the Staff findings. The process was explained to the applicants.
Decision:	The Commission voted ((Dick Bauer, Alan Bingham*, Heather Davies*, Ryan Falvey, Eric Parkes, Mark Sternman) 6-0-1 (Abby Freedman)) to accept the Staff findings and found the house at 27-31 Murdock Street Significant.



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IV. Community Preservation Act (CPA) Business

- Update by Dick Bauer
- Update by Sarah White

Staff is reviewing the Preservation Plan for consistency, missing information and completeness. Other projects are taking priority. The Plan may be completed by the end of the summer.

V. Completed Staff Reviews – Listed for informational purposes

HPC 2017.013 – 17 Mount Vernon Street	
Applicant:	Walter Beebe-Center, Essex Restoration
Property Owner:	Martin Scott
Description:	<i>Replace replacement windows</i>
Current Status:	Certificate of Appropriateness issued on March 27, 2017

HPC 2017.017 – 71 Cedar Street	
Applicant:	Tim Ryan, Ryan Contracting and Demolition
Property Owner:	Mario Ribeiro
Description:	<i>Demolish 1925 concrete block garage</i>
Current Status:	Determination of not 'significant' on March 27, 2017

HPC 2017.015 – 20 Chester Street	
Applicant:	Demarse Electric, Inc.
Property Owner:	Jeffrey Race
Description:	<i>Install solar panels on upper roof</i>
Current Status:	Certificate of Non-Applicability - issued on April 4, 2017

HPC 2017.018 – 48 Vinal Street	
Applicant:	Paul Martins
Property Owner:	Martins Family LLC
Description:	<i>Repair siding, trim, decking; replace wood windows in-kind.</i>
Current Status:	Certificate of Non-Applicability - issued on April 18, 2017

Reports and plans are available on the City of Somerville website at archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions and on the third floor of City Hall at 93 Highland Avenue. Cases may be continued to a later date(s); therefore, check the agenda on the website 48 hours in advance of the meeting or call (617) 625-6600 x2500 to inquire if specific cases will be heard. Continued cases will not be re-advertized, but will be listed on the agenda. Interested persons may provide comments to the Historic Preservation Commission at the public hearing, by email to historic@somervillema.gov, by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.



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