



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 Thursday, August 1, 2017

Members Present: Dick Bauer, Alan Bingham*, Ryan Falvey, Abby Freedman, Eric Parkes, Mark Sternman.

Members Absent: DJ Chagnon*, Heather Davies*.

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Rob King, Alex & Matt from SMMA, Dan Anderson, Mike Frawley, Anthony Fava, Rose Laidley, Carol Castignoli, Courtney Kirk, Alderman Mark Niedergang

I. Determinations of Preferably Preserved (STEP 2 IN THE DEMOLITION REVIEW PROCESS)

HPC 2017.040 – 81 Highland Avenue	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Application Date:	5/30/2017
Significant:	6/27/2017
Recommendation:	Preferably Preserved followed by adoption of Memorandum of Agreement
Current Status:	Will be heard August 1, 2017
Presentation:	Rob King presented.



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Public Comment:	There was no public comment.
Staff Report:	Staff has been working closely with the city to develop the Memorandum of Agreement and recommends a determination of preferably preserved.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	Alan Bingham noted the need for a photographic record of the building with as many architectural elements salvaged as possible for re-use. Dick Bauer noted that a secure storage space would be necessary as there had been issues of missing objects in the past. Eric Parkes asked whether stabilization of the original building would be necessary and plans to seal the building. Abby Freedman was particularly concerned about the reversibility of any alterations to the 1895 building .that may occur due to the separation of the buildings
Decision:	The Commission voted unanimously to determine the building to be preferably preserved and to accept the proposed Memorandum of Agreement with a clause regarding the reversibility of alterations to the original 1895 structure.

HPC 2017.039 – 2017.039 – 265 Washington Street	
Applicant:	265 Washington Street LLC
Property Owner:	265 Washington Street LLC.
Application Date:	5/31/2017
Significant:	6/27/2017
Recommendation:	Preferably Preserved
Current Status:	Will be heard August 1, 2017
Presentation:	Dan Anderson proposed redesigning the building, moving the building forward on the site.
Public Comment:	There was no public comment received.
Staff Report:	Staff found that the building meets the criteria for preferably preserved buildings.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	Abby Freedman found that relocating the building would dramatically alter the historic streetscape. The houses all had the same set back although the one to the right had a commercial storefront added to it. The Commission generally found the proposed change to be inconsistent with the character of the area.
Decision:	The Commission voted unanimously (6-0) to find the building to be preferably preserved and agreed with the Staff findings.

HPC 2017.036 – 6-8 Spring Street	
Applicant:	Anthony Fava & Ryan Hunt
Property Owner:	LaRonga Realty Partnership
Application Date:	5/30/2017
Significant:	6/27/2017
Recommendation:	Preferably Preserved
Current Status:	Will be heard August 1, 2017.
Presentation:	Anthony Fava presented. They found that a lot of changes needed to be made to the building which was inefficient.



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Public Comment:	Rose Laidley said the building was old but could be refurbished, Carol Castignoli, feels that the nature of the neighborhood is changing. The building's features express the character to the neighborhood. Courtney Kirk also noted the slate roof as an important feature.
Staff Report:	Staff found that the building meets the criteria for preferably preserved buildings.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	The Commission found that the structural engineer's report was not useful. It did not discuss the actual condition of the building. They concurred with the Staff Report's assessment.
Decision:	The Commission voted unanimously (6-0) to find the building to be preferably preserved and agreed with the Staff findings.

HPC 2017.032 – 227-229 Cedar Street 17-25 Murdock Street	
Applicant:	Cedar Murdock Partners LLC
Property Owner:	The Marchionne Realty Trust
Agent:	Adam Dash
Application Date:	5/25/2017
Significant:	6/27/2017
Recommendation:	Not Preferably Preserved
Current Status:	Will be heard August 1, 2017.
Presentation:	Adam Dash And Mike Frawley presented.
Public Comment:	An e-mail was received from the Messina family in support of the proposed development. Another e-mail was received from Mandy Familiar and her husband who also supported the development project. Both e-mails were read into the record.
Staff Report:	Staff recommended that the buildings not be considered preferably preserved.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	The Commission discussed the site plans and contamination as well as the structural integrity of the chimney. Mark Sternman disclosed that his wife is associated with the Green Line Extension project noting that he did not think it would affect his decision. Alderman Niedergang noted that there had been extensive public process regarding the development of the site. The project benefits the neighborhood. Educational material should be developed to inform the neighborhood and future generations regarding the Patch.
Decision:	The Commission voted unanimously (6-0) to determine that the buildings were not 'preferably preserved' on the condition that a Memorandum of Agreement would be signed that included photographic and interpretive materials to be located on the site and accessible to the neighborhood.

Other Business

- Staff priority update by George Proakis. *The Commission has a number of projects being undertaken by Staff who does not have the time to work on them all. The Demolition Review Ordinance revisions were given top priority, followed by the Union Square Local Historic District Expansion and the CPA Preservation Plan.*



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Completed Staff Reviews – Listed for informational purposes

HPC 2017.051 – 38 Bow Street	
Applicant:	Evan Smith
Property Owner:	40 Bow Street LLC
Description:	<i>Interior alterations only</i>
Current Status:	Certificate of Non-Applicability issued on July 18, 2017

HPC 2017.057 – 15 Westwood Road	
Applicant:	Marjie Alonso
Property Owner:	Marjie Alonso
Description:	<i>Replace flat-top picket fence with Concord picket fence</i>
Current Status:	Certificate of Appropriateness issued on July 18, 2017

HPC 2017.058 – 30 Memorial Road (Public Safety Building)	
Applicant:	Brian Langton
Property Owner:	Somerville Housing Authority
Description:	<i>Demolish single story concrete block structure</i>
Current Status:	Determined NOT significant on July 19, 2017

HPC 2017.059 – 237 Washington Street	
Applicant:	Seth Grady
Property Owner:	Union Square Partners LLC
Description:	<i>Interior renovations</i>
Current Status:	Certificate of Non-Applicability issued on July 19, 2017

HPC 2017.061 – 88 Line Street	
Applicant:	Sanjeev M Kale
Property Owner:	Sanjeev M Kale
Description:	<i>Demolish c.1925 concrete block garage</i>
Current Status:	Determined NOT significant on July 20, 2017

HPC 2017.062 – 194 Central Street	
Applicant:	Frank Barbosa
Property Owner:	RCG Winter Hill LLC
Description:	<i>Install HVAC Behind building</i>
Current Status:	Certificate of Non-Applicability issued on July 31, 2017

HPC 2017.063 – 16 Preston Road	
Applicant:	Gilman Guidelli & Bellow
Property Owner:	Preston Road LLC
Description:	<i>Install HVAC Behind building; replace vents in same location</i>
Current Status:	Certificate of Non-Applicability issued on July 31, 2017



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HPC 2017.064 – 75 Washington Street	
Applicant:	75 Washington Street Condominiums LLC
Property Owner:	Somerville 75 Washington Street LLC
Description:	Demolish c.1925 & 1939 concrete block garages
Current Status:	Determined NOT significant on July 31, 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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