



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
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**MICHAEL F. GLAVIN**  
**EXECUTIVE DIRECTOR**

*HISTORIC PRESERVATION COMMISSION*

*Dick Bauer, Chair*  
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*Ryan Falvey*  
*Anthony Griseto (Alt.)*  
*Robin Kelly*  
*Eric Parkes*  
*Mark Sternman*

*Alan Bingham, Vice Chair (Alt.)*  
*Heather Davies, Secretary (Alt.)*  
*Abby Freedman*  
*Caitlin Hart*  
*Dana LeWinter (Alt.)*  
*Tyler Thompson (Alt.)*

**HISTORIC PRESERVATION COMMISSION MINUTES**

**Small Meeting Room, 3<sup>rd</sup> Floor, Visiting Nurses Association, 259 Lowell Street**  
**6:40 p.m. on Tuesday, January 16, 2018**

**Members Present:** Alan Bingham\*, Denis (DJ) Chagnon\*\*, Heather Davies\*\*, Ryan Falvey, Caitlin Hart, Robin Kelly, Dana LeWinter\*\*, Eric Parkes, Tyler Thompson\*. DJ Chagnon left after the presentation and discussion of the Prospect Hill Park renovations.

**Members Absent:** Dick Bauer, Abby Freedman, Anthony Griseto\*, Mark Sternman.

\*Alternates

\*\* Non-voting Alternates

**Staff Present:** Kristi Chase, Sarah White.

**Others Present:** Steven Azar, Danielle Desilets, David Weinstock, Darlene Matthews

**I. Memorandum of Agreement**

- 105 Washington Street

The Commission voted unanimously (7-0) to approve the Memorandum of Agreement as presented, shortening the 9 month Demolition Review period.

**II. Letter of Support**



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- 76 School Street Letter of Support

Steven Azar presented. The Commission unanimously (7-0) agreed that the project had merit and agreed to send a Letter of Support for Tax Credits.

### **III. Update on Prospect Hill Park**

- Danielle Desilets, consultant for the project provided a brief status update.

The Commission indicated that 1930s possibly WPA era shed should be retained. DJ Chagnon did not find the boardwalk and lookout to be an appropriate use of the shed. The Commissioners generally agreed that the alteration was not sympathetic to the nature of the structure. Excess trees and other volunteer vegetative growth around it should be cleared. Better lighting would make the area more useable. The new railings ought to be consistent. If cost was not an issue, the railings should be consistent with the original fence along the Parkway. Informational panels should relate to the events for which the monument was constructed. The Commission supported the interpretation ideas: using the wall for the panels, the metal etched panels, the destination locators on the railings, & the map in the hardscape. There was some discussion over the interpretation being just about the Siege of Boston. Planting plans should relate to the original 1902 plan for the park. Selective pruning and lighting of both the Historic portion and the neglected portion of the park on the other side of the Parkway should be undertaken to open up the vistas of Boston and Charlestown that are important to the historic interpretation of the site.

### **IV. Determinations of Appropriateness**

<b>HPC 2017.100 – 117 Washington Street</b>	
Applicant:	Claude Augustin
Property Owner:	Claude Augustin
Application Date:	December 11, 2017
Legal Notice:	<i>Install wood fence</i>
Recommendation:	Unable to recommend at this time pending further information
Current Status:	Request to continue to February 20, 2018
Decision:	The Commission voted unanimously (7-0) to grant the request to continue

<b>HPC 2017.101 – 7 Campbell Park</b>	
Applicant:	Darlene Matthews
Property Owner:	Darlene & Brian Matthews
Application Date:	December 18, 2017
Legal Notice:	<i>Remove fence, Install new driveway</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Will be heard January 16, 2018
Presentation:	Darlene Matthews presented. They have been meeting with their neighbors and would like to remove the fence between the properties to allow car doors to open across the lot lines with the new driveways. The driveway would be permeable laid Town Hall style Unit-Block pavers in the color “Old Oak” to match 9-11 Campbell Park.
Public Comment:	There was no public comment.



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Staff Report:	Staff finds that the planned driveway meets the HPC Guidelines and other considerations of the Commission. Staff finds the proposed pavers in “Old Oak” to be a modern material that meets with the table of materials considered by the Commission to be appropriate. Staff finds that the proposal does not significantly detract from the historic character of the Campbell Park Meacham Road Local Historic District.
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, photographs and site visits.
Discussion:	The Commission noted that chain link fences were inappropriate and were placed to hear that they were coordinating brick styles for the driveways with the neighbors.
Decision:	The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness with the following conditions: <ol style="list-style-type: none"> <li>1. All appropriate building permits shall be obtained prior to the start of any work.</li> <li>2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.</li> <li>3. A driveway on the west side of the house shall be constructed with Town Hall style Uni-Block pavers in the color “Old Oak”.</li> <li>4. The chain link on the west side of the property shall be removed.</li> <li>5. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.</li> </ol>

## V. Demolition Review

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
Preferably Preserved:	8/1/2017
Current Status:	Request to withdraw intent to demolish
Presentation:	Sarah White described how the project had changed and that there was no longer any intent to alter the structure.
Decision:	The Commission voted unanimously (7-0) to grant the request to withdraw their intent to demolish the building.

## VI. Other Business

- HPC Minutes for November and December 2017 were approved.
- HPC Preservation Awards Program – Brandon Wilson reviewed the Awards Program and asked for participation in the Tour planned for January 28 to determine eligibility for the Awards. Robin Miller, Caitlin Hart and Heather Davies will undertake the



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review on their own. Alan Bingham, Ryan Falvey, Abby Freedman and Eric Parkes to go with Brandon Wilson.

## **VII. Completed Staff Reviews – Listed for informational purposes**

<b>HPC 2017.102 – 58-66 Bow Street; 367-377 Somerville Avenue</b>	
Applicant:	Sheila Walsh
Property Owner:	Gerrior Square Condominium Trust
Description	<i>Repair sills, casings and clapboard</i>
Current Status:	Certificate of Non-Applicability-repairs issued 1/10/2018

<b>HPC 2018.001 – 140 Highland Avenue</b>	
Applicant:	Michael Guigli
Property Owner:	Michael Guigli
Description	<i>Interior repairs</i>
Current Status:	Certificate of Non-Applicability-visibility/repairs issued 1/11/2018

*Reports and plans are available on the City of Somerville website at [archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions](http://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](mailto:historic@somervillema.gov), by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.*



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