



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Caitlin Hart
Dana LeWinter (Alt.)
Tyler Thompson (Alt.)

HISTORIC PRESERVATION COMMISSION MINUTES

Community Room, 3rd Floor, Visiting Nurses Association, 259 Lowell Street
6:40 p.m. on Tuesday, February 20, 2018

Members Present: Alan Bingham*, Anthony Griseto*, Caitlin Hart, Robin Kelly, Mark Sternman, Tyler Thompson*.

Members Absent: Dick Bauer, Denis (DJ) Chagnon*, Heather Davies*, Ryan Falvey, Abby Freedman, Dana LeWinter*, Eric Parkes.

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Claude Augustin, Peter Riordan, Michael Curtis, Joan Colbert, Evelyn Valentino, Adam Dash, Ann Steinberg, Ben Steinberg, Christine & Charles Gangi, Junior, Gary Gooden, Nancy Waring, Mary Reilly, David Maze, Dave Madan, Jon Maren, Jocelyn Siegel, Paul and Bonnie Turcotte, Janine Lotti, Ann Camara.

I. Advisory Review

- 74 Mount Vernon Street

The Commission discussed the possible locations and orientation of the relocated and reconstructed barn. It was determined that the barn would best be located directly behind the house facing Crescent Street for maximum



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visibility. Dormers may be added. The garage doors should have windows at the top of the door panels.

II. Determinations of Appropriateness

HPC 2017.100 – 117 Washington Street	
Applicant:	Claude Augustin
Property Owner:	Claude Augustin
Application Date:	December 11, 2017
Legal Notice:	<i>Install wood fence and gates</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Continued from January 16, 2018; will be heard February 20, 2018
Presentation:	Claude Augustin presented. He had constructed a temporary fence around the property using plywood sheets. Inspectional Services requested that he remove the plywood. He asked them if he needed a building permit and was told no, that it did not require one. They neglected to tell him he did need permission from the Historic Preservation Commission. Staff informed him that the heavy security fence would not be approved by the Commission. He would like to rectify the situation and has tried to match the samples given him by the Staff.
Public Comment:	There was no public comment.
Staff Report:	Staff found that the proposal met HPC Guidelines for fences. The Applicant is actively attempting to replicate an appropriate fence.
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 found some of the fence proportions awkward and recommended a few tweaks to the design but was very supportive on the whole of the concept.
Decision:	The Commission voted unanimously (6-0) to grant a Certificate of Appropriateness with the following conditions: <ol style="list-style-type: none"> 1. All appropriate building permits shall be obtained prior to the start of any work. 2. If ANY changes are made to this proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff <u>prior to starting the work</u>. 3. The unapproved fence and automotive gate shall be removed. 4. Install a 4' wood picket fence along the sidewalk with gates at the pathway and the driveway entry that are substantially similar to the attached photos. 5. The wood shall not be pressure-treated. A hard wood such as cedar is recommended. 6. The fence posts shall be simple with a pyramidal cap. 7. The fence posts shall be approximately 4" taller than the fence. 8. The fence shall include a narrow top rail and a wider gravel rail at the bottom, with a structural rail near the top as seen in the attached photos. 9. The gates shall be hinged with the bottom rail raised to allow for the slope of the driveway. 10. On the side yards, the fence shall start at a height of 4 feet where it meets the sidewalk and shall gradually scale up to 6 feet at approximately 16' from where it attaches at the sidewalk



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	<ol style="list-style-type: none"> 11. A lattice-top privacy fence may be installed along the side yard starting at 16' from the sidewalk and the rear property lines. 12. The fences shall be painted 13. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate
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HPC 2018.008 – 56 Vinal Avenue	
Applicant:	Don Foote Contracting
Property Owner:	Jocelyn & Jodie Siegel
Application Date:	January 30, 2018
Legal Notice:	<i>Alter front porches</i>
Recommendation:	<i>Denial of synthetic materials; Conditional Certificate of Appropriateness for return to historic porch design and materials.</i>
Current Status:	Will be heard February 20, 2018
Presentation:	Jocelyn Siegel presented with comments by Aaron (last name unknown). They plan to replace the current porch with synthetic materials. She lives in the ugly gray house and intends to keep the designation. If the Commission does not agree to their proposal, she will do nothing to improve the house and will board up the porch access from her tenants.
Public Comment:	There was no comment from the public.
Staff Report:	Staff did not find that the proposal met historic District guidelines and recommended denial of the project. Staff recommended returning the porches to their original pre-1996 condition.
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 reviewed samples of the materials presented and agreed with the Staff that the products were not equivalent to the historic fabric and would be an inappropriate change to the historic structure.
Decision:	<p>The Commission voted unanimously (6-0) do deny a Certificate of Appropriateness to replace the existing porches with synthetic materials.</p> <p>The Commission did however vote to approve a Certificates of Appropriateness that is characterized by the following conditions.</p> <ol style="list-style-type: none"> 1. All appropriate building permits shall be obtained prior to the start of any work. 2. The existing porch shall be demolished. 3. The porches shall be rebuilt to match the original as seen in the attached photo. 4. All supports shall be hidden behind the skirt and trim. 5. Porch skirts shall oriented diagonally and have a frame. 6. All visible materials shall be wood, preferably of a high quality hardwood with demonstrated durability. 7. Porch columns shall be round with a simple capital. 8. Porch fascia shall be dimensioned to receive the addition of brackets at a future date. 9. Gutters shall be either 4 ½” or 5 ¼” wood profile. 10. The decking on the upper floors may be of synthetic material, providing it is not visible from the public right of way.



	<ol style="list-style-type: none"> 11. Railings shall consist of simple hand and foot rails with 2” balusters, spaced to code. 12. The ceilings shall be bead board. 13. Vinyl siding along the porch shall be removed and replaced with wood clapboard painted to match the existing siding. 14. 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 15. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate
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III. Determinations of Significance (STEP 1 IN THE DEMOLITION REVIEW PROCESS)

HPC 2018.002 – 21 Eastman Road	
Applicant:	F. Michael Byrnes
Property Owner:	F. Michael Byrnes
Agent:	Adam Dash, Esq.
Application Date:	1/12/2018
Recommendation	NOT Significant
Current Status:	Will be heard on February 20, 2018
Presentation:	Adam Dash presented.
Public Comment:	Peter Riordan, Christine Gangi, Nancy Reilly and Nancy Waring spoke of their concerns regarding the development of the lot.
Staff Report:	Staff recommended the Commission not find the building ‘significant’. The building was a converted garage. While the 1925 brick structure was constructed <i>circa</i> 1921-1925, no particular associations to events or persons of city-wide importance were found.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, Map, US Census and City Directory research, and site visits.
Discussion:	There was little discussion. The Commission agreed with Staff findings.
Decision:	<p>the Historic Preservation Commission determined that the <i>circa</i> 1921-1925 brick structure at 21 Eastman Road is NOT ‘Significant,’ in accordance with Section 2.17.B of the Demolition Review Ordinance 2003-05. While the building is “at least 50 years old,” it is not a significant building or structure after finding that the building or structure is neither:</p> <ol style="list-style-type: none"> 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, nor 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.”



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HPC 2018.005 – 8-10 Hardan Road	
Applicant:	DiPierro & Brown Construction, Inc.
Property Owner:	Horizons Enterprises, LLC
Application Date:	1/22/2018
Recommendation:	Significant
Current Status:	Will be heard on February 20, 2018
Presentation:	Dave Madan presented. There had been numerous neighborhood meetings. The site was contaminated due to oil trucks that had been parked there.
Public Comment:	There was no public comment.
Staff Report:	Staff found the building significant for its unusual construction and design as well as associations with early motor cycle repairs and sales.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, Map, US Census and City Directory research, and site visits.
Discussion:	The Commission noted another two story concrete block structure on Village Street that had been converted to residences. They agreed with Staff findings.
Decision:	<p>The Commission voted unanimously (6-0) to find the accessory building at 8-10 Hardan Road to be significant.</p> <p>(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.</p> <p>OR</p> <p>(B) The structure, circa 1916, is at least 50 years old.</p> <p>AND</p> <p><i>For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.</i></p> <p>(a) In accordance with the <i>Findings on Historical Association</i>, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, The Commission found ‘Significant’.</p> <p>The Commission found the outbuilding at 8-10 Hardan Road 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. The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with the World War I era expansion of affordable motorized vehicles.</p> <p>AND/OR</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, the ability to convey significance.</p> <p>The Commission also found the outbuilding at 8-10 Hardan Road historically and architecturally significant due to the unusual form of the utilitarian concrete block building and its purpose as a motorcycle repair shop at a time when the United States was falling in love with motorized transportation.</p>



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IV. Other Business

- Letters of Support of 2 Awards for the Mystic Water Works Rehabilitation Project
- Community Preservation Committee Update – Dick Bauer
- HPC Minutes

V. Completed Staff Reviews – Listed for informational purposes

HPC 2018.003 – 86 Fremont Street	
Applicant:	Lan Qin
Property Owner:	Pinnacle Development LLC
Description	<i>1926 Concrete Block Garage</i>
Current Status:	Determination of Not Significant issued 1/26/2018

HPC 2018.004 – 94 Pearl Street	
Applicant:	Antonio Ferraz
Property Owner:	Clarinda Freitas
Description	<i>Replace 4 vinyl replacement windows</i>
Current Status:	Certificate of Non-Applicability- repairs issued 1/24/2018

HPC 2018.004 – 94 Pearl Street	
Applicant:	Antonio Ferraz
Property Owner:	Clarinda Freitas
Description	<i>Replace 1 replacement window on west side to match the others</i>
Current Status:	Certificate of Non-Applicability- repairs issued 1/26/2018

HPC 2018.007 – 194 Central Street	
Applicant:	Frank Barbossa
Property Owner:	RCG Winter Hill LLC
Description	<i>HVAC Equipment behind building</i>
Current Status:	Certificate of Non-Applicability-visibility issued 1/26/2017

HPC 2018.010 – 94 Pearl Street	
Applicant:	Antonio Ferraz
Property Owner:	Clarinda Freitas
Description	<i>Interior alterations</i>
Current Status:	Certificate of Non-Applicability- visibility issued 1/31/2018

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.



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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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