



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

TOM GALLIGANI, JR
ACTING EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Eric Parkes, Chair
Robin Kelly, Vice-Chair
Ryan Falvey

Dick Bauer
Denis (DJ) Chagnon (Alt.)

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

6:45 p.m. on Tuesday, November 15, 2022

Somerville Historic Preservation Commission (HPC) will hold a public meeting on **Tuesday, November 15, 2022** at 6:45pm on the following applications, in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and/or the City of Somerville Code of Ordinances, Pt. II, Chap. 7, Sections 7-16 – 7-28.

Pursuant to Chapter 107 of the Acts of 2022, this meeting of the Historic Preservation Commission will be conducted via remote participation. A recording of these proceedings can be accessed at any time using the registration link at the top of this agenda.

Meeting called to order at 6:47pm by Chair Parkes

Members present: Eric Parkes (Chair), Robin Kelly (Vice Chair), Ryan Falvey, Dick Bauer, DJ Chagnon

Staff present: Sarah White, Raisa Saniat

Others present: Patrick Foster, Jim Chen, Yael Getz Schoen, Nicole Black, Michael Pettit, Matt Carlson, Adam Dash, Adam Glassman, Frazier Allen



I. Alterations to Local Historic District (LHD) Properties

1. HPC.ALT 2022.60 – 394 Broadway

Applicant: Capital Construction Contracting, Inc.

Owner: Alex Candelas

The Applicant seeks a Certificate of Appropriateness for the removal and replacement of wood clapboard.

- The applicant provided an overview of the scope of work – to retain the original exterior aesthetic by utilizing a similar material (fiber cement) to the original siding (wood).
- Public Comment.
 - Ron Cavallo (70 Victoria St) – stated that Hardy products are good quality and if they are installed properly, look identical to wood, and considering the costs and labor shortages, this is a good alternative. Given all the issues with wood these days, it is almost inappropriate to demand that applicants use wood. Mr. Cavallo shared his support for the applicant and the desire to restore the detailing of the building.
- Closed public comment.
- Vice Chair Kelly raised concerns regarding the differences between fiber cement and wood siding, as well as the dimensional differences especially due to the proximity to the attached neighbor.
- Mr. Bauer commented that part of the preservation of the historic fabric of the city is ensuring that historic structures retain original materials, instead of replacing parts of the buildings with artificial building materials such as plastic or cement.
- Mr. Chagnon referenced the design guidelines and discussed that plank and fiber cement are installed the same way and look similar. He did note that the concerns of his fellow Commission members have merit, especially due to the fact that the building is an attached structure.
- Vice Chair Kelly disagreed with Mr. Chagnon and said the two options are visually recognizably different in profile, sheen, seams, and the overall look will be completely different in contrast to the attached neighbor.
- Chair Parkes was not against fiber cement, however he disagreed with the way it would be used in this particular application.
- Mr. Falvey shared his concern for how the fiber cement will fit in with the attached wood siding and how it would appear long term.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Falvey, the Commission voted unanimously (5-0), to **approve** the proposed alterations, in occurrence with the recommendations made in the Staff Report that the replacement of the clapboard be made of wood; and the replacement siding shall reproduce the dimensions of the original clapboard, including its relationship to corner boards, window trim, and other architectural details, all of which must be retained; and the reveal must also be the same as that of the original wood clapboard.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Dick Bauer: yes; Robin Kelly: yes; Eric Parkes: yes

II. Determinations of Historic Significance



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1. HPC.DMO 2022.40 – 11 Chester Place

Applicant: Jim Chen

Owner: Hong Ying Li

The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.

- The applicant provided an overview of the application to the Commission – demolition of the entire structure.
- Public comment.
 - Ron Cavallo (70 Victoria St) – in support of the applicant and demolition of the structure; although it has some historic detailing, he does not find it to be historically significant. The development of this site would be an overall net benefit to the city.
- Closed public comment.
- Vice Chair Kelly commented that even though it has been modified, the original structure can still be visually recognized, and it is part of a group of similar structures. Therefore, she did not support the demolition of the structure.
- Mr. Bauer agreed with Vice Chair Kelly and noted that this property meets the threshold for historic significance based on its architectural character and the people that used to live there.
- Chair Parkes agreed that the structure remains quite intact. Other structures in the neighborhood have been significantly modified, however the structure in question has been left mostly untouched. He noted that this is part of a series of houses on the street that all have similar architectural details, such as a jerkinhead roof, and that it meets the threshold for historic significance.
- Mr. Chagnon and Mr. Falvey agreed.
- Mr. Bauer had a technical difficulty and was not able to participate on the vote.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Falvey, the Commission voted (4-0-1), with Mr. Bauer abstaining due to a technical difficulty, to declare the structure **historically significant**.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Dick Bauer: abstain; Robin Kelly: yes; Eric Parkes: yes

Findings:

- Retains a significant amount of its original integrity and massing
- Contributes to the streetscape
- Has unusual detailing including a jerkinhead roof
- Importantly associated with Mr. Kingsly

Mr. Bauer rejoined the meeting at 7:33pm.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Chagnon, the Commission voted unanimously (5-0) to adopt the above findings.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes

2. HPC.DMO 2022.41 – 37 Elmwood Street

Applicant: Jeremy Stivaletta

Owner: SSD 37 Elmwood, LLC

The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.

- The applicant has requested to withdraw the application.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Falvey, the Commission voted unanimously (5-0) to **accept** the applicant's request to withdraw the application.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes

3. **HPC.DMO 2022.42 – 19 Hanson Street**

Applicant: Jeremy Stivaletta

Owner: 19 Hanson SSD, LLC

The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.

- The applicant has requested to withdraw the application.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Chagnon, the Commission voted unanimously (5-0) to **accept** the applicant's request to withdraw the application.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes

III. Determination of Preferably Preserved

1. **HPC.DMO 2022.29 – 76 Curtis Street**

Applicant: Anthony Seretakakis

Owner: Same as Applicant

The Applicant seeks to demolish both a principal and accessory structure constructed a minimum of 75 years ago.

- The applicant provided an overview of the application to the Commission – the owner owns both lots (76 and 80 Curtis Street) and would like to demolish both structures in order to accommodate a larger development.
- Chair Parkes noted that the Commission cannot take 80 Curtis Street into consideration as it is not part of the application.
- Public comment.
 - Mary Daurora (72 Curtis St) – disagreed that the HPC should not take 80 Curtis Street into consideration as well, considering the applicant plans to demolish the structures at both 76 and 80 Curtis Street to create a massive development. A new development would not fit into the context of the neighborhood, which is made up of homes that are all 75+ years old. A new building would not enhance the neighborhood at all.
 - Staff confirmed that although there is neighborhood concern, the legal obligation of the HPC is to only look at the building that is being proposed for demolition through this application; therefore 80 Curtis Street is outside of their purview.
 - Jack Connolly (17 Winslow Ave) – the character of the neighborhood should be considered due to the major long-term impacts to the neighborhood. The historic



character of the building should be preserved as is. This change would not be in the best interest of the neighborhood. Two units that have 10 bedrooms is more than adequate for this individual.

- Michael Dilulio (79 Curtis St) – raised concerns about the property and potential development and how it would significantly alter the character of the neighborhood.
- Patricia Craig (34 Teele Ave) – noted that any change to this property would really change the streetscape due to its location; several owners in the neighborhood have chosen to do gut renovations but no one has demolished their buildings in order to keep the historic character of the neighborhood.
 - Chair Parkes stated that the Commission has received several written comments in support of declaring the building preferably preserved.
- Frank Cucinotta (70 Curtis St) – stated that it seems this is one of the first houses in the neighborhood and it should be restored rather than be demolished.
- Closed public comment.
- Chair Parkes clarified that the HPC is not the Zoning Board of Appeals or Planning Board as this Commission does not have authority to be involved in the decision making of what will be developed in the future on this site.
- Mr. Chagnon left the meeting at 7:59pm and returned at 8:06pm and did not partake in the vote.
- Vice Chair Kelly noted that for all the same reasons they found the structures to be historically significant, they should be found preferably preserved.
- Mr. Bauer and Mr. Falvey agreed.
- Chair Parkes commented that the building contributes to the overall streetscape and the original owner was an important historic person.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Falvey, the Commission voted (4-0-1), with Mr. Chagnon abstaining due to leaving the meeting, to declare the principal structure **preferably preserved**.

Roll call vote: Ryan Falvey: yes; Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; DJ Chagnon: abstain

Findings:

- Retains a significant amount of its original integrity
- One of the earliest structures in this neighborhood
- Contributes to the streetscape
- Its association to an important person in history

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Falvey, the Commission voted (4-0-1), with Mr. Chagnon abstaining due to leaving the meeting, to adopt the above findings.

Roll call vote: Ryan Falvey: yes; Robin Kelly: yes; Dick Bauer: yes; DJ Chagnon: abstain; Eric Parkes: yes;

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Bauer, the Commission voted (4-0-1), with Mr. Chagnon abstaining due to leaving the meeting, to declare the accessory/garage structure **preferably preserved**.

Roll call vote: Ryan Falvey: yes; Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; DJ Chagnon: abstain

Findings:

- Retains a significant amount of its original integrity
- Good example of an early 20th Century garage structure

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Falvey, the Commission voted (4-0-1), with Mr. Chagnon abstaining due to leaving the meeting, to adopt the above findings.

Roll call vote: Ryan Falvey: yes; Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; DJ Chagnon: abstain

2. **HPC.DMO 2022.32 – 17 Hudson Street**

Applicant: Nicole Black & Michael Pettit

Owner: Same as Applicant

The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.

- The applicant provided an overview of the application to the Commission – including the significant improvements they plan to make to the property, including costly safety measures that need to be addressed.
- Public comment.
 - Ron Cavallo (70 Victoria St) – stated that the design of the proposed building is remarkable and truly beautiful; living in the City of Somerville should be a positive experience and folks willing to build a structure of this kind should be fully supported.
- Closed public comment.
- Chair Parkes noted that although the new proposed building is well designed and would fit into the neighborhood, the Commission would not be able to guarantee this and nothing would obligate the applicant to actual build what they showed on the renderings. Although the original structure is slightly different from others in the neighborhood, it is common to the neighborhood.
- Mr. Chagnon commented how the original structure sits on an unusually large lot and the proposed structure makes a lot more sense, except for the position of the garage structure, as it would change the rhythm of the street. Mr. Chagnon shared that he could understand the poor condition of the house and the need for major renovations, and therefore the argument for demolition.
- Mr. Bauer proposed that the Commission declare it not preferably preserved with conditions. Vice Chair Kelly disagreed as the proposed design has not gone before zoning.
- Mr. Bauer asked Staff how it would be addressed if the conditions are not met when a case is declared not preferably preserved with conditions. Staff responded that although this has not been before zoning, Staff did meet with the Inspectional Services Department (ISD) Staff to come to an understanding that the proposed design has some good ideas

but does not include dimensions to be able to determine compliance. Staff cannot confirm that the proposed design would be approved exactly the same due to zoning and other procedural requirements. Staff will go through the zoning aspects of the proposed designs thoroughly during the Memorandum of Agreement (MOA) meetings, should the building be declared preferably preserved, although an official “sign off” on the project will still be needed by ISD. Staff also noted that the “preferably preserved with conditions” conditions are already set, and they typically do not include plans.

- Vice Chair Kelly commented that the design is too preliminary due to Staff’s response and would not be comfortable assigning conditions right now; she was in support of determining this application preferably preserved to allow the applicant to work with Staff through the MOA process.
- Chair Parkes commented that he is not entirely sure this structure should be preferably preserved due to its character. Vice Chair Kelly disagreed and is in support of this structure being preferably preserved although there have been alterations.
- Mr. Falvey does not feel strongly that the structure needs to be preferably preserved.
- Mr. Bauer commented in support of the structure being preferably preserved due to the structure’s relationship to the streetscape.
- Mr. Chagnon added that he prefers the proposed design of the new structure, although he knows this cannot be guaranteed.

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Bauer, the Commission voted (3-2), with Mr. Falvey and Chair Parkes dissenting, to declare the structure **preferably preserved**.

Roll call vote: Ryan Falvey: no; Robin Kelly: yes; DJ Chagnon: yes; Dick Bauer: yes; Eric Parkes: no

Findings:

- Retains a significant amount of its original structural integrity, massing, and fenestration
- Contributes to the streetscape

HPC Action: Following a motion by Vice Chair Kelly, seconded by Mr. Bauer, the Commission voted (3-2), with Mr. Falvey and Chair Parkes dissenting, to adopt the above findings.

Roll call vote: Ryan Falvey: no; Robin Kelly: yes; DJ Chagnon: yes; Dick Bauer: yes; Eric Parkes: no

3. HPC.DMO 2022.37 – 63 Putnam Street

Applicant: FL Development, LLC

Owner: James F Saraiva & Philip G Saraiva Sr., representatives of the Estate of Joseph Saraiva

The Applicant seeks to demolish an accessory structure constructed a minimum of 75 years ago.

- Chair Parkes recused himself from this application due to being a direct abutter.
- The applicant provided an overview of the application to the Commission – demolish the accessory/garage structure, but not seeking to demolish the house.
- Public comment.
 - Ron Cavallo (70 Victoria St) – has dealt with structures of this kind numerous times; once they get to this state it becomes a huge financial burden on the constituents and tax payers to demand that a structure of this



kind be salvaged. It would be an undue burden to require the constituent to repair it considering the current state it is in. The structural report should be considered significant and valid and should be incorporated into the decision making.

- Closed public comment.
- Mr. Chagnon commented that the structure has some architectural merits but didn't know if there is anything worth salvaging. He noted that signage would not be appropriate, as the applicant stated that they do not plan to replace the structure; the possibility of photographs or drawings to record the history of the structure may be the way forward.
- Mr. Bauer added that the carriage house was an addition and not part of the original structure.
- Mr. Falvey and Vice Chair Kelly agreed.

HPC Action: Following a motion by Mr. Chagnon, seconded by Mr. Falvey, the Commission voted (4-0-1), with Chair Parkes abstaining, to declare the structure **not preferably preserved**, with the condition that there be photographic documentation that captures the relationship of the structure and the main house and architectural renderings of the structure recording the building before it is demolished.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Dick Bauer: yes; Robin Kelly: yes; Eric Parkes: abstain

Findings:

- Structure is deteriorating and considered to be not structurally sound

HPC Action: Following a motion by Mr. Chagnon, seconded by Mr. Falvey, the Commission voted (4-0-1), with Chair Parkes abstaining, to adopt the above findings.

Roll call vote: Ryan Falvey: yes; DJ Chagnon: yes; Dick Bauer: yes; Robin Kelly: yes; Eric Parkes: abstain

IV. Other Business

- **CPC Update**
 - Mr. Bauer stated that the biggest task for the CPC is to acquire funding. He provided a presentation and overview to the Commission on the current funding that the CPC has allocated at this time.
- **HPC Minutes – 21 July 2022**
 - The Commission commented that motions should be included, alongside which member seconded, and would like Staff to revisit the minutes.
- **HPC Minutes – 6 September 2022**
 - The Commission commented that motions should be included, alongside which member seconded, and would like Staff to revisit the minutes.

- **HPC Minutes – 6 October 2022**

- The Commission discussed several edits that they would like made and would like Staff to revisit the minutes.

- **Staff Approvals – 10/17-11/8**

- The Commission and Staff briefly discussed the Staff Approvals list.

IV. Adjournment

HPC Action: Following a motion by Mr. Falvey, seconded by Mr. Chagnon, the Commission voted unanimously (5-0), to **adjourn** the meeting.

Roll call vote: Ryan Falvey: yes; Robin Kelly: yes; Dick Bauer: yes; DJ Chagnon: yes Eric Parkes: yes

Meeting ended at 10:04 p.m.

Please see cases at <https://www.somervillema.gov/departments/historic-preservation/hpc-cases> . As cases may be continued to a later date, please check the agenda (posted 48 hours in advance of the meeting) on the City website or email historic@somervillema.gov to inquire if specific cases will be heard. Continued cases will not be re-advertised. Interested persons may provide spoken remarks to the Historic Preservation Commission at the virtual public hearing or via e-mail to historic@somervillema.gov . All written comments must be received by NOON, one week prior to the date of the HPC meeting.