

Minutes for HPC meeting, July 20, 2021

Meeting started at 6.50pm online using gotomeeting.

Members present: Chair Parkes, Vice-Chair Robin Kelly, Mr. Bingham, Mr. Bauer, Mr. Falvey, Mr. Wylie
Staff present: Wendy Sczechowicz, Sarah White

I. Memorandum of Agreement (MOA)

1. 25 Appleton Street

Mr. Bauer noted he does not think the proposed MOA is sufficient. Mr. Wylie pointed out that there was intent to match some details to the existing structure.

The Commission directed Staff to tighten up description in the MOA of which parts of building are remaining. Indicate demolition plan and clarify which walls to remain as described in sheet 1.0 of demolition drawings.

SHPC Action: Accept MOA as amended in hearing with notes about walls to remain:

5-1 Approve Roll Call: Nay – Mr. Bauer

II. Request to Withdraw

1. HPC.DMO 2021.05 – 377 Washington Street

Applicant: Thomas Lichoulas

Owner: Washington TN, LLC

Demolish all structures

Applicant requests to withdraw their application

SHPC Action - (5-0) Unanimous approval

Role call – All Yay

III. Advisory Review

1. 277 Broadway (Elizabeth Peabody House)

Advisory conversation to discuss re-enforcement of the third floor and its relevance to CPA

The Applicant is in the process of applying for CPA funds.

Commission decided that it is not in their purview and the CPC should advise if finding appropriate for structural changes

IV. Alterations to Local Historic District (LHD) Properties

1. HPC.ALT 2021.31 – 12 ADAMS STREET

Applicant: James Lockwood Construction Company Inc.

Owner: Annette McKee & Mike Mariani

Replace wood and aluminum gutters with copper gutters

SHPC was in favor of Dura-Guard over copper and the downspouts should be round or corrugated round.

SHPC Action - (5-0) Unanimous approval

Role call – All Yay

Provisos for round downspouts and oval if more volume needed

2. HPC.ALT 2021.33 – 42 Meacham Road

Applicant: Norma Elias

Owner: Saul Toby & Norma Elias Trust

Expand driveway; replace concrete and grass ribbon driveway with paver stones

The Commission inquired whether the whole driveway was to be permeable or only the last 10 feet.

The Commission noted their preference for a granite border on either side of the brick and a granite apron, while the Applicant preferred total granite.

The Applicant stated that the total driveway is 45' and the last 10 feet would be of cobblestone and 35' of granite color pavers.

Alternate proposal is heritage red brick all the way with permeable installation with cobblestone border
Cobblestone would take place of concrete

No public comment

**Vote on option 2 with proviso for cobblestone on each side with the following conditions;
Herringbone brick with soldier course of cobble stone as board - 2'; tension in cobblestone
Option for brick or cobblestone on 2' extension**

**Leave cape cod burger at the front - endeavor to repair the gap with apportion of what you take away
Vote on option to with herringbone brick driveway with border on either side in soldier case
Cape cod buyer on side removed but keep buyer in front
2' extension could be with brick or cobblestone**

**SHPC Action - (5-0) Unanimous approval
Role call – All Yay**

3. HPC.ALT 2021.37 – 36 Atherton Street

**Applicant: George Saropoulos
Owner: Same as applicant
Installation of a new driveway**

Applicant proposes to install and complete granite turning and solid granite curbs with S+H Boston city hall pavers

The Commission approved and thanked the applicant for their efforts.

**SHPC Action - (5-0) Unanimous approval
Role call – All Yay**

4. HPC.ALT 2021.39 – 50 Sargent Avenue

**Applicant: John Murray
Owner: Same as applicant
Replace wood gutters with anodized metal gutters**

Approved galvanized steel painted to option to get a price for aluminum provide with staff approval
Approved with painted half round gutters or alternate with aluminum with profile to match wood gutter Exceptions
given gutters aren't inconspicuous part of the house

**SHPC Action - (5-0) Unanimous approval
Role call – All Yay**

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

1. HPC.DMO 2021.16 – 108-110 Prospect Street

**Applicant: 108-110 Prospect Street, LLC
Owner: same as applicant
Demolish principal structure**

Ann Vigorito, Applicant's attorney and Evan Stellman, their architect, presented the project.

The Commission discussed whether it maintains the original massing and noted that it is not necessarily a rare building form or that there is anything special. The HPC also discussed that there are other triple deckers on this side of the street. The structure does maintain some detail around windows and the wood siding and corner board

SHPC Action:

Determine Historically significant:

Unanimous approval (5-0)

Role call - all yay

Findings:

Adopt findings that staff presented in the staff report

The building contributes to the streetscape of triple-deckers and is a fairly early example of a triple decker.

SHPC Action Vote to accept findings - (5-0) Unanimous approval

Role call – All Yay

2. HPC.DMO 2021.17 – 383 Broadway

Applicant: Broadway Somerville Apartments, LLC

Owner: Same as applicant

Demolish garage

The Commission expressed that it is partial to this type of building and the industrial history. The Commission also discussed that the building retains its original detail and original masonry. Staff confirmed the wing is part of building .

SHPC Action:

Determine Historically significant:

Unanimous approval (5-0)

Role call - all yay

Findings:

Adopt findings that staff presented in the staff report

Split level would not appear in modern building

Interesting period steel windows typically of factories and garages

Add masonry medallion in center and masonry cornice

SHPC Action Vote to accept findings - (5-0) Unanimous approval

Role call – All Yay

VI. Other Business

• Minutes 5/18

Make a motion to adopt the minutes as corrected and mended

- **Amend notes next week**

• CPC update

VII. Adjournment

• Motion to adjourn and roll-call vote.

***End of Notes**