



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS, AICP
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Alan Bingham, Chair
Eric Parkes, Vice-Chair
Ryan Falvey
Denis (DJ) Chagnon (Alt.)

Adam J. Wylie (Alt.), Secretary
Dick Bauer
Robin Kelly

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

6:45 p.m. on Tuesday, May 18, 2021

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, M.G.L. Chapter 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this meeting of the Historic Preservation Commission (HPC) will be conducted via remote participation. We will have an audio recording available upon request as soon as possible after the meeting.

Meeting called to order at 6:48 p.m. by Alan Bingham

Members present: Robin Kelly, Alan Bingham, Dick Bauer, Eric Parkes, Adam Wylie

Staff present: Sarah White, Wendy Sczechowicz, Charlotte Leis.

Others present: Tricia Mathews, Phil Sima, Bridget Darling, Jackie Nice, Lara Jaugust, Kwesi Acquaaah, Phil Sima, Elan Sassoon, Milton Hugh



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I. Advisory Review

1. 438 Broadway (Adams-Magoun House)

- Tricia Mathews spoke about window issues and leaks at the property and shared images with the Commission. Commission members explained the benefits of restoring existing windows vs. installing new windows. If the windows are beyond reasonable repair, the Commission members discuss options to replicate the historic windows as closely as possible with new windows.

II. Memorandum of Agreement (MOA)

2. 24 Webster Avenue

- Eric suggested adding photos of siding once removed to see what was originally there - this will be added to MOA

HPC Action: The Commission voted (5-0) to accept the MOA

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

3. 129 Boston Avenue

- No additional comments from the Commission

HPC Action: The Commission voted (5-0) to accept the MOA

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

III. Alterations to Local Historic District (LHD) Properties

1. HPC.ALT 2021.22 – Westwood Road

Applicant: City of Somerville

Relocate historic granite gateposts to alternative location on Westwood Road

- The applicant opted to withdrawal their application.

HPC Action: The Commission voted (5-0) to accept the withdrawal of this application

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

2. HPC.ALT 2021.17 – 64 Meacham Road

Applicant: Bridget Darling

Owner: Bridget Darling & Mary Margaret Darling

Exterior renovations (continuation of front porch discussion from 4/26/2021 meeting)

- Bridget presented revised front door, columns, and bracket details.
- Eric agreed it all looks fine - leaning towards simple post design option.
- Dick pointed out turned post may be appropriate for a Queen Anne, but not typically 2nd empire cottage.

HPC Action: The Commission voted (5-0) to accept the proposed alterations

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

- Front Porch - reviewed DJ's sketch
- Separate porch from bay is preferred
- Proviso - confer with staff after siding removed to get direction of siding or panel details.

HPC Action: The Commission voted (5-0) to accept the proposed alterations with provisos

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

3. HPC.ALT 2021.26 – 56 Meacham Road

Applicant: Sun Sasongko & Jackie Nice

Owner: same as applicants

Replace asphalt shingle roof with natural slate roof; replace aluminum gutter with copper gutter

- Jackie Nice presented the scope of work – owner of the house for 8 years
- They want to replace roof with natural slate - scalloped and rectangular pattern
- Discussion on cheek walls
- Discussion on wood vs copper gutters – The commission pointed out that wood gutters would have been typical but that copper gutters and downspouts would be acceptable as a lower maintenance alternative

HPC Action: The Commission voted (5-0) to accept the proposed alterations

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

4. HPC.ALT 2021.29 – 12 Aldersey Street

Applicant: Lara & Vladimir Jaugust

Owner: same as applicants

Remove later covered entry and construct a replica of original

- Lara presented - restore front porch to original design
- Add back wood arches and brackets as shown in early photograph
- Everyone commended her for efforts

HPC Action: The Commission voted (5-0) to accept the proposed alterations

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

IV. Determinations of Preferably Preserved (STEP 2 IN THE DEMOLITION REVIEW PROCESS)**1. HPC.DMO 2021.10 – 25 Appleton Street**

Applicant: Kwesi Acquah

Owner: 25 Appleton, LLC

Demolish all structures

- Applicant claimed hardship because they need expand the property on order to sell/rent with a profit
- Everyone discussed the process of preferably preferred status
- The group discussed the process for claiming financial hardship and what MOA can be related to the potential design of the new building

HPC Action: The Commission voted (5-0) to determine the property as Preferably Preserved

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

- Findings:
 - i. Original structure as historically significant
 - ii. Original massing
 - iii. Part of a streetscape

HPC Action: The Commission voted (5-0) to accept the above findings

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

2. HPC.DMO 2021.13 – 59 Bow Street

Applicant: 59 Bow St., LLC c/o Elan Sassoon

Owner: same as applicant

Demolish principal structure

- Phil Sima from Balance Architects presented plan to demolish structure - Elan joined via speaker phone
- They think the building is not significant in terms of historic style
- Elan pointed out 42 Bow St as a comparison
- Eric pointed out massing and character are still there even though original architectural detail is lacking
- Robin agreed and said envelope was clad but massing and fenestrations are still present
- Eric pointed out importance of Bow Street street-cape and density of the surrounding are

HPC Action: The Commission voted (5-0) to determine the property as Preferably Preserved

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

- Findings:
 - i. Part of historic fabric and street-scape of Bow street
 - ii. Consistent and original massing and fenestrations – Queen Ann style

HPC Action: The Commission voted (5-0) to accept the above findings

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

3. HPC.DMO 2021.14 – 115 Thurston Street

Applicant: 115 Thurston St., LLC c/o Elan Sassoon

Owner: same as applicant

Demolish principal structure

- Robin asked what others thought about roof overhang - commission members think the roof and dentals could be newer and not original
- Likely originally stucco

HPC Action: The Commission voted (4-0) to determine the property as NOT Preferably Preserved

Roll call vote: Robin Kelly: yes; Dick Bauer: (had to leave meeting); Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

- Findings:
 - i. Lacks original detail
 - ii. Not a rare building type
 - iii. Not a good example of triple decker



- iv. Does not relate to other buildings
- v. Does not contribute to streetscape

HPC Action: The Commission voted (4-0) to accept the above findings

Roll call vote: Robin Kelly: yes; Dick Bauer: (had to leave meeting); Eric Parkes: yes; Alan Bingham: yes; Adam Wylie: yes

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

1. HPC.DMO 2021.12 – 60 Medford Street

Applicant: P & P Carrull Realty Trust

Owner: same as applicant

Demolish principal structure

- Milton Hugh, Architect presented.
- Robin described difficulty of this street (not much remaining street-scape) but character of the building still remains
- Adam pointed out original stone cornice
- Alan doesn't think it adds much to the fabric of the city

HPC Action: The Commission voted (2-2) to determine the property as Preferably Preserved – motion failed due to tie vote

Roll call vote: Robin Kelly: no; Dick Bauer: (had to leave meeting); Eric Parkes: yes; Alan Bingham: no; Adam Wylie: yes

VI. Other Business

- HPC elections
 - Eric as Chair, Robin as Vice Chair, Adam as Secretary
- Minutes 11/4, 2/16, 3/16, 4/26
- CPC update

VII. Adjournment

While City Hall is closed in response to the COVID19 pandemic, case documents reviewed by the HPC are only available on the City website 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.

