



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
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GEORGE J. PROAKIS, AICP
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Eric Parkes, Chair
Robin Kelly, Vice Chair
Alan Bingham
Ryan Falvey

Adam Wylie, Secretary
Dick Bauer
Denis (DJ) Chagnon (Alt.)

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

6:45 p.m. on Tuesday, October 19, 2021

The Somerville Historic Preservation Commission (HPC) will hold a public meeting and public hearings on Tuesday, September 21, 2021 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 20 of the Acts of 2021, this meeting of the Historic Preservation Commission will be conducted via remote participation. An audio recording of these proceedings will be available upon request to historic@somervillema.gov.

Meeting called to order at 6:52 p.m. by Eric Parkes

Members present: Eric Parkes (Chair), Robin Kelly (Vice Chair), Dick Bauer, Ryan Falvey, Alan Bingham, Adam Wylie

Staff present: Wendy Sczechowicz, Charlotte Leis, Sarah White

Others present: Doug Manley, Kate Williams, Sal Querusio, Mark Ardelino, Katie Gibbs, Russell Preston, Brendon Boot, Ann Vigerito, Welch Liles, Damon Sidel



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I. Advisory Review

1. 59 Cross Street

HPS advisory review for CPA application

Restoration of Exterior Windows

- Doug Manley (architect) presented the project and windows to be repaired.
- General scope: sash removed and restored, re-glazed - sash and frames painted.
- One new window - custom fabricated new window.
- Mr. Bingham asked about replacement window to clarify which one it was.
- Mr. Bingham confirmed no reflective glass.
- Mr. Wylie asked if original glass will be reused when possible and if historic replica glass will be used for any new glass. Mr. Manley confirmed.

II. Alterations to Local Historic District (LHD) Properties

1. HPC.ALT 2021.38 – 10 ARLINGTON STREET

Applicant: Roof Hub

Owner: Kate Williams

Installation of rear deck; Retroactive Commission approval for removal of exterior feature visible from a public way

- Kate Williams (homeowner) and Taylor from Roof Hub presented the proposed project.
- Installation of rear deck on existing rubber roof.
- 2X8 decking with white composite railing.
- Retroactive removal of chimney.
- Mr. Wylie suggested that reasoning to remove chimney due to unsafe condition is not acceptable without proper proof and documentation.
- Chair Parkes suggested bumping deck back so the railing does not extend past the gable.
- Vice Chair Kelly said she is OK with composite deck but asked about railing material and design.
- No public comment

HPC Action: The Commission voted (6-0) to **approve** with provisos:

1. Railing composite material must be reviewed by staff
2. Door casings must match existing casings.
3. Add wood skirt (PVC or composite OK) at perimeter of deck to conceal joists.

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

HPC Action: The Commission voted separately, (6-0) to retroactively **approve** the removal of the chimney.

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

III. Determination of Historic Significance (Step 1 in the Demolition Review process)

1. HPC.DMO 2021.20 – 16 Woodbine Street

Applicant: Sal Querusio

Owner: Mark R. & Jill T. Ardelino

Demolish principal structure

- Sal Querusio and Mark Ardelino presented.
- Commission members all agreed that the massing is consistent with other buildings in the overall street scape and that the building has seemed to maintain its original form and massing.
- Mr. Bingham pointed out that this is an increasingly rare building type in the area.
- No public comment.

HPC Action: The Commission voted (6-0) to fine the structure **historically significant**.

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

Findings:

- Section A of staff report.
- Maintains original form and massing.
- Expression of surrounding neighborhood.

HPC Action: The Commission voted (6-0) to adopt the above findings.

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

2. HPC.DMO 2021.21 – 599 SOMERVILLE AVENUE

Applicant: 599 Somerville Ventures, LLC c/o Rafi Properties

Owner: Same as Applicant

Demolish principal structure

- Katie Gibbs and Russell Preston presented.
- Rusell presented the project and history of building.
- Discussion about what year the current structure was built and how much of the original structure remains.
- No public comment.
- Commission feels most of what we see is new construction or significantly altered.
- Mr. Wylie shared his opinion that the building has mostly newer masonry construction (less than 75 years old).
- No public comment.

HPC Action: The Commission voted (6-0) to declare the structure **NOT historically significant**.

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

Findings:

- If any components older than 75 years of age they have been obstructed by newer construction.

HPC Action: The Commission voted (6-0) to adopt the above findings.

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

3. HPC.DMO 2021.22 – 9 Hanson Avenue

Applicant: Brendon Boot

Owner: Same as Applicant

Demolish principal structure

- Brendon Boot and Ann Vigerito presented.
- Vice Chair Kelly stated that the structure seems to have consistent massing with neighborhood and the rest of the Commission agreed.
- Mr. Wylie pointed out that the building lacks original architectural detail except for the brackets.
- No public comment.

HPC Action: The Commission voted (6-0) to declare the structure **historically significant**.

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

Findings:

- Part of overall neighborhood context.
- Original form and massing.
- Original brackets.

HPC Action: The Commission voted (6-0) to adopt the above findings.

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

4. HPC.DMO 2021.23 – 256 ELM STREET

Applicant: Welch Liles

Owner: AP Davis Square Plaza, LLC

Demolish principal structure

- Welch Liles of Asana Partners described the history of building and proposed project.
- The Commission discussed whether the masonry arches were new or old.

- Mr. Bingham discussed 2nd floor massing consistent with street scape.
- No public comment.

HPC Action: The Commission voted (6-0) to declare the structure **historically significant**.

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

Findings:

- Overall massing and materiality consistent with street scape, reflecting its commercial past.

HPC Action: The Commission voted (6-0) to adopt the above findings.

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

5. HPC.DMO 2021.24 – 1252 BROADWAY

Applicant: Annette Thomas

Owner: 1252 Broadway Somerville, LLC

Demolish principal structure

- Ann Vigerito and Owners/business partners presented.
- The building has been demolished already without approval from the SHPC.
- The Commission decided to push off discussion of what happened and why it was demolished, and focus solely on whether it is significant.
- No public comment.

HPC Action: The Commission voted (6-0) to declare the structure **historically significant**.

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

Findings:

- Structure and massing intact.
- Good representation of original fenestrations.
- Architectural integrity intact.
- Form and massing intact.
- Some architectural detail remained.

HPC Action: The Commission voted (6-0) to adopt the above findings.

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

6. HPC.DMO 2021.25 – 2 QUINCY STREET

Applicant: Mystic Realty Trust

Owner: Joseph S. & Sheila B. Savini

Demolish all structures

- Ann Vigerito presented.
- There was previously a fire at the property.
- Discussion on whether there is enough of the original structure/detail remaining to deem it significant.
- There was a lengthy discussion regarding life safety related to the building and its current condition. Ms. White pointed out that the Owner is responsible for making the structure safe regardless of the SHPC determination.
- The Commission decided it was their charge to deem the building historically significant or not, regardless of current condition.
- No public comment.

HPC Action: The Commission voted (6-0) to declare the structure **historically significant**.

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

Findings:

- The building has maintained its original massing.
- Contribution to street scape.

HPC Action: The Commission voted (6-0) to adopt the above findings.

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

IV. Determination of Preferably Preserved (Step 2 in the Demolition Review Process)**1. HPC.DMO 2021.16 – 15-16 Winter Hill Circle**

Applicant: Raymond A. Snow

Owner: Raymond A Snow, trustee of 84 Linden Realty Trust

Demolish principal structure

- Damon Sidel (architect) and Ann Vigerito presented.
- The Owners are Cynthia Snow and Ray Snow.
- Damon Sidel shared comments regarding massing and location/street scape.
- No public comment.
- Vice Chair Kelly shared her opinion that it has a connection with other surrounding structures and Heath street.
- Mr. Wylie shared that he has trouble figuring out what other buildings and streets it relates to.
- Chair Parkes echoed that there doesn't seem to be anything significant to keep.

- Mr. Bingham asked why the existing building could not be reused.

HPC Action: The Commission voted (4-2) to declare the structure **historically significant**.

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: no; Alan Bingham: yes; Adam Wylie: no; Ryan Falvey: yes

Findings:

- Massing and form/architectural details.
- Page 5 of staff report – A, B, and C.
- Nature of suburban-type multifamily house unique in Somerville.
- Demolition would be detrimental to architectural, cultural, or social heritage of the City.
- Architectural features remain.

HPC Action: The Commission voted (4-2) to adopt the above findings.

Roll call vote: Robin Kelly: yes; Dick Bauer: yes; Eric Parkes: no; Alan Bingham: yes; Adam Wylie: no; Ryan Falvey: yes

V. Other Business

- a. Minutes 9/21
- b. CPC Update
 - i. No Update – meeting next week

VI. 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.