



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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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, November 16, 2021

The Somerville Historic Preservation Commission (HPC) will hold a public meeting and public hearings on Tuesday, October 19th, 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 6:50 p.m. by Chair Parkes

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

Staff present: Wendy Sczechowicz, Charlotte Leis, Sarah White

Others present: Attorney Ann Vigerito, Diane Lynn, Shang Yang, Peter Galino, Laura Pascal, Attorney Adam Dash, David Worzala, Brendon Boot



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I. Advisory Review

There were no new Advisory Review cases to review during this hearing.

II. Alterations to Local Historic District (LHD) Properties

1. HPC.ALT 2021.54 – 49-55 DAVIS SQUARE

Applicant: Somerville Theatre

Owner: B.F. Somerville Properties, LLC

Installation of a sign; Retroactive Commission approval for window installation

- Attorney Anne Vigorito presented overall project and current situation with permitting and work in progress.
- Diane Lynn (architect) discussed window process to date and the fact that they didn't intend to replace the windows originally. New windows were added to the scope to meet energy code.
- There was question as to whether the windows were included in the building permit or not.
- Members of the Commission suggested that we need to see more information on the Jeld-Wen windows and work performed on the brick-mold and trim.
- The Commission asked if original brick molds were kept.
- Sign as currently designed is not zoning compliant.
- They will come back with more information and continue the case in a future hearing.
- The Commission noted that more information is needed for the signage - better report to understand what signage will look like.

HPC Action: The Commission voted (5-0) to **continue** the case to next hearing.

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

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

1. HPC.DMO 2021.26 – 38 Laurel Street

Applicant: Shang Yang

Owner: Same as Applicant

Demolish principal structure

- The Owner/Applicant gave a brief introduction with the intention to demolish the building.
- Public Comment:
 - i. Peter Galino and Laura Pascal, both residents of Green Street, asked what the plan for the property would be.
- Chair Parkes reminded everyone of the two-step process for demolition.

HPC Action: The Commission voted (5-0) to declare the structure **historically significant**.

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

Findings:

- Section B of report – historical architectural importance.
- The building is part of a larger streetscape.
- Age, style, and original massing of Italianate style still reads though and contributes to the overall street scape of circa 1870 wood frame structures.

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

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

2. HPC.DMO 2021.28 – 227 Holland Avenue

Applicant: 227 Holland, LLC

Owner: Maria Melo and Carmilla Turner, Trustees of the Gilda Santos 2019 Revocable Trust

Demolish principal structure

- Attorney Adam Dash presented the project. He acknowledged that form and massing is all that remains but shared opinion that it does not relate to other buildings.
- Public Comment:
 - i. David Worzala - asked about buildings next door
 - ii. Letter from Guido Musch
- Closed public comment
- Chair Parkes pointed out that some detail has been removed and he doesn't feel it relates to surrounding buildings.
- Vice Chair Kelly pointed out that Somerville doesn't have many two-story structures.
- Mr. Bauer noted "tension" of being rare and fitting into street scape.

HPC Action: The Commission voted (5-0) to declare the structure **historically significant**.

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

Findings:

- Retains original form and massing of double bay duplex.
- Contributes to streetscape - part of a pair two buildings down the street.

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

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

IV. Determination of Preferably Preserved (Step 2 in the Demolition Review Process)

1. HPC.DMO 2021.22 – 9 Hanson Avenue

Applicant: Brendon Boot

Owner: Same as Applicant

Demolish principal structure

- Attorney Anne Vigorito presented the overall project.
- Applicant/Owner noted significant changes to the structure - porches, etc.
- No public comment
- Vice Chair Kelly pointed out that the front fenestration has changed, but the overall form and massing remains.
- The Commission members pointed out that at least eight abutting properties are very similar in form and massing.
- Mr. Bingham pointed out structural integrity is intact.
- Mr. Wylie pointed out that the brackets seem to be original.

HPC Action: The Commission voted (5-0) to declare the structure **historically significant**.

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

Findings:

- Retains original massing of late 19th century workers' cottage.
- Very consistent form with the rest of the neighborhood.

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

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

2. HPC.DMO 2021.23 – 256 ELM STREET

Applicant: Welch Liles

Owner: AP Davis Square Plaza, LLC

Demolish principal structure

HPC Action: The Commission voted (5-0) to **continue** this case to the next hearing.

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

3. HPC.DMO 2021.25 – 2 QUINCY STREET

Applicant: Mystic Realty Trust

Owner: Joseph S. & Sheila B. Savini

Demolish all structures

- Attorney Anne Vigorito presented the project.
- Structural engineer's report was reviewed and discussed.
- Commission members agreed that all detail has been removed and the structure is significantly compromised.
- Vice Chair Kelly pointed out that whatever goes in its place should be sensitive to the surroundings.

HPC Action: The Commission voted (4-1) to declare the structure **NOT historically significant**.

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

Findings:

- No Architectural detail remaining.
- Structurally unsound.
- Current safety threat to neighborhood - constitutes a safety hazard.

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

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

V. Other Business

- a. 125 Highland LHD
 - i. Sarah White gave an update regarding potential LHD status for 125 Highland. All Commissioners agreed that the first steps of pursuing LHD status should be initiated by City Planners.
- b. Minutes 10/19 – minor edits were made and sent to Wendy Sczechowicz
- c. CPC Update – Mr. Bingham gave a detailed update of recent CPC meetings and grants awarded.

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.

