



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

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, March 20, 2012 at 6:40 p.m.
Third Floor Conference Room

APPROVAL OF MINUTES

February 21, 2012 Minutes

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission will hold public hearings on the following applications, all in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and the City of Somerville Ordinance (Sections 7-16 – 7-28):

HPC 12.016 – 25 Clyde Street – 1820-1858 H. Timney Brick-workers Cottage 2/27/12
Applicants: Mark Hammer, Architect for Stateside Realty Group, LLC

1. Demolish existing garages at the rear of the property (C/A);
2. Remove east side enclosed entry(C/A);
3. Replace entry with a window (C/A);
4. Rebuild brick foundation (C/NA);
5. Infill lower level entry to the street (C/A);
6. Enlarge rear addition to accommodate second stairway (C/A);
7. Replace wood shingle siding with wood clapboard (C/A);
8. Remove inappropriate replacement and other windows (C/A); and
9. Replace them with 2/2 double-hung wood replacement windows (C/A);
10. Repair or replace all rotted sills (C/NA);
11. Replace or replicate exterior trim to match existing as needed (C/NA);
12. Remove minimally visible chimney (C/A);
13. Replace roof (C/A);
14. Construct or rebuild the second floor entry stairs (C/NA);
15. Construct a new deck on west side rear (C/A);
16. Install fencing around rear and sides of lot (C/A);
17. Remove asphalt from the entire yard (C/A);
18. Install cobble and stone aggregate parking areas (C/A);



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- 19. Landscape the remaining area (C/A); and
- 20. Construct a free standing 2-unit structure designed to resemble workers cottages on lot with an existing 1-family dwelling (C/A)

Due to possible changes to the proposed plans in response to the Fire Department’s review, the case will be continued to the HPC’s April 17, 2012 meeting in order to present a more finalized package.

HPC 12.018 – 30 Day Street – 1878 Eliza Stebbins House 3/1/12

Applicant: Alan Bingham, Owner

- 1. Remove 2 windows on rear ell on the north and south side of the building;
- 2. Replace with French doors;
- 3. Install new porch on rear of building;
- 4. Relocate existing side entry to a location on the rear not visible from the public right of way (Approved HPC 10.073 on 9/24/10);
- 5. Remove a window not visible from the public right of way; and
- 6. Replace with a door.

HPC 12.019 – 1 Westwood Road – 1929 Somerville Historical Society Museum 3/1/12

Applicant: Barbara Mangum, President of the Trustees of the Somerville Museum

- 1. Repair and repaint all windows, exterior doors and trim in-kind;
- 2. Repair and replace all rotted and damaged wood trim and gutters in-kind as needed;
- 3. Repair and replace slate roof, copper flashings, gutter liner and valleys in-kind;
- 4. Install snow guards;
- 5. Enlarge side porch to include:
 - a. A wheelchair lift, partially screened from view;
 - b. A new roof with a painted wood entablature supported by tapered Doric columns; and
 - c. New stairs.

REVIEW AND COMMENT

None so far this month.

DEMOLITION REVIEWS

CURRENT CASES WITHIN 9-MONTH REVIEW PERIOD

HPC 08.72 – 92 Properzi Way, circa 1850, James W. Maloy House 10/20/11

Applicant: Moshe Safdie Associates, Owner

HPC 11.109 – 29 Day Street, circa 1870, Rich Collins House 11/15/11

Applicant: Kaj Vandkjaer, architect for Borderline Improvements LLC, Owner

HPC 11.113 – 1 Village Terrace – pre-1874 Workers Cottage 1/17/12

Applicant: Doug S. Beaudet, Owner

DETERMINATION OF PREFERABLY PRESERVED

HPC 11.126 – 18 Cottage Avenue – circa 1850, N. Willson Boarding House (continued) 12/20/11

Applicant: 18 Cottage LLC

The Applicant has requested a continuation to the April 17, 2012 meeting.

DETERMINATION OF SIGNIFICANCE

The Commission may make a preliminary determination under the City of Somerville Ordinance as set forth in Section 7-28 b (2) on whether any buildings are “significant”. Prior notice is not required by the Ordinance. New cases for a Determination of Significance may be added to the Agenda until Thursday, February 16, 2012. Public testimony followed by discussion and a vote by the Commission.

HPC 12.017 – 146 Hudson Street – circa 1924 Edward J Heath House and 5 concrete block garages
Applicant: Richard DiGirolamo, Attorney for Edward Doherty, Owner 2/29/12

HPC 12.020 – 16 Linden Avenue – circa 1900 triple-decker 3/2/12
Applicant: Richard DiGirolamo, Attorney for New Market Properties LLC, Owner

OTHER ACTION ITEMS

Milk Row Cemetery MPPF Grant Application to the MHC

1. Summary of proposed scope of work
2. Vote on draft letter of support from the Commission
3. Other measures to evidence widespread support

STAFF REVIEW & APPROVAL OF DEMOLITIONS & CERTIFICATES OF NON-APPLICABILITY

None this month.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

PLANNING DIVISION REVIEWS

None this month.

SECTION 106 REVIEWS

None this month.

UPDATES ON PROJECTS AND OTHER BUSINESS

PROJECT UPDATES

HPC Guidelines Revisions (Abby Freedman with Amie Schaeffer)

- Committee met on Monday, 3/5/12 from 7-9pm
- Update on progress
- Next meeting on Monday, 4/2/12 from 7-9pm

Milk Row Cemetery Preservation Master Plan Implementation (Brandon Wilson)

- Submission of grant application to MHC for Round 18 of MPPF Program with deadline of March 30th.
- Application for \$34,000 matching grant for two high priority recommendations: 1) rehabilitation of tombs housing the earliest residents of the cemetery, including members of the Tufts family; and 2) design and installation of site and interpretive signage to increase public awareness of Cemetery’s historic significance.

- Scope of work limited by availability of CDBG funds for 50% match plus grant administration.
- Other Master Plan implementation work continues in collaboration with Somerville Garden Club, Historic Somerville, Somerville Museum, Department of Public Works and the Transportation Division of OSPCD. This work includes landscaping enhancements, installation of benches, regulations signage, and off-site bicycle racks, and development of a Docent Program to increase public openings and appreciation of local history treasures.

West Branch Library Improvements (Brandon Wilson)

- Accessibility Study well underway with 3 proposals reviewed with WBL Director on March 9th;
- Next review and discussion with Library & OSPCD Staff on April 3rd
- Enhancements to Children's Room and resources in progress with Library Staff, community members, and architectural students.

Preservation Awards Program (Brandon Wilson, Derick Snare, and Amie Schaeffer)

- Derick continues to advise and guide SHS CAD students with their architectural drawings, ensuring building accuracy and highlighting significant elements.
- Amie is installing 2011 Awards Exhibit at the last venue, Century Bank on Fellsway West, this week before returning the drawings to the property owners.
- Letters sent out to the 2012 winning property owners with advance notification about the Awards Ceremony at the Somerville Museum on Thurs., May 31st. Remember to mark your own calendars!

Planning for Upcoming Events (Brandon Wilson & Kristi Chase) (All welcome & encouraged to attend!)

- **Patriot's Day Celebration at Foss Park.** (Monday, April 16th, 10am-noon)
 - Colonial Fair planned with Colonial era food, games and folks in period clothing,, with likely brief poem readings by local youth and opportunity to greet Paul Revere and his horse on his way from Boston to Concord and Lexington. Volunteers still needed!
- **May Preservation Month Events (Tentative list)**
 - "The Menace of the Three Decker" talk (Thurs. May 3rd, Somerville Museum) by Stuart Brorson, sponsored by Historic Somerville, in collaboration with the SHPC;
 - Jane's Walk (Sat. May 5th) to take place in Hinckley-Magoun Area, in part to highlight the proposed local historic district there;.
 - "Researching Your House and Family" talk (date & time TBA) by Kristi Chase, in collaboration with the Som. Central Library Staff;
 - Milk Row Cemetery Opening & Tour (Thurs. May 17th, 6pm) by Barbara Mangum, Historic Somerville President, in collaboration with the SHPC;
 - Walking Tour "From Mansions to Mudflats: East Somerville's Cornucopia of Cultural Treasures" (Sun. May 6th, 2-4:30pm) by Edward Gordon, in collaboration with East Somerville Main Streets
 - Historic Bike Tour highlighting "Somerville Parks, Then and Now" (Sun. May 20th, 2-4:30pm) in collaboration with Somerville Bike Committee.
 - Memorial Day Parade (Sun. May 28th) with Historic Somerville contingent.
 - Preservation Awards Ceremony (see info. above)

Reminder: Complete Training for "Conflict of Interest" law for members not completed yet.

POTENTIAL UPCOMING CASES**360 Mystic Avenue/100 Fellsway West**

- Structural engineers report received stating that it is not feasible to rehabilitate the building.

- HPC and Planning Staff met with Applicant's attorney Richard DiGirolamo on 1/26/11 to request further information and verification.

NEW BUSINESS

Upcoming Meeting Schedule for 2012: April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20, December 18.

All of the applications summarized above are available for public inspection at the Commission's Office on the third floor of City Hall, 93 Highland Avenue, on Mon. -Wed. 9:00 am - 4:30 pm; Thurs. 9:00 am-7:30 pm; and Fri. 9:00 am-12:30 pm. Since cases may be continued to a later date(s), please check the agenda on the City's website, or call before attending (tel.: (617) 625-6600 x. 2525). Continued cases will not be re-advertised. Interested persons may provide comments to the Historic Preservation Commission at the hearing, by fax to 617-625-0722, by e-mail to kchase@somervillema.gov, or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.