



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

*Dick Bauer, Chair*  
*George Born (Alt.)*  
*Heather Davies, Secretary (Alt.)*  
*Abby Freedman*  
*Mark Sternman*

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

**HISTORIC PRESERVATION COMMISSION MINUTES**  
**Visiting Nurses Association, Community Room, 3<sup>rd</sup> Floor, 259 Lowell Street**  
**6:40 p.m. on Tuesday, January 17, 2017**

**Members Present:** Alan Bingham\*, Dick Bauer, Heather Davies\*, Ryan Falvey, Abby Freedman, Eric Parkes.

**Members Absent:** George Born\*, DJ Chagnon\*.Mark Sternman.

\*Alternates

**Staff Present:** Kristi Chase

**Others Present:** Ron Cavallo, David K. Cohen, Chris Miller, Eric Neu, Gabriel Nir, Annabel Realf, O'necia Simpson, Henry Stone, Louise Trant, Catherine Trant.

**I. Review and Comment**

- 56 Bow Street entry door

Eric Neu presented his research to date on doors for the main façade of 56 Bow Street. The consensus of the Commission was that he was going in the right direction with different doors on each floor. Arched-top windows on the door were preferred for the ground floor but the other options were acceptable as well. Abby Freedman recommended they look for a salvage door.

**II. Determinations of Appropriateness**

<b>HPC 2016.076 Revision 1– 57 Meacham Road</b>	
Applicant:	Sun Bug Solar
Property Owner:	Benjamin Livermore
Application Date:	12/14/2016
Legal Notice:	<i>Install Solar panels on slate roof</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Heard on January 17, 2017



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



Presentation:	Chris Miller presented the changes to the installation plan since it had been denied. They have located a slate roofer comfortable with working with the installation of solar arrays. They intend to build scaffolds and remove approximately 52 slates in order to insert the needed supports into the roof structure. Because the precise size and locations of the slates have not been precisely mapped out, the number is approximate. The locations need to be balanced with the size of the flashing panels they intend to use under the horizontal supports for the solar panels. The slates will be stored on site in the owner's basement.
Public Comment:	There was no public comment.
Staff Report:	The roof is visible from the public right of way. The roof was not discussed in the Form B. Some historic material will be replaced or altered. The removed slates shall be retained.  The roof shape will not be altered. However, approximately 52 shingles would be removed for the solar installation. No other existing character-defining features will be altered. The array will consist of sixteen panels located on both sides of the dormer on the south side of the building. The proposed new roof on half the building would be GAF Timberline® with a white aluminum drip edge. The slate would be disposed of. This is definitely not in-keeping with the preservation of this important architectural characteristic of the district.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, structural reports and plans submitted by Sun Bug Solar and site visits
Discussion:	After a review of the installation procedure, the Commission was pleased that the Owner and Applicant were willing to go for the more expensive route that minimized damage to the historic roof material.
Decision:	The Commission voted unanimously (6-0) to grant a Certificate of Appropriateness with the following conditions: <ol style="list-style-type: none"> <li>1. All appropriate building permits shall be obtained prior to the start of any work.</li> <li>2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.</li> <li>3. A solar array of sixteen panels may be added to the roof with the following: <ol style="list-style-type: none"> <li>a. A limited selection of 52 slates may be removed to allow for installation of solar array and wiring;</li> <li>b. The slates shall be stored in a documented secure location in the basement of 57 Meacham Road for re-installation when the solar array is removed.</li> <li>c. Install waterproofing as per plans.</li> </ol> </li> <li>4. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.</li> </ol>

<b>HPC 2016.103 – 7 Westwood Road</b>	
Applicant:	Henry Stone
Property Owner:	David Cohen & Maggie Lampert
Application Date:	12/8/2016
Legal Notice:	<i>Replace window with a door on rear porch</i>
Recommendation:	Conditional Certificate of Appropriateness
Current Status:	Heard on January 17, 2017
Presentation:	Henry Stone presented the plan to install a double French door on the rear of the building as part of a kitchen renovation. During the process they had found and documented earlier interior changes to the building. The doors would be Marvin Integrity 15 divided light panels.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



Public Comment:	There was no public comment.
Staff Report:	<p>The rear of the building is not discussed in the Form B. No historic materials will be altered. No replacement of significant architectural features will be undertaken. The existing openings have already been altered. No historic materials will be replaced. The rear of the building is minimally visible from Cambria Street. The size of the opening will be altered to contain a double door. The casings will match the existing casings.</p> <p>While, HPC Guidelines presuppose that any changes in the Local Historic District should enhance the historic character of the neighborhood and that existing conditions must be maintained as they are, the Staff believes that the idea of the French doors is not inappropriate and that the proposed alteration would not be derogatory to the district due to its visibility.</p> <p>Staff recommended that the Historic Preservation Commission grant Henry Stone, contractor for David Cohen and Maggie Lampert a Certificate of Appropriateness for the installation of French doors at 7 Westwood Road with the following conditions.</p> <ol style="list-style-type: none"> <li>1. All appropriate building permits shall be obtained prior to the start of any work.</li> <li>2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.</li> <li>3. A French door shall replace the windows on the ground floor on the rear porch per plans provided by Henry Stone dated 12/20/2016.</li> <li>4. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.</li> </ol>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, plans submitted and drawn by Henry Stone, and site visits.
Discussion:	The Commission agreed that the alteration was minimally visible. There was some discussion regarding whether the transom window would be divided or not. The owners intend to mount a stained glass window on the interior of the transom. If the transom were divided light, it would lessen the experience of the stained glass.
Decision:	<p>The Commission voted unanimously (6-0) to grant a Certificate of Appropriateness with the following conditions:</p> <ol style="list-style-type: none"> <li>1. All appropriate building permits shall be obtained prior to the start of any work.</li> <li>2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.</li> <li>3. A French door shall replace the windows on the ground floor on the rear porch per plans provided by Henry Stone dated 12/20/2016.</li> <li>4. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.</li> </ol>

<b>HPC 2016.106 – 46 Atherton Street</b>	
Applicant:	Annabel Realf & Jeff Martinez
Property Owner:	Annabel Realf & Jeff Martinez
Application Date:	October 18, 2016
Legal Notice:	<i>Repave walkways and driveway with pavers; Alter rear porch</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness; Certificate of Non-Applicability
Current Status:	Heard on January 17, 2017



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



Presentation:	Annabel Realf presented. The Engineering Department determined that additional permeability was required on the property and would not approve some of the alterations previously approved by the Commission, hence the changes in size and shape for the decks and materials for the walkways and driveway.
Public Comment:	There was no public comment.
Staff Report:	<p>The walkways and rear entry are not mentioned in the Form B. The proposed driveway, path and deck changes will not affect an original fabric. Design Guidelines do not address driveway or walkway materials or location. The alterations would not alter any essential landscape features.</p> <p>The surrounding environment has been significantly developed over the last hundred years. New materials have been submitted for the driveway approved in November as the concrete driveway was denied the Engineering Department because it was not permeable. Therefore the Commission needs to approve the new materials which meet the draft guidelines for appropriate paving materials.</p> <p>The alteration to the rear decks will not be visible from the public rights of way.</p> <p>Staff recommends that the Historic Preservation Commission grant a Certificate of Appropriateness (C/A) and issue a Certificate of Non-Applicability (C/NA) to Jeff Martinez &amp; Annabel Realf, Owners to make the following alterations and repairs to the historic fabric under the following conditions:</p> <ol style="list-style-type: none"> <li>1. All appropriate building permits shall be obtained prior to the start of any work.</li> <li>2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.</li> <li>3. The walkway to the eastern edge of the porch shall be removed. <b>(C/A)</b></li> <li>4. The concrete walkway to central entry shall be replaced with pavers to match those shown. <b>(C/A)</b></li> <li>5. A second walkway along the east side of the house and alongside the driveway to the rear entries shall be constructed with the approved pavers. <b>(C/A)</b></li> <li>6. The driveway shall be constructed with the same pavers. <b>(C/A)</b></li> <li>7. The previously approved plans for rear/side decks shall be revised. <b>(C/NA)</b></li> </ol> <p>Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits
Discussion:	The Commission agreed that the pavers were more appropriate than asphalt and concrete. The lack of visibility of the porches was also mentioned.
Decision:	<p>The Commission voted unanimously (6-0) to grant a Certificate of Appropriateness with the following conditions:</p> <ol style="list-style-type: none"> <li>1. All appropriate building permits shall be obtained prior to the start of any work.</li> <li>2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.</li> <li>3. The walkway to the eastern edge of the porch shall be removed. <b>(C/A)</b></li> <li>4. The concrete walkway to central entry shall be replaced with pavers to match those shown. <b>(C/A)</b></li> </ol>



	<ol style="list-style-type: none"> <li>5. A second walkway along the east side of the house and alongside the driveway to the rear entries shall be constructed with the approved pavers. (C/A)</li> <li>6. The driveway shall be constructed with the same pavers. (C/A)</li> <li>7. The size of the second floor deck/ porch on the rear ell shall be modified as needed in the style previously approved (C/NA) and</li> <li>8. The first floor rear egress porch and stairs shall be reconfigured to exit toward the driveway. (C/NA)</li> <li>1. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.</li> </ol>
--	--

### III. Determinations of Significance

<b>HPC 2016.100 – 32R Glen Street, 25-27 Glen Street</b>	
Applicant:	David Aposhian
Property Owner:	David Aposhian
Application Date:	11/30/2016
Recommendation:	Significant
Current Status:	Continued to February 21, 2017

### IV. Community Preservation Act (CPA) Business

- Update from Dick Bauer

Dick Bauer discussed the projects before the Community Preservation Committee (CPC). These were the Milk Row Cemetery, The Somerville Museum and the former Grace Baptist Church on Cross Street. The church will be requesting funds from several sources including the Massachusetts Historical Commission. The CPC Advisory Committee was reconstituted for the coming year. Members to be Abby Freedman, Alan Bingham, Dick Bauer and George Born.

### V. Other Business, Updates and General Items not requiring legal notice

The Commission requested that the Union Square Local Historic Districts be placed on the Agenda for discussion at the February meeting.

#### Properties within the Demolition Review Period

Property	Owner	Date of Pref. Pres.	End Demo Delay	Status
10 Emerson Street	Nicholas Earls	5/17/2016	2/17/2017	Mt w/ Staff on 6/16/16, 7/7/16, 8/4/16, 9/15/16
17 Porter Street	Daniel & Amanda Caspariello	5/17/2016	2/17/2017	Mt w/Staff on 6/21/16

*Reports and plans are available on the City of Somerville website at [archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions](http://archive.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions) and on the third floor of City Hall at 93 Highland Avenue. Cases may be continued to a later date(s); therefore, check the agenda on the website 48 hours in advance of the meeting or call (617) 625-6600 x2500 to inquire if specific cases will be heard. Continued cases will not be re-advertized, but will be listed on the agenda. Interested persons may provide comments to the Historic Preservation Commission at the public hearing, by email to [historic@somervillema.gov](mailto:historic@somervillema.gov), by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.*



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)

