



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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HISTORIC PRESERVATION COMMISSION

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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, 3rd Floor, 259 Lowell Street
6:40 p.m. on Tuesday, June 27, 2017

Members Present: Dick Bauer, Alan Bingham*, George Born*, Heather Davies*, Ryan Falvey, Abby Freedman.

Members Absent: DJ Chagnon*, Eric Parkes, Mark Sternman.

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Dan Anderson, Carol Castignoli, Joe Flaherty, Ryan Hunt, Chris & Peter Koskores, Rose Laidley, Kevin Mc Dermott, Gerry McDonough, Matthew Penney, Matt Rice, Elan Sassoon, John Topalis.

I. Determinations of Appropriateness

HPC 2017.038 – 42 Bow Street	
Applicant:	42 Bow Street LLC
Property Owner:	Ian Gleeson
Application Date:	5/31/2017
Legal Notice:	<i>Remove vinyl siding; replace windows & doors; remove fire escape; construct a rear ell; demolish concrete block garage apartment.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Was heard on June 27, 2017.
Presentation:	Dan Anderson presented. They would be demolishing the garage and adding a new addition of the rear of the building which would meet set back requirements. The vinyl siding and other inappropriate changes to the building



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	would be removed. New windows installed to replace the existing vinyl windows.
Public Comment:	There was no public comment.
Staff Report:	Staff recommends a conditional approval of the application for alterations to the building.
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 were pleased with the direction the building was going, especially the removal of the vinyl siding. George Born noted the cornice treatment. Abby Freedman would like to see double doors at the front main entry. They should look at 16 Aldersey Street for an example.
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"> 1- All relevant building permits shall be obtained by the applicant. 2- All landscaping materials – vegetation as well as hardscape – shall first be reviewed and approved by Preservation Staff prior to its installation. 3- Once the vinyl has been removed from the existing structure, the Applicant shall examine the building for signs of historic features that were removed to make way for the siding. The Applicant shall contact Preservation Staff once the vinyl siding is removed so that Preservation Staff can examine the exterior of the structure for additional features that should be saved/replicated/incorporated into the final project design. 4- The Applicant shall clad the structure in wood clapboard siding. 5- The front door of the structure (Bow Street) shall be a double door appropriate to the Second Empire period. 6- Preservation Staff shall review and approve ALL materials to be used on the exterior of the structure. 7- Where extant, any historic windows shall be retained and restored. 8- The existing chimney shall be retained and repointed as necessary with the appropriate mortar mixture. 9- The existing masonry wall and associated metal railing shall be removed. Metal fencing and a front walkway gate shall be installed at a height no greater than 4 feet. Style of fencing shall be reviewed and approved by Preservation Staff prior to installation. 10- Metal railings for the front steps shall be removed and replaced with metal railings that match the street-level fencing. 11- The concrete front steps shall be removed and replaced with brick or wood front steps as appropriate and as approved by Staff. 12- All new windows shall be two-over-one, exterior applied grids, aluminum clad wood windows. No coatings with reflective properties shall be applied. 13- Asphalt shingles or simulated slate shall be used on the roof of the building. 14- All existing brackets shall be retained and restored. Those that can't be restored and re-used shall be replicated exactly, in wood. 15- Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans



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

HPC 2017.027 – 103 Washington Street	
Applicant:	WASHDEV LLC
Property Owner:	WASHDEV LLC
Agent:	Sean T. O'Donovan
Application Date:	4/27/2017
Recommendation:	Not Significant
Current Status:	Will be heard June 27, 2017.
Presentation:	Chris & Peter Koskores presented. The building was an auto body shop and gas station. It is currently vacant.
Public Comment:	There was no public comment.
Staff Report:	Staff recommends that the Commission do not find the building to be significant.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	Abby Freedman asked the specifics as to why the Staff did not find the building significant. Staff reviewed the reasons this building was found to have no known significance.
Decision:	((Dick Bauer)1-5(Alan Bingham*, George Born*, Heather Davies*, Ryan Falvey, Abby Freedman.)) voted to find the building significant. In other words, the building was <u>not</u> determined to be significant.

HPC 2017.032 – 227-229 Cedar Street 17-25 Murdock Street	
Applicant:	Cedar Murdock Partners LLC
Property Owner:	The Marchione Realty Trust
Agent:	Adam Dash
Application Date:	5/25/2017
Recommendation:	227-229 Cedar Street - Not Significant 17-25 Murdock Street - Not Significant
Current Status:	Will be heard June 27, 2017.
Presentation:	Kevin McDermott presented. The plan to demolish the buildings to construct 22 residential units. The buildings had been used for non-conforming uses.
Public Comment:	Matthew Penney, the next door neighbor testified that the buildings had been used for a sporting goods warehouse and cleaning business.
Staff Report:	Staff recommended that the buildings not be found significant.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	The Commission noted that the buildings were interesting and the smoke stack was an emblematic and tangible signal of an industrial use. Abby Freedman noted the 1940s steel windows on some of the buildings. The materials and building forms were typical of their uses.
Decision:	The Commission determined the c. 1920-1948 concrete block industrial buildings at 17 Murdock Street (Dick Bauer, Alan Bingham*, George Born*, Heather Davies*, Ryan Falvey, Abby Freedman 6-0) and 227-229 Cedar Street (Dick Bauer, Alan Bingham*, George Born*, Ryan Falvey, Abby Freedman.) 5-1 (Heather Davies*). 'Significant' because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, is "at least 50 years old, and is or has been determined by the Commission to be a



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	<p>significant building or structure after a finding that the building or structure is either:</p> <ol style="list-style-type: none"> i. “Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, or ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.” <p>The structure was determined ‘Significant’ due to its associations with the economic and social history of working class development of the City. The buildings were evidence of the important small industries begun by immigrants.</p> <p>The Commission also found the subject buildings historically and architecturally significant due to the flat roofs typical of small 20th century industrial buildings, the large chimney stack and the 1940s era metal windows.</p> <p>The period of significance for 227-229 Cedar Street and 17 Murdock Street begins in the 1920s as a steam laundry facility and continued until about 1973 when the property was bought by Cecil Marchionne and changed to a sporting equipment warehouse.</p>
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HPC 2017.036 – 6-8 Spring Street	
Applicant:	Anthony Fava & Ryan Hunt
Property Owner:	LaRonga Realty Partnership
Application Date:	5/30/2017
Recommendation:	Significant
Current Status:	Will be heard June 27, 2017.
Presentation:	Ryan Hunt presented for the developer. They felt that the foundation was in extremely poor condition and that the building was not worth renovating.
Public Comment:	E-mail from Cortney Kirk & Jeff Gentry received in favor of retaining the building. Rose Laidley and another neighbor does not want to see the building go nor do they want to see it get bigger. Carol Castagnoli thought that any development should stay within the context of the neighborhood.
Staff Report:	Staff recommended that the Commission find the building significant for its architecture and for its association with William A. Armstrong, prominent barrel manufacturer.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Discussion:	Abby Freedman showed pictures of the existing brackets. The Commission noted that the building was not in particularly poor shape. Many buildings in the same condition have been retained and repaired. George Born found the Staff Report to be an astounding compendium of life in Somerville. The Beverly jogs are an interesting Massachusetts architectural feature. Alan found the building to be fairly intact. The Commission agreed that the building retained its integrity
Decision:	<p>The Commission voted unanimously (6-0) voted to determine the c. 1887 wood frame Second Empire style double house at 6-8 Spring Street ‘Significant’ because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, is “at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:</p> <ol style="list-style-type: none"> i. “Importantly associated with one or more historic persons or events, or with



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	<p>the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, or</p> <p>ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.”</p> <p>The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to associations with the working class of Somerville, the Mansard style of architecture modified for workers housing, and the ownership of the building by prominent business man, William M. Armstrong.</p> <p>The subject building is found historically and architecturally significant due to integrity of form, massing, and building style. It is immediately recognizable as a Mansard workers cottage with intact details particularly the unusual brackets, the Beverley jogs and the original windows on the left side. Its proximity to the industrial corridor along Somerville Avenue and the Fitchburg Railroad Line is also of importance as source of employment.</p>
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HPC 2017.039 – 2017.039 – 265 Washington Street	
Applicant:	265 Washington Street LLC
Property Owner:	265 Washington Street LLC.
Application Date:	5/31/2017
Recommendation:	Significant
Current Status:	Will be heard June 27, 2017.
Presentation:	Dan Anderson presented. They move the building forward on the lot and raise the roof by one story. The dormers and front porch would remain the same. They would also retain the bracketing. The building design is still in the design phase and expect that the how they will approach the total building design would evolve.
Public Comment:	There was no public comment.
Staff Report:	Staff recommended the Commission find the building significant.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, City Directories, US Census, Maps, historic newspapers, Massachusetts Historical Commission Property Survey Form and site visits
Discussion:	Abby Freedman noted that the houses along Washington Street had similar setbacks which should be retained; bringing the house forward to be in line with the commercial buildings disrupts the historic integrity of the proposed Union Square Local Historic District which evolved over from 1852 to 1874. Any increase in height would be deleterious. George Born stated that there was no doubt as to the significance of the building. Moving it could cause it to be de-listed. The Building could be raised a story which would keep its architectural integrity rather than separating the roof from the body. The Commission agreed that any changes to the building should retain the building at its current location; it is a contributing building within the historic streetscape; and relocating it would have a deleterious effect on the proposed district.
Decision:	The Commission voted unanimously (6-0) voted to determine the c. 1874 wood frame Second Empire style house at 265 Washington Street ‘Significant’ because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, is “at least 50 years



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	<p>old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:</p> <ol style="list-style-type: none"> i. “Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, or ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.” <p>265 Washington Street is found importantly associated with the broad architectural, cultural, economic and social history of the City. This structure is significantly associated with the broad architectural, cultural, economic and social history of the City due to its Second Empire style, classical revival attachments, association with a prominent local businessman and, later, its association with the funerary industry.</p> <p>265 Washington Street is architecturally found architecturally significant in terms of its Second Empire (Mansard) roof, Colonial Revival-style porch and accompanying architectural features. The wide entablature presenting paired brackets with drop pendants further underscore the architectural value of the structure. The building is a key component of the streetscape in the context of the small group of Second Empire houses and a key contributing structure to the Washington Street/Union Square corridor.</p>
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HPC 2017.040 – 81 Highland Avenue	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Application Date:	5/30/2017
Recommendation:	Significant
Current Status:	Will be heard June 27, 2017.
Presentation:	Rob King presented for the City, who has been working with SMMA to design a new High School building which would require the removal of part of the existing structure. Starting with the assumption that the building did have historic significance, they have been working towards a Memorandum of Agreement to save certain 1920s portions of the High School, leaving the 1920s gymnasium, the original 1890s building and the 1960s vocational wing with the fieldhouse. Several of the characteristic elements of the building portions removed will be salvaged for re-use in the new building or elsewhere on Central Hill.
Public Comment:	There was no public comment.
Staff Report:	<p>Staff finds that the 1929 portions of the Somerville High School (SHS) fit criteria B(i) and B(ii).</p> <p>B(i) – Staff finds that the 1929 portions of SHS are importantly associated with the broad architectural history of the City. Rather than subscribe to the Art Deco style that was flourishing in the nation at this time, the motifs found in the 1929 additions to the high school echo the classical revival style presented in the façade of the original 1895 building.</p> <p>B(ii) – Staff finds that the 1929 portions of SHS are architecturally significant in terms of the continued use of the classical revival style well into the 20th century, the use of terracotta/cast stone bas reliefs and other decorative elements along with the inclusion of cast iron paneling across the facades of the additions.</p>



	<p>NB: The HPC will recall that, during two special meetings (March 22, 2016 and March 29, 2016) with members of the Capital Projects team, Preservation Staff and the SHS Building Committee and their consultants, the Commission was supportive of both the SHS project and with the notion of re-using historic features of the 1929 facades within the new high school structure.</p> <p>Staff recommended the Commission find the building significant.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, Massachusetts Historical Commission Property Survey Form and site visits
Discussion:	The Commission was pleased to see the retention of many of the stylistic elements of the building. Their reuse will be key as to how they would be perceived. The storage of the elements until the time of re-use is important.
Decision:	The Commission voted unanimously (6-0) to find the building significant.

II. Community Preservation Act (CPA) Business

- Update by Dick Bauer
Dick noted that there is a revised CPA plan.

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

Minutes:	March 21, 2017 HPC Minutes <i>are still incomplete.</i>
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Reports and plans are available on the City of Somerville website at 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, by fax to (617) 625-0722, or by mail addressed to the Somerville Historic Preservation Commission.



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