



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Anthony Griseto (Alt.)
Robin Kelly
Tyler Thompson (Alt.)

HISTORIC PRESERVATION COMMISSION MINUTES

Community Room, 3rd Floor, Visiting Nurses Association, 259 Lowell Street
6:40 p.m. on Tuesday, July 17, 2018

Members Present: Alan Bingham*, Ryan Falvey, Anthony Griseto*, Caitlin Hart, Robin Kelly, Mark Sternman. Anthony Griseto recused himself from the hearing on 16 Aldersey Street and left the room. Alan Bingham recused himself from the hearing on 30 Day Street and left the room. His wife, Rosemary Broome-Bingham presented.

Members Absent: Dick Bauer, D.J. Chagnon, Eric Parkes, Tyler Thompson*.

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Alex Feinstein, Ben Euan-Campen, Joe Sullivan, Julie Schneider. Gerry McDonough, Elan Sassoon, Ryan Clancy, Ronald Cavallo

I. Request to Withdraw Intent to Demolish

HPC 2018.035 – 15 Mossland Street	
Applicant:	Umberto A. & Charity Rossetti
Property Owner:	Umberto A. & Charity Rossetti
Agent:	Richard G. Di Girolamo
Application Date:	April 17, 2018
Significant	May 15, 2018
Preferably Preserved	June 19, 2018
Current Status:	Request to withdraw their intent to demolish the building
Decision:	The Commission voted unanimously (6-0) to accept the withdrawal of their intent to demolish the house at 15 Mossland Street.



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II. Determinations of Appropriateness

HPC 2018.041 – 0 Munroe Street (Prospect Hill Park)	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Application Date:	April 25, 2018
Legal Notice:	<i>Alterations to park; ADA compliance</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Continued from May 15, 2018; request to continue to a future date.
Decision:	The Commission voted unanimously (6-0) to continue the case to a future date.

HPC 2018.065 – 16 Aldersey Street	
Commissioner Anthony Griseto recused himself and left the room.	
Applicant:	Ben Ewen Campen
Property Owner:	Ben Ewen Campen & Alex Feinstein
Application Date:	June 25, 2018
Legal Notice:	<i>Replace windows</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Continued from June 19, 2018; heard on July 17, 2018
Presentation:	Ben Euan-Campen presented. They had recently bought the house and are having it de-leaded. The windows are particularly bad. Many in poor condition, especially on the 3 rd floor. All the windows need mitigation from the lead paint that had been used.
Public Comment:	Comments received via e-mail from Aaron Weber were read into the record.
Staff Report:	Staff reviewed the challenges and trade-offs the Commission needed to keep in mind. These were health, cost, and condition. The window styles would be retained and would be consistent with the period of construction. The baked finish would last. The Mansard windows would become more prominent since they would no longer be hidden behind inappropriately-shaped storm windows. The arch-topped windows and casing have been hidden behind exterior storms. This architectural element will be revealed if replacement windows are used and storm windows are not used.
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, photographs and site visits.
Discussion:	Robin Kelly stated that the restoration of the Mansard windows were not a good trade-off if they were to remain hidden. Ryan Falvey agreed. Alan had questions about the installation and how it would affect the exterior casing. Ryan Clancy explained that there would be no changes in the exterior casings. The new windows would be non-reflective with no Lo-E glazing, have putty profiles and a black finish. Ryan Falvey asked about the neighbor who would retain her storm windows. That may come up in a later case.
Decision	The Commission voted unanimously (5-0) to grant a Certificate of Appropriateness with the following conditions: <ol style="list-style-type: none"> 1. All appropriate building permits shall be obtained prior to the start of any work. 2. If changes are necessary to the proposed work for which this Certificate of Appropriateness is granted, the Applicant shall first consult with Preservation Planning Staff <i>prior to</i> implementing those changes. 3. The replacement windows shall be those described in the quote sheet provided



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:	<p>to the HPC and signed on July 12, 2018.</p> <ol style="list-style-type: none"> 4. Storm windows shall be removed and the curved moulding at the top of each window opening shall be exposed. Should any of these curved mouldings be in poor repair, they shall be replaced in-kind (wood) and made to the exact dimensions of the original entablature. 5. Windows shall be double-hung with putty profile on the exterior grille and have dark spacers between the panes. 6. Exterior of windows shall be aluminum-clad and shall present a dark-colored, baked finish. 7. Windows shall not present any low-E or reflective coatings. 8. Window glass shall not be tinted in any way. 9. Window openings that are visible from a public way shall not be enlarged. 10. The Applicants shall contact Preservation Planning Staff upon completion of the work so that said Staff may verify that the work was completed according to the parameters set forth in the Certificate of Appropriateness.
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HPC 2018.048 – 30 Day Street	
*As the Applicant, Alan Bingham recused himself from deliberations by the Commission and left the room.	
Applicant:	Alan Bingham*, Trustee
Property Owner:	Rosemary Broome-Bingham Trust of 2010
Application Date:	May 18, 2018
Legal Notice:	<i>Replace chain link fence with metal fence on Cape Cod berm.</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Continued from June 19, 2018; heard on July 17, 2018
Presentation:	Rosemary Broome-Bingham presented. They would like to remove the chain link fence, install a Cape Cod berm and a new iron fence. They hope to be able to reuse the fence being removed from the West Branch Library during their renovations or a similar fence as seen in the Staff Report.
Public Comment:	There was no public comment.
Staff Report:	Chain link fence is not an appropriate material for a 19 th century residence. Staff finds that the proposed iron fence styles do not detract from the historic character of the Mansard cottage. The proposed fences are similar in feeling to one that might have been erected at this time. The proposed designs are not overly ornate and are in keeping with scale and design of the house.
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, photographs and site visits.
Discussion:	There was no discussion.
Decision:	<p>The Commission voted unanimously (5-0) to grant a Certificate of Appropriateness with the following conditions:</p> <ol style="list-style-type: none"> 1. The Applicant shall obtain any necessary building permits from ISD prior to any work being undertaken. 2. The Applicant shall remove the chain link fence. 3. The Applicant shall install a Cape Cod berm along the sidewalk. 4. A new iron gate and short fence shall be consistent with the designs submitted and attached below shall be installed in the existing location of the chain-link fence; 5. The Applicant shall contact Preservation Planning Staff upon completion of the



	work so that said Staff may verify that the work was completed according to the parameters set forth in the Certificate of Appropriateness. .
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HPC 2018.068 – 27 Meacham Road	
Applicant:	Ronald J. Cavallo
Property Owner:	Joseph A. & Anna R. Cavallo
Application Date:	June 27, 2018
Legal Notice:	<i>Install free-standing multi-unit mailbox.</i>
Recommendation:	Denial; <i>Conditional</i> Certificate of Appropriateness
Current Status:	Heard on July 17, 2018
Presentation:	Ron Cavallo presented. He did not believe that a mail box installation was a structure and under Commission review. He found the USPO regulation boxes to be ugly and did not want them visibly located on the premises. If the Commission did not approve his boxes, he would relocate them elsewhere.
Public Comment:	There was no public comment.
Staff Report:	<p>The Applicant has constructed a wood surround and stand for an old style USPS multi-unit mail box that the USPS no longer uses and would like replaced with one that matches their current regulations. The Applicant brought his idea to install the multi-unit mail box in 2016 and was asked to return to the Commission with his plans. He did not do so. The installed mail box does not meet current USPS requirements for size and is mounted too high. The USPS has contacted Staff to resolve the issue, and approve a USPS approved multi-unit mail box. It should also be noted that the Post Office has their own rules regarding size and placement of their boxes, that once requested by the Post Office must be met. New mail boxes must be of a certain minimum size and placed 41”- 45” from the ground to the point of mail entry. The Post Office Representative suggested using the box which has been installed at the State House.</p> <p>No other buildings in the Meacham Road/ Campbell Park Local Historic District have free-standing mailboxes. They retain their original mail slots or have additional boxes on the sides of their buildings near the door. Staff found that the installed mail box, while the design of which was derived from existing building features, does not compliment the original structure. The proportions of the post, based upon the corner posts of the porch are larger, the flutes are finer. The rectangular section of the post makes it appear heavy and out of scale. The cap and external box give visual weight to the top rather than minimizing the effect of the installation. The mail box draws attention away from the details of the house rather than blending in to the surroundings. Staff finds that the generic box with pyramidal cap and small ball recommended by the Post Office draws less attention to itself than the box installed.</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, photographs and site visits.
Discussion:	The Commission generally found the USPS recommended mailbox unobjectionable. Discussion revolved around the possible locations of the unit. Because the Applicant finds the USPS unit to be hideous, he would like to locate it between the house and the carriage house where it would not be visible. The Commissioners iterated that the placement of the said boxes was up to the USPS. Alan Bingham recommended that the Applicant work with his postal carrier who could advocate for particular locations.



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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. The Applicant shall obtain any necessary building permits from ISD prior to any work being undertaken. 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. 3. The Applicant shall install a United States Postal Service approved free-standing, multi-unit mailbox in the style shown in the color "black". 4. If the Applicant moves the free-standing multi-unit mailbox to another location with the approval of the United States Postal Service, the Applicant shall re-submit an "Application for Work on an Historic Building" to the Staff for a determination of Appropriateness or Non-Applicability, as the case may be, prior to relocating the mail box 5. The Applicant shall contact Preservation Planning Staff upon completion of the work so that said Staff may verify that the work was completed according to the parameters set forth in the Certificate of Appropriateness.
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HPC 2018.069 – 438 Broadway	
Applicant:	Patricia Matthews
Property Owner:	Patricia Matthews
Application Date:	June 27, 2018
Legal Notice:	<i>Replace replacement windows</i>
Recommendation:	<i>Conditional</i> Certificate of Appropriateness
Current Status:	Request to continue until August 21, 2018
Decision:	The Commission voted unanimously (6-0) to grant the request to continue until August 21, 2018.

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

HPC 2018.063 – 344-346 Somerville Avenue	
Applicant:	Elan Sassoon, 346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corporation
Application Date:	June 21, 2018
Recommendation	Significant
Current Status:	Heard on July 17, 2018
Presentation:	Elan Sassoon presented. He introduced Joe Sullivan the owner of the building whose family had plumbing businesses in Union Square since before 1900. Elan Sassoon gave a quick overview of their plans for the site.
Public Comment:	Joe Sullivan noted that his business had been in that location since 1953.
Staff Report:	<p>With regard to the historical significance of 344-346 Somerville Avenue, Staff finds that the building is significant with regard to Criterion B, Historical & Architectural significance.</p> <p><i>(b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B)."</i></p> <p>The period of style for 344-346 Somerville Avenue is typical of that of the turn-of-the-20th-</p>



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	<p>century commercial buildings. It is Classical Revival in style. Its storefront façade is constructed of brick and concrete with the later addition (1980s) of late 20th-century storefront windows and signage.</p> <p>Applied, decorated concrete frames the central double-window wall on the front façade. The seven-bay facade (north) elevation has applied concrete decoration framing the central double-height window wall, while the side elevations are buff-painted brick with no openings. The flat roof has a flat undecorated parapet above a dentilled cornice and a deep paneled frieze. Fluted pilasters with Corinthian capitals surmounted by shield medallions delineate the corners of the building.</p> <p>Though the storefront system has been significantly altered, the core form of the original building remains intact. Further, the decorated concrete at the top 1/3 of the front facade, and right and left elevation fluted pilasters retain their architectural integrity.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, historic maps, US Census, City Directories, the Boston Globe, Wikipedia, deed research, and site visits.
Discussion:	Caitlin Hart found that the building spoke to the legacy of the commercial nature of the neighborhood.
Decision:	The Commission voted unanimously (6-0) that 344-346 Somerville Avenue is 'significant as found by the Staff.

HPC 2018.0700 – 55 Prescott Street stable only	
Applicant:	Michael Tokatlyan
Property Owner:	Rodrigues Family Irrevocable Trust
Application Date:	June 27, 2018
Recommendation:	Significant
Current Status:	Will be heard on July 17, 2018
Presentation:	The Applicant was not present.
Public Comment:	There was no public comment.
Staff Report:	<p>The period of significance for 55 Prescott Street stable begins circa 1892 with its construction and use by Fred L. Pulsifer, electrician. The building continued to be used as a stable and then a storage area until fairly recently.</p> <p>The stable is a 1 1/2-story wood-framed structure with a peaked gable hayloft at one end with the remains of the original hoist. It was probably constructed for Fred Pulsifer, electrician who acquired the property around 1892. Barns, stables and carriage houses were once common throughout the city for people such as tradesmen and doctors who had businesses that could not be easily managed using the extensive streetcar system.</p> <p>With regard to the historical significance of 344-346 Somerville Avenue, Staff finds that the building is significant with regards to Criteria (a), Association and (b), Historical & Architectural significance.</p> <p style="text-align: center;"><i>(a) <u>importantly associated</u> ... with the broad architectural, cultural, political, economic or social history of the City (Ordinance 2003-05, Section 2.17.B)."</i></p> <p>Staff found the stable to be importantly associated with the broad architectural, cultural, economic and social history of the City due to its construction as a stable at a time when the extensive street car system precluded the private use of horses unless they were necessary for the practice of a business or vocation. The owner at that time was an electrician who would need to transport materials to and from a client's home or office.</p>



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	<i>(b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B)."</i> Staff also found the stable to be historically and architecturally significant due to its pre-automotive use as a stable. Such buildings were once common and are becoming increasingly rare within the city. They were used by certain classes of people who such as tradesmen and doctors who had businesses that could not be easily managed using the extensive streetcar system.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, historic maps, US Census, City Directories, the Boston Globe, Wikipedia, deed research, and site visits.
Discussion:	The Commission agreed with the Staff findings after noting that discussion of the physical condition of the structure should be addressed in the hearing on whether the building should be 'preferably preserved'.
Decision:	The Commission voted unanimously (6-0) that 55 Prescott Street stable is 'significant as found by the Staff.

IV. Other Business

- HPC Minutes

The minutes were not approved due to time considerations

- Letter of Support PARC Grant – Prospect Hill Park
 - Authorization to reissue any subsequent letter of support for this project

The Commission voted unanimously (6-0) to authorize the reissue of the letter of support for the PARC grant as needed.

- CPA HPC projects

The Commission set up a committee to work with the Planning Division regarding funding for Local Historic District Properties using CPA grants.

V. Completed Staff Reviews – Listed for informational purposes

HPC 2018.045 – 13-15 Highland Avenue, 17-19 Highland Avenue	
Applicant:	Burt Faulkner III
Property Owner:	13-19 Highland LLC Trust
Description	<i>Replace 3-tab asphalt shingles with synthetic slate on two Second Empire apartment buildings.</i>
Current Status:	Certificate of Appropriateness authorized 5/2018, issued on June 7, 2018

HPC 2018.057 – 527 Boston Avenue	
Applicant:	Barbara Stein
Property Owner:	Tufts University
Description	<i>Demolish c. 1925 garages</i>
Current Status:	Determined NOT significant on June 7, 2018



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HPC 2018.058 – 14 Flint Street	
Applicant:	Keith Fallon
Property Owner:	Keith Fallon
Description	<i>Remove aluminum siding and repair existing wood shingle siding.</i>
Current Status:	Certificates of Appropriateness and Non-Applicability authorized 6/2018, issued on June 25, 2018

HPC 2018.059 – Meacham Road, Miscellaneous	
Applicant:	Eversource Energy
Property Owner:	Numerous – See File.
Description	<i>Relocate gas meters from basements to the sides of building away from main facades.</i>
Current Status:	Certificate of Appropriateness authorized 11/2017, issued on June 26, 2018

HPC 2018.060 – 12 Aldersey Street	
Applicant:	Lara Jaugust
Property Owner:	Lara & Vladimir Jaugust
Description	<i>Interior renovations.</i>
Current Status:	Certificate of Non-Applicability - Visibility issued on June 21, 2018

HPC 2018.062 – 26 Hudson Street	
Applicant:	Daniel Madri
Property Owner:	Andrea Deeker & Sam Anthony
Description	<i>Demolish wood shed of unknown date but probably much less than 50 years old.</i>
Current Status:	Determined NOT significant on June 21, 2018

HPC 2018.042 – 40 Bow Street	
Applicant:	Jeremy Locket, Himalayan Kitchen
Property Owner:	40 Bow Street LLC
Description	<i>Interior renovations.</i>
Current Status:	Certificate of Non-Applicability - Visibility issued on June 26, 2018

HPC 2018.061 – 73 Summer Street	
Applicant:	Elan Sassoon
Property Owner:	First Summer 73, LLC
Description:	<i>Demolish c. 1970 Service Station - less than 50 years old</i>
Current Status:	Determined NOT significant on June 27, 2018



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HPC 2018.066 – 302 Lowell Street	
Applicant:	Rocco Di Renzo
Property Owner:	Rocco Di Renzo
Description	<i>Replace asphalt roof and repair gutters and downspouts.</i>
Current Status:	Certificate of Non-Applicability – Repairs issued on June 26, 2018

HPC 2018.067 – 47 Columbus Avenue	
Applicant:	Dominique Stassart
Property Owner:	Dominique Stassart & David Dinklage
Description	<i>Repoint foundation.</i>
Current Status:	Certificate of Non-Applicability – Repairs issued on June 26, 2018

HPC 2018.071 – 78 Sycamore Street	
Applicant:	Eugene Lohan
Property Owner:	Susan Schlaud, Trustee, Oliver Tufts House Condo Association
Description	<i>Interior renovations.</i>
Current Status:	Certificate of Non-Applicability – Visibility issued on July 2, 2018

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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