



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

MEMBERS

Alan Bingham, Chair
Denis (DJ) Chagnon (Alt.)
Anthony Griseto (Alt.)
Robin Kelly
Dick Bauer

Mark Sternman, Vice Chair
Ryan Falvey
Caitlin Hart
Eric Parkes

HISTORIC PRESERVATION COMMISSION DRAFT MINUTES

Community Room, 3rd Floor, Visiting Nurses Association, 259 Lowell Street
6:40 p.m. on Tuesday, October 16, 2018

Members Present: Dick Bauer, Alan Bingham*, Caitlin Hart, Robin Kelly, Mark Sternman, Ryan Falvey

Members Absent: D.J. Chagnon, Anthony Griseto*, and Eric Parkes* Absent

*Alternates

Staff Present: Kristi Chase

Staff Absent: Sarah White

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

HPC 2018.100 – 151 Linwood Street	
Applicant:	U-Haul of Massachusetts & Ohio Inc.
Property Owner:	AREC 8, LLC
Application Date:	Richard G. Di Girolamo
Recommendation:	NOT Significant
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, City Directories, US Census, Maps, historic newspapers and site visits
Minutes:	Mark Sternman noted that the only lovely thing about his site visit to 151 Linwood Street was the weather; he agreed with Staff that this building was not significant. The rest of the Commission added nothing further. There was no public comment.
HPC Action:	Voted on October 16, 2018 that the structure(s) were NOT significant.



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II. Other Business

- CPA HPC projects
 - Dick Bauer, HPC representative on the Community Preservation Committee (CPC), gave an update on the recent shift in the CPC’s term and application cycle schedules; the CPC’s first of two public meetings to discuss applications and the nature of the projects being considered; and the current vacancies on the CPC.
 - The CPC application cycle schedule has been adjusted to align better with the term cycles of members of the CPC, from roughly following the academic year to following the calendar year. Now, pre-applications are due around the beginning of the summer; applications are due around the end of the summer; public meetings take place in the fall; and funding approved before the end of the calendar year
 - The CPC vacancies are for one Housing Authority representative and two public member representatives. A call has been put out and the committee and staff are working to fill these vacancies.
 - The Commission discussed its committee (Dick Bauer, Alan Bingham, Caitlin Hart, and Robin Kelly), formed to determine a process for CPA applicants to consult with the Commission. At first, the Commission determined it would be best to wait until Sarah White returned from vacation; however, Dick Bauer was concerned that this meeting would follow the second public meeting of the CPC, and that it would be useful for the Commission to meet about this process before the next fall meeting. The Commission agreed to schedule a special meeting for this plus a staff authorization matter, for Tuesday, November 13. (Staff to confirm time and location. Caitlin Hart cannot attend this subcommittee meeting.)
- Staff Authorization – Replace an entry porch with an inappropriate half-wall system with generic open railings, posts and balusters when there is no evidence of the original style.
 - Kristi Chase requested that the Commission grant staff authorization to issue a Certificate of Appropriateness (COA) for the replacement/reconfiguration of entry porch half-walls for generic open railing, posts, and balusters when there is no evidence of the original style. This request was based on the timing of the application for 50 Sargent Avenue.
 - The Commission reviewed the staff authorization form, and noticed that the reconfiguration of the stairs, which would be part of the 50 Sargent work, was not included. The Commission determined it would not make sense to pass this general policy/authorization for a case as specific as that of 50 Sargent. After some discussion, the Commission agreed to hear 50 Sargent Street as an individual case at the special meeting on November 13 and also



to approve a general staff authorization about the replacement of inappropriate porch railings.

- For this general staff authorization, Mark Sternman noted that a quotation should be closed so that the authorization reads: “Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities.” Dick Bauer noted that the authorization should specify materials more clearly, so that the authorization begins: “The Historic Preservation Commission hereby authorizes the Commission Staff to approve on its behalf the replacement of inappropriate porch railings such as metal or enclosed wood with a historically appropriate generic wood railing and post system provided that there is no evidence as to the original form.”
- A special meeting of the Commission was set for November 13, 2018 to cover the timing issues due to the late scheduling of the November Meeting concerning 50 Sargent Avenue and any other cases received that require a determination prior to the scheduled November 28, 2018 HPC Meeting. A quorum could attend.

III. Completed Staff Reviews – Listed for informational purposes

HPC 2018.041 - 0 Munroe Street – Prospect Hill Park	
Applicant:	Luisa Oliveira, Senior Planner, Landscape Design
Property Owner:	City of Somerville
Description	<i>Repoint retaining walls.</i>
Current Status:	Certificate of Non-Applicability issued on October 10, 2018

HPC 2018.101 – 20 Pleasant Avenue	
Applicant:	Reebee Garofalo, Trustee
Property Owner:	20 Pleasant Avenue Realty Trust
Description	<i>Re-shingle asphalt roof</i>
Current Status:	Certificate of Non-Applicability issued on September 26, 2018

HPC 2018.102 – 56 Myrtle Street	
Applicant:	James C. Erb
Property Owner:	J.C.E. Construction, LLC
Description	<i>Demolish 1939 Concrete block garage.</i>
Current Status:	Determined not significant on



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HPC 2018.103 – 48 Meacham Road	
Applicant:	Consuela Perez & Steven Thomas
Property Owner:	Consuela Perez & Steven Thomas
Description	<i>Replace white vinyl windows with white vinyl</i>
Current Status:	Certificate of Non-Applicability issued September 26, 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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