



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

*HISTORIC PRESERVATION COMMISSION*

*Alan Bingham, Chair*  
*Caitlin Hart (Secretary)*  
*Ryan Falvey*  
*Eric Parkes*  
*Anthony Griseto (Alt.)*

*Mark Sternman, Vice Chair*  
*Dick Bauer*  
*Robin Kelly*  
*Denis (DJ) Chagnon (Alt.)*

**HISTORIC PRESERVATION COMMISSION MINUTES**  
**Community Room, 3<sup>rd</sup> Floor, Visiting Nurses Association, 259 Lowell Street**  
**6:40 p.m. on Tuesday, February 19, 2019**

**Members Present:** Dick Bauer, Alan Bingham, Anthony Griseto\*, Caitlin Hart, Robin Kelly, Eric Parkes, Mark Sternman.

**Members Absent:** Ryan Falvey, Denis (DJ) Chagnon\*.

\*Alternates

**Staff Present:** Kristi Chase, Sarah White.

**Others Present:** Sean T. O'Donovan, Brian Beacher, Joe Stromer, Alberto Cabre, John Topalis, Elaine Koury, Linda Hill, Joseph Weinstein, Oanh Nguyen, Tuan Phan, Boston Architectural College students.

**I. Memorandum of Agreement**

<b>HPC 2018.106 – 124 Highland Avenue</b>	
Applicant:	Tony Barros & Mark Killoren
Property Owner:	Somerville Post 19, American Legion
Agent:	Sean T. O'Donovan
Significant:	November 13, 2018
Preferably Preserved:	December 18, 2018
Discussion:	Sean T. O'Donovan represented the applicant. He noted that Mr. Quinn (the architect) and the applicant had worked with city preservation and planning staff after 124 Highland was found Preferably Preserved. He also mentioned that another neighborhood meeting concerning the project would take place on February 20. There was no comment from the public, the Commission, or staff.
Decision:	The Commission voted unanimously (7-0) to approve the MOA.



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

<b>HPC 2019.001 – 96 Broadway</b>	
Applicant:	Landera Development, LLC
Property Owner:	Landera Development, LLC
Agent:	Sean T. O'Donovan
Application Date:	January 7, 2019
Recommendation:	Not Significant
Discussion:	<p>Sean T. O'Donovan represented the applicant. The applicant plans to demolish for a mixed use development (retail on first floor, residential on upper floors), in compliance with new zoning. David DiBenedetto is the architect. The applicant and the architect intend to meet with the neighborhood shortly.</p> <p>There was no public comment. Staff recommended finding 96 Broadway not significant.</p> <p>Eric Parkes expressed general concern for the (future) streetscape; however, he did not believe that 96 Broadway itself was significant to the streetscape. Otherwise, there was no comment from the Commission.</p>
Decision:	The Commission voted unanimously (7-0) to find 96 Broadway Not Significant for the reasons discussed in the Staff Report.

<b>HPC 2019.002 – 98 – 100 Broadway</b>	
Applicant:	Landera Development, LLC
Property Owner:	Della G, LLC
Agent:	Sean T. O'Donovan
Application Date:	January 7, 2019
Recommendation:	Significant
Discussion:	<p>Sean T. O'Donovan represented the applicant.</p> <p>There was no public comment. Staff recommended finding 98 – 100 Broadway architecturally significant for its method of construction and brickwork (tapestry brick) on the Cutter Street elevation.</p> <p>Dick Bauer agreed with staff about the significance of the brickwork, and wondered if the building might also have broad historical associations. Kristi Chase reiterated the difficulty of supporting a claim of broad historical association, citing no consistent use/purpose of the building and no proof that any one of its uses made the building a community “command central.”</p> <p>Several commissioners wondered if enough of the building was architecturally significant to determine the whole building itself significant. The Cutter Street elevation showcases intricate brickwork of interest, as well as evidence of several stages of construction; however, the Broadway elevation is unremarkable (1950s upgrade/intervention).</p> <p>Eric Parkes commented that there was enough there architecturally that it is worth considering this building significant. It is by no means an icon, but as brick single-story commercial buildings become more scarce in the city, we should not dismiss this structure without thinking about it.</p>
Decision:	The Commission voted ((Eric Parkes, Caitlin Hart, Mark Sternman, Robin Kelly, Dick Bauer) 5-2 (Alan Bingham, Anthony Griseto)) to find 98 – 100 Broadway Significant for the reasons discussed in the Staff Report.



<b>HPC 2019.004 – 15 Elm Street</b>	
Applicant:	David Reiss
Property Owner:	K & K Realty Trust
Agent:	Joe Stromer / Alberto Cabre
Application Date:	January 11, 2019
Recommendation:	Not Significant
Discussion:	<p>Joe Stromer presented. 15 Elm is part of a plan to redevelop two parcels. (The other parcel is 2 Porter Street.) The developer and architect are in the early stages of the design process, and have met with the neighborhood already. The developer and the neighborhood both want mixed use development on the parcels, with street-level commercial (a restaurant or café) and upper-level residential (one- and two-bedroom units).</p> <p>There was no public comment. Staff recommended finding 15 Elm Street not significant (the only integrity the structure retains is its general form and massing).</p> <p>Caitlin Hart agreed with staff findings, noting that the openings, two-story bay, and roofline were all strange and appeared to be altered. Commissioners had no additional comments to add to staff findings and recommendation.</p>
Decision:	The Commission voted unanimously (7-0) to find 15 Elm Street Not Significant for the reasons discussed in the Staff Report.

<b>HPC 2019.005 – 2 Porter Street</b>	
Applicant:	David Reiss
Property Owner:	K & K Realty Trust
Agent:	Joe Stromer / Alberto Cabre
Application Date:	January 11, 2019
Recommendation:	Significant
Discussion:	<p>Joe Stromer presented. 2 Porter Street is part of a plan to redevelop two parcels. (The other parcel is 15 Elm Street.) The redevelopment will include street-level commercial and upper-level residential.</p> <p>There was no public comment. Staff recommended finding 2 Porter Street significant, based on its association with Charles S. Butters, a prominent grocer in the 1880s through the 1910s in Somerville. He is profiled in the 1898 Publication <u>Somerville: Past and Present</u>. This association is supported by an article from the 1892 publication: <u>Somerville – Representative Businessmen and Points of Interest</u> featuring the building itself. The building retains its integrity of form and purpose (street-level commercial and upper-level residential).</p> <p>Kristi Chase and several commissioners agreed that it was special that the building retains its general purpose. They also underscored that it is a significant structure in the context of the streetscape, and that it holds the corner of Elm and Porter nicely.</p> <p>Dick Bauer and Alan Bingham wondered whether or not the building might also be significant for broad historical or architectural associations. Its general architecture is in tact and tells a story about its historical and continued use. Kristi noted that after Butters, ownership for the property was hard to trace, and the most that she was able to find was that the building served largely as a tenement for Italian immigrants. It is not (or is no longer) part of a group of similar buildings.</p> <p>The majority of commissioners agreed that the building retained its original form fairly well (with the exception of the easily removable add-ons visible from Porter Street) and that it could be importantly associated with the broad commercial/economic history of the city.</p>



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Decision:	The Commission voted (5-2) to find 2 Porter Street Significant for the reasons discussed in the Staff Report. The Commission voted unanimously (7-0) to add to the findings that 2 Porter Street is importantly associated with the broad economic and social history of the city, in addition to its being importantly associated with Charles S. Butters.
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<b>HPC 2019.006 – 115 Beacon Street</b>	
Applicant:	John Topalis, 115 Beacon LLC
Property Owner:	Mary Ann Heuston
Agent:	None
Application Date:	January 22, 2019
Recommendation:	Not Significant
Discussion:	<p>John Topalis shared his plans to demolish the residence at 115 Beacon Street and to build four new units.</p> <p>Alan Bingham opened the floor for public comment. Elaine Koury (neighbor, 101 Beacon Street) expressed that the neighbors were not opposed to the demolition, but were concerned about what would replace the structure, especially given that that side of Beacon Street is made up of a somewhat rare stretch (several blocks) of older buildings. Neighbors, Linda Hill and Joseph Weinstein (both of 94 Beacon Street) supported Elaine's comment, and also Elaine's request that the Commission write a letter to the Zoning Board asking them to consider the nature of the existing streetscape, and to account for sensitive architecture in their processes. Sarah White clarified that there is no precedent for this and cautioned the Commission against acting on this, given that the Zoning Board, for example, does not advise the Commission on what it should do.</p> <p>Staff recommended that the Commission find 115 Beacon Street not significant, as it was not importantly associated with a historic person or event, or with the city's broad architecture or history.</p> <p>The Commissioners did not have anything substantial to add to staff findings and recommendation.</p>
Decision:	The Commission voted unanimously (7-0) to find 115 Beacon Street Not Significant for the reasons discussed in the Staff Report.

<b>HPC 2019.007 – 152-154 Broadway</b>	
Applicant:	Broadway Investment Realty, LLC
Property Owner:	Broadway Investment Realty, LLC
Agent:	Richard G. Di Girolamo
Application Date:	January 30, 2019
Recommendation:	TBD
Current Status:	Request to continue to March 19, 2019
Decision:	The Commission voted unanimously (7-0) to continue the case to March 19.



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<b>HPC 2019.009– 156-158 Broadway</b>	
Applicant:	Broadway Investment Realty, LLC
Property Owner:	Broadway Investment Realty, LLC
Agent:	Richard G. Di Girolamo
Application Date:	January 30, 2019
Recommendation:	TBD
Current Status:	Request to continue to March 19, 2019
Decision:	The Commission voted unanimously (7-0) to continue the case to March 19.

<b>HPC 2019.010 – 430 McGrath Highway</b>	
Applicant:	Peixinho Realty Trust
Property Owner:	Peixinho Realty Trust
Agent:	Richard G. Di Girolamo
Application Date:	January 31, 2019
Recommendation:	TBD
Current Status:	Request to continue to March 19, 2019
Decision:	The Commission voted unanimously (7-0) to continue the case to March 19.

<b>HPC 2019.011 – 28 Broadway</b>	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Fred C. Boulter
Agent:	Sean T. O'Donovan
Application Date:	February 6, 2019
Recommendation:	TBD
Current Status:	Request to continue to March 19, 2019
Decision:	The Commission voted unanimously (7-0) to continue the case to March 19.

### III. Certificates of Appropriateness

<b>HPC 2018.115 – 1 Arlington Street</b>	
Applicant:	Oanh Nguyen & Tuan Phan
Property Owner:	Oanh Nguyen & Tuan Phan
Application Date:	December 24, 2018
Legal Notice:	<i>Install brick driveway, parking area &amp; patio</i>
Recommendation:	Denial; <i>Conditional</i> Certificate of Appropriateness
Discussion:	<p>This case was continued from January 15, 2019.</p> <p>The applicants (re)presented their case. This time, they added that they had submitted an application to do hardscaping work but never heard back from planning staff. When flooding issues arose in their basement while waiting to hear, they felt the need to go forward with the hardscaping, with the idea that it would mitigate flooding. Planning staff acknowledged receipt of the application, but noted that staff had requested evidence that the brick was historic before a Staff Report could be made to support their claim; staff never received sufficient supporting evidence.</p>



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	<p>Staff and commissioners reiterated their belief that the brick on site (other than that of the existing walkway) was not historic, and that the extent to which the site is now hardscaped is not historically appropriate. Staff and commissioners also wondered about the accuracy of dates associated with the photos presented to them by the applicants.</p> <p>Between January and February, staff met with the applicants and visited the site to discuss which areas of paving were to be removed. The applicants were still unwilling to remove as much paving as staff thought appropriate.</p> <p>The Commission voted in line with staff recommendations, which included a reduction of the patio area to 12' x 12' (the applicant wants to maintain a minimum 15' x 15' area).</p>
Decision:	The Commission voted unanimously (7-0) to deny the original Certificate of Appropriateness applied for, and to approve a conditional Certificate of Appropriateness .

<b>HPC 2017.100 R1 – 117 Washington Street</b>	
Applicant:	Claude Augustin
Property Owner:	Claude Augustin
Application Date:	January 7, 2019
Legal Notice:	<i>Install wood fence and gates.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Decision:	The Commission voted unanimously (7-0) to (re)approve this Certificate of Appropriateness.

#### IV. Other Business

- HPC Minutes

*The 1/15/2019 HPC minutes were approved 7-0. (Eric Parkes, Ryan Falvey, Caitlin Hart, Robin Kelly, Mark Sternman).*

- HPC Commitments

*Alan Bingham underscored the importance of Commissioners honoring the commitments they make, specifically with regard to the annual Preservation Awards. Along with this, he noted the importance of the Commission and the Commissioners contributing to public-facing programs and outreach, and becoming more of a proactive entity (rather than a primarily reactive entity).*

***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.***



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