



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

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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.)
Adam J. Wylie (alt)

HISTORIC PRESERVATION COMMISSION MINUTES
Community Room, 3rd Floor, Visiting Nurses Association, 259 Lowell Street
6:40 p.m. on Tuesday, July 16, 2019

Members Present: Denis (DJ) Chagnon*, Ryan Falvey, Robin Kelly, Mark Sternman, Adam Wiley.

Members Absent: Dick Bauer, Alan Bingham, Anthony Griseto*, Caitlin Hart, Eric Parkes,

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Lara Jaugust, Emma Jaugust, Adam Dash, Michael Bowler, Frank Valdez, Julie Schneider. Julie Schneider left after seeing the plans but before the presentation.

I. Certificates of Appropriateness and Adherence

HPC 2019.038 – 12 Aldersey Street	
Applicant:	Lara & Vladimir Jaugust
Property Owner:	Lara & Vladimir Jaugust
Application Date:	May 29, 2019
Legal Notice::	<i>Construct addition on rear; remove fire escapes; replace egress doors with windows; add a 2-car garage.</i>
Recommendation:	<i>Conditional Certificate of Appropriateness</i>
Current Status:	Heard on July 16, 2019
Discussion:	Adam Dash presented for his client, Lara Jaugust. They will need to apply for a special permit from the Zoning Board of Appeals but need to get the HPC's permission first. There may be a few small tweaks needed before they go further. They looked at 17-19 Aldersey Street for inspiration. They plan to add trim and brackets appropriate to the building. There



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	<p>will be a notch between the old and new buildings. Frank Valdez offered support for the project.</p> <p>Robin Kelly said that the project was great. Adam Wylie had questions regarding the materials such as fiber cement products. Robin Kelly stated that clapboard would be the preferred siding. Fiber cement would be OK for the new construction. DJ Chagnon said that they should not replace the historic wood if at all possible. It was noted that the reveals on the windows showed that it was likely that the original siding could still be found underneath the asbestos fiber cement shingles. Adam Wylie said that it would be appropriate to remove the current siding and match it. If not a 3 ½ inch reveal of the clapboard would be correct. The Applicants should notify the Staff who would in consultation with a Commissioner. DJ Chagnon noted that one should not replace historic wood if at all possible. Wood vs. synthetic brackets were discussed. The location made it impossible to see any difference between the materials once paint was applied. DJ Chagnon recommended that the retaining walls along the walkway and stairs follow the contours of the land.</p>
Decision	<p>The Commission voted unanimously to grant a Conditional Certificate of Appropriateness:</p> <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 design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work. 3. The addition and garage shall be constructed as described by the plans by Matthew Groves Francke Architect for 12 Aldersey Street, Project Number 19113 and dated 7/8/2019 with revised sheets A100 dated 8/7/2019, and A200 and A201 each dated 7/10/2019. 4. Brackets and trim may be constructed of synthetic materials only if they are painted. 5. Siding shall replicate the original siding in-kind after it has been exposed by the removal of the fiber cement shingles. 6. The siding shall be approved by Staff in concert with one of the Commissioners. 7. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.

HPC 2016.039 – 400 Broadway	
Applicant:	Peacock Property Management
Property Owner:	Mansard Place Condominium Trust
Application Date:	June 25, 2019
Legal Notice::	<i>Replace existing wood windows with black vinyl.</i>
Recommendation:	None at this time
Current Status:	Request to continue to August 20, 2019
Decision	The Commission voted unanimously to grant the request for continuance.



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HPC 2019.040 – 277 Broadway	
Applicant:	The Elizabeth Peabody House Association
Property Owner:	The Elizabeth Peabody House Association
Application Date:	June 26, 2019
Legal Notice::	<i>Rebuild egress stairs.</i>
Recommendation:	Certificate of Adherence to CPA Preservation Restrictions
Current Status:	Heard on July, 16, 2019
Discussion:	Kretcha Roldan presented. During the historical assessment of the building and its needs, it was found that the egress stairs were out of compliance with the building code. Since they needed to be reconstructed, the new design reversed the orientation of the stairs to the building. The stairs would end at the corner furthest away from Broadway. There was little discussion, The alteration was essentially little different from the existing conditions and would not be out of keeping with the agreed upon Preservation Restrictions.
Decision	The Commission voted unanimously to grant a Certificate of Adherence to CPA Preservation Restrictions: <ol style="list-style-type: none"> 1. All appropriate building permits shall be obtained prior to the start of any work; 2. The side egress stairs shall be replaced as described in the plans dated 6/21/2019. 3. Historic Preservation Staff shall issue a sign-off upon completion of the project that it was done in accordance with the Certificate and the approved building plans. This shall occur prior to the Elizabeth Peabody House receiving a sign off from the Inspectional Services Division (ISD).

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

HPC 2019.045 – 5 Palmer Avenue	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Application Date:	July 11, 2019
Recommendation:	Not Significant
Current Status:	Heard on July 16, 2019
Discussion:	D.J. Chagnon recused himself from the consideration of 5 Palmer Avenue and left the room. Mark Sternman noted that the Staff Report was not as complete as the Commission had become accustomed. For the Commission to make a decision without the deed and directory research would not be a good precedent. Robin Kelly, Adam Wylie and Ryan Falvey agreed. More information is needed to fully assess the building which could be done at the next step of the demolition review process. They determined that the building could be found “significant” according to criteria “i” above, in terms of the broad cultural, political, economic or social history of the City or the Commonwealth. The subject building is found importantly associated with the broad cultural, economic and social history of the City due to its Italianate style architecture prevalent at that time and associations with Irish immigrant workers.
Decision	The Commission (Ryan Falvey, Robin Kelly, Mark Sternman (3-1) Adam Wiley) found the building ‘significant’ for the above reason.



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III. Determinations of Preferably Preserved (STEP 2 IN THE DEMOLITION REVIEW PROCESS)

HPC 2019.005 – 2 Porter Street	
Applicant:	David Reiss
Property Owner:	K & K Realty Trust
Agent:	Joe Stromer/ Alberto Cabre
Application Date:	January 11, 2019
Significant	February 19, 2019
Recommendation:	Preferably Preserved
Current Status:	Request to withdraw intent to demolish.
Decision	The Commission voted unanimously to accept the request to withdraw their intent to demolish.

IV. Other Business

HPC 2019.023 – 28 Clyde Street	
Applicant:	Richard Monagle, RJM Development LLC
Property Owner:	Ann C. Dicey for Leo F. Reardon
Agent:	John Masciarelli
Application Date:	April 2, 2019
Significant	May, 21, 2019
Preferably Preserved:	June 18, 2019
Current Status:	Request to withdraw intent to demolish.
Decision	The Commission voted unanimously to accept the request to withdraw their intent to demolish.

- Advisory discussion of temporary changes to City Hall doors.

Michael Bowler stated that there had been issues with the City Hall doors which necessitated a change. They were not secure and did not meet ADA requirements. They had attempted unsuccessfully to adapt them to meet the needs. The doors installed met those requirements. He was unaware that the material was unacceptable and would work with the HPC Staff to find a resolution. They would also be replacing the ADA door on the side of the building as well as basement doors.

- HPC Guidelines Update

Sarah White said that she hoped that draft guidelines would be completed by the end of the year and expects the Commissioners to work with her on this.

- Demolition Review Fees

Sarah White reviewed the amount of Staff time spent on the reports and the cost of legal notices for which there is no budget. Due to the loss of historic fabric, having a fee schedule for the demolitions that was in line with those fees levied for zoning and planning is under consideration.

- HPC Minutes

The HPC Minutes for June 18, 2019 were approved.

- Election of Officers – Chairman

Alan Bingham was unanimously (5-0) re-elected as Chair.

V. Completed Staff Reviews – Listed for informational purposes



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HPC 2019.023 – 28 Clyde Street	
Applicant:	Richard Monagle, RJM Development LLC
Property Owner:	Ann C. Dicey for Leo F. Reardon
Application Date:	April 2, 2019
Description:	<i>Demolition of un-dated pre-fabricated Sears garage and shed</i>
Current Status:	Determined not significant as authorized 3/2014 on 6/26/2019.

HPC 2019.041 – 30 Warren Avenue	
Applicant:	Robin Kelly
Property Owner:	Robin Kelly
Application Date:	7/8/2019
Description:	<i>Repair and replace damaged trim and sills</i>
Current Status:	Certificate of Non-Applicability – repairs issued on July 9, 2019

HPC 2019.043 – 471 Somerville Avenue	
Applicant:	Scott Zink
Property Owner:	471 Somerville Avenue, LLC
Application Date:	July 10, 2019
Description:	<i>Demolition of 1925, 1964 concrete block service station</i>
Current Status:	Determined not significant as authorized 3/2014 on 7/10/2019

HPC 2019.044 – 2 Westwood Road	
Applicant:	Rita & John Edmonds
Property Owner:	Rita & John Edmonds
Application Date:	July 11, 2019
Description:	<i>Repairs & de-leading of all windows</i>
Current Status:	Certificate of Non-Applicability – Repairs issued on 7/11/2019

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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