



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

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

HISTORIC PRESERVATION COMMISSION MINUTES
Community Room, 3rd Floor, Visiting Nurses Association, 259 Lowell Street
6:40 p.m. on Thursday, September 17, 2019

Members Present: Dick Bauer, Alan Bingham*, Caitlin Hart, Ryan Falvey, Robin Kelly, Eric Parkes, Mark Sternman, Adam Wiley*.

Members Absent: Anthony Griseto*, Denis (DJ) Chagnon*.

*Alternates

Staff Present: Kristi Chase, Sarah White.

Others Present: Sal Querusio, Eliel Dasilva, William Roche, Nicholas Stiles, Peter Tsourianis, Andy Galbadis, Fr. Anthony Tandilyan, Fan Wang, Daryl P. & Katherine E. St. Laurent, Adam Dash, Marilyn Moedinger, Michael & Maureen Dulock, Julian Lewis.

I. Certificates of Appropriateness

| HPC 2019.039 – 400 Broadway | |
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| 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: | Continued from July 16, 2019; Request co continue to October 15, 2019 |
| Decision: | The Commission voted unanimously (7-0) to continue to October 15. |



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| HPC 2019.042 – 139 Central Street | |
| Applicant: | Michelle Griffin |
| Property Owner: | Devin Griffin |
| Application Date: | July 8, 2019 |
| Legal Notice: | <i>Altar rear porch.</i> |
| Recommendation: | None at this time. |
| Current Status: | Continued from August 20, 2019; Request co continue to October 15, 2019 |
| Decision: | The Commission voted unanimously (7-0) to continue to October 15. |

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| HPC 2019.056 – 23 Chester Street | |
| Applicant: | Tamar & Jason Brown |
| Property Owner: | Tamar & Jason Brown |
| Application Date: | August 12, 2019 |
| Legal Notice: | <i>Install HVAC.</i> |
| Recommendation: | None at this time. |
| Current Status: | Request co continue to October 15, 2019 |
| Decision: | The Commission voted unanimously (7-0) to continue to October 15. |

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

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| HPC 2019.054 – 15 Woodbine Street | |
| Applicant: | Sal Querusio |
| Property Owner: | Margaret Collette |
| Application Date: | August 7, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>Sal Querusio presented. He stated that it was a single-family home. He would like to build a larger home. He stated that the building had no basement or real foundation, that it is sitting on sleepers, and that it is tilting or moving. He believes the building is beyond restoration.</p> <p>Staff recommended finding the building significant.</p> <p>Eric Parkes agreed, noting that its place in an intact grouping of similar houses makes it significant.</p> <p>Sal said that there were many houses similar to this with the same issues that were taken down. He said the current owner can't afford to keep it up, and that whether it's now or in nine months, something has to be done with the building.</p> <p>The commission determined the findings to be that the building should be found significant for its place in a group of similar buildings; as part of the earliest residential development in neighborhood; as an architectural example of historic architecture; and as associated with the broad history of the city.</p> <p>There was no public comment.</p> |
| Decision: | The Commission voted unanimously (7-0) to find the property Significant. The Commission voted unanimously (7-0) on the findings. |

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| HPC 2019.055 – 15 MacArthur Street | |
| Applicant: | Sal Querusio |
| Property Owner: | 15 MacArthur Street, LLC |



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| Application Date: | August 7, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>Sal Querusio presented along with Eliel Dasilva. They want to demolish the barn to create more parking. They have approval to build a two-family home onsite, there is no street parking and the garage isn't placed well to accommodate parking, and they want to accommodate four (or more) cars.</p> <p>Eliel Dasilva stated that the building has been extensively remodeled, inside and out, and that not much remains visually except the dormer. The building can't be used as living space or parking, as it currently exists.</p> <p>Staff recommended that the Commission find the barn significant for its important association with broad history of the city for its uses as a carriage house and barn for horses and for its association with Erwin Schroeder.</p> <p>Alan Bingham noted that barns are becoming more rare in the city. Robin Kelly agreed that it seems significant especially because of the rarity of barns.</p> <p>Eric Parkes wondered if Eli and Sal would have considered making the barn housing, if there had been enough parking. Eli said they'd consider it, but that structural alterations on the interior would make it difficult.</p> <p>Alan Bingham opened the floor for public comment.</p> <p>William Roche, neighbor at 7 MacArthur Street, said that his great aunt owned the property in question. He's seen several structural alterations over the years and believes the building is structurally unsafe. Cars had run into the MacGrath Highway side of the building, Supports had been removed and altered. The hoist was strictly decorative. William has been involved with the city in a few capacities: Zoning, Traffic and Parking, and Human Rights. He questioned, "Is an old building worth saving because it's old, or can a better use be found?" He believed a better use can be found for this property, such as open space or off-street parking. He, in addition to other neighbors, signed a petition in support of the demolition of the barn.</p> <p>Nicholas Stiles, neighbor at 10 MacArthur Street, is a former police officer with a special focus on traffic and cars. Nicholas said the only animals you'll find in the structure today are rats (not horses), and that demolition would give some parking relief to the neighborhood.</p> <p>A petition was received signed by residents of the neighborhood in favor of demolishing the barn. Four emails were received from Councilors-at-Large: Stephanie Hirsch, Will Mbah, Mary Jo Rossetti, and Bill White, all in support of the neighborhood's desire to demolish the barn.</p> |
| Decision: | The Commission voted unanimously (7-0) to find the property Significant. The Commission voted unanimously (7-0) on the findings, that the structure is importantly associated with a significant person, and that it is associated with the broad history of the City and the Commonwealth. |



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| HPC 2019.057 – 7 Central Street | |
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| Applicant: | Historic Association of Somerville |
| Property Owner: | Historic Association of Somerville |
| Application Date: | August 12, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>It became clear that the building no longer has brackets, and an arched window. The Form Reviewer of the building was, Greek Orthodox Church in present property, Galbadis accompanied him to the back of the house, the interior was remodeled and repaired, and the exterior (roof and siding) was repaired.</p> <p>Peter noted that the SHPC invited the organization to agree to being designated as a local historic district (LHD). The church did not want their building designated as a Local Historic District, and wondered why they must attend an SHPC meeting about their building. Alan Bingham explained that the LHD process and the demolition review process were different and had differing criteria. The case was concerned with the demolition.</p> <p>Dick Bauer stated that the building seems significant even though it has lost architectural details, it still has integrity of form, and its connection with the Stone family. Adam Wiley noticed the only architectural detail that remains is the porch.</p> <p>Fr. Anthony Tandilyan, the pastor, mentioned that the organization also has a very significant, historic, important building up the street at 29 Central Street, that they want to preserve. They believe if they don't preserve the church building, no one else will. There are cracks, rotting windows, stained glass to be repaired. In the case of 7 Central Street, the building as the architectural details were gone and the building was not there any more. He kindly asked the Commission to consider the fact they want to demolish 7 Central Street in order to preserve 29 Central Street. 29 Central Street is not designated.</p> <p>Alan Bingham said it might be a good idea to follow through on designation for 29 Central Street. Sarah White reminded the Commission that the project would qualify for Community Preservation Act (CPA) funding without being an LHD or in an LHD.</p> <p>The Commission altered the findings slightly, because of the loss of historic detail. They noted that the building should be found historically significant for its association with the Stone family, and as a good example of nineteenth century, modified from the Italianate style, but still maintaining its form and massing.</p> |
| Decision: | The Commission voted unanimously (7-0) to find the property Significant. The Commission voted unanimously (7-0) to accept the findings. |

| HPC 2019.058 – 297 Medford Street | |
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| Applicant: | Frala Realty Trust |
| Property Owner: | Barros Properties, LLC |
| Application Date: | August 12, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>Applicant was not present. Kristi Chase had spoken with Paula, Sean O'Donovan's assistant, who told Kristi that Sean would not be able to make it, and will concede the Commission's decision.</p> <p>Staff recommends that the property be found significant. It is eligible for the National Register of Historic Places. It is the oldest car dealership in the city, it is found importantly associated with the broad history of the city, it is a good example of brick automotive architecture, and it is associated with a known architect, which is rare especially for this kind of building.</p> |
| Decision: | The Commission voted unanimously (7-0) to find the property Significant. The Commission voted unanimously (7-0) to accept the findings. |



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| HPC 2019.062 – 59 Linden Avenue Barn | |
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| Applicant: | Fan Wang |
| Property Owner: | Fan Wang & Marc Wagner |
| Application Date: | August 21, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>Fan Wang presented. She stated her concern about the barn and potential safety and fire issues. She said the building wasn't level, that it was sloping toward the street, and that it was constructed without a foundation.</p> <p>Staff recommended that the Commission find the barn significant for its important association with the broad history of the city in relation to its building construction and representation of pre-automotive Somerville.</p> <p>There was no public comment.</p> <p>Robin Kelly wondered about this building and the lack of visibility from the public right of way. Sarah White clarified that visibility from the public right of way doesn't matter for demolition reviews; it only matters for local historic districts.</p> <p>Fan Wang wondered who would be responsible if something happened to the barn. Sarah White stated that Fan Wang would be responsible, as the property owner.</p> |
| Decision: | The Commission voted unanimously (7-0) to find the property Significant. The Commission voted unanimously (7-0) to accept the findings. |

| HPC 2019.064 – 59 Albion Street | |
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| Applicant: | Daryl P. & Katherine E. St. Laurent |
| Property Owner: | Daryl P. & Katherine E. St. Laurent |
| Application Date: | August 21, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>Adam Dash represented owners and applicants Daryl P. & Katherine E. St. Laurent. The St. Laurents' architect, Marilyn Moedinger, was also present. Adam Dash explained that the structural engineer says the barn is structurally unsound. He stated that the neighbors are supportive of the barn coming down, and that the St. Laurents' plan to replace the structure with a compliant one. The applicants and their representation believe it is dangerous to leave the barn in place.</p> <p>Kristi Chase noted that the Commissioners were not yet given the structural report because the structural report is not relevant to the Determination of Significance step in the Demolition Review process.</p> <p>Staff recommended that the Commission find the barn significant for its association with the broad history of the city and pre-automotive Somerville.</p> <p>Mark Sternman wondered if the city had any idea or record of how many barns remain in the city. Kristi Chase reported that she tried to find this information using the assessor's database, but that the information isn't recorded in one place or easily compiled. Mark Sternman suggested that this might be a useful project for an intern to take on; Sarah White responded that City staff was thinking about the possibility.</p> <p>Mike Dulock, a direct abutter, commented that, while he would like to have seen the barn restored, he believes it is unfair to ask the owners to spend the money for such an undertaking. Based on his observations of the meeting, it appeared that every structure was found historic. He stated that the St. Laurents bought the property with the intention to salvage the barn; however, it turned out to be far more expensive than they expected.</p> |



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| Decision: | The Commission voted unanimously (7-0) to find the property Significant. The Commission voted unanimously (7-0) to accept the findings. |
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| HPC 2019.066 – 192 Washington Street | |
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| Applicant: | Eaglebrook Capital, LLC |
| Property Owner: | 192 Washington Street Trust |
| Application Date: | August 28, 2019 |
| Recommendation: | Significant |
| Discussion: | <p>Julian Lewis, 402 Highland Ave., presented. He said the property originally had a structure on the front, and that it was destroyed by a fire or taken down. The existing building is two stories, has vinyl windows, and is set back on the lot toward the rear property line.</p> <p>Staff recommended that the structure be found importantly associated with the broad (social) history of the city. Its residents were workers, many of them associated with very local businesses (including an iron foundry, slaughterhouse and meatpacking facility, glassmaking, brickmaking), most working very nearby in Somerville, and living in subpar conditions.</p> <p>Caitlin Hart stated that she had trouble finding the property significant, even for its connection with the broad (social) history.</p> |
| Decision: | The Commission did not find the property Significant (1-0-7). The Commission voted unanimously (7-0) to accept the findings. |

III. Other Business

- HPC Minutes

The Commission voted to approve the minutes for July ((Dick Bauer, Alan Bingham*, Caitlin Hart, Robin Kelly, Mark Sternman, Adam Wiley*) 6-0-1 (Ryan Falvey)) and August ((Alan Bingham*, Caitlin Hart, Ryan Falvey, Robin Kelly, Mark Sternman, Adam Wiley*) 5-0-2 (Dick Bauer, Eric Parkes)) as amended.

- Staff Authorization – Porches

The applicant for 46-48 Atherton wants to remove concrete slab paved front porch and put in hardwood flooring, possible trimmed with wood. Alan Bingham posited that the difference between a porch and a deck is that a porch is covered, and suggested that this authorization expand to include porches, decks, and stoops. The authorization will apply to the decking and flooring of porches, decks, and stoops, and any associated skirt that might be necessary to finish the feature. When a porch and its materials are believed to be significant, staff will bring the case before the Commission.

The Commission voted unanimously (7-0) to approve the authorization with some edits.

The phrase “and replacements” should be added after “concrete porch pads.” Quotation marks should be used to close the quotation in paragraph two (after “visual qualities”).

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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