



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

HISTORIC PRESERVATION COMMISSION

MINUTES

Tuesday, August 16, 2011 at 6:40 p.m.
Third Floor Conference Room
Somerville City Hall

Staff Present: Kristi Chase and Brandon Wilson.

Members Present: Alan Bingham*, Natasha Burger*, Tom DeYoung*, Ryan Falvey, Abby Freedman, Eric Parkes, and Todd Zinn*.

Members Absent: Kevin Allen, Dick Bauer, DJ Chagnon*, Sarah Degutis*, Derick Snare*, Kelly Speakman and Brad Stearns*

*Alternates

Others present: Hank Anderson, Claude Augustin, James Balan, Gail Perry Borden, George Walter Born, Francis X. Colannino, Ann Forrestal, Bob Hebeisen, Jai Singh Khalsa, Eileen Schofield.

The meeting was called to Order at 6:50 pm.

APPROVAL OF MINUTES

The Commission voted unanimously (6-0-2 (Natasha Burger and Eric Parkes)) to approve the July 2011 Minutes as written.

DELIBERATION OF HPC CASES

The Somerville Historic Preservation Commission will hold public hearings on the following applications, all in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and the City of Somerville Ordinance (Sections 7-16 – 7-28):



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HPC 11.62 – 396-398 Broadway, 1874 Second Empire Double Houses

6/30/11

Applicant: James W. Rogers, Contractor for 396-398 Broadway Condominium Association, Owners

The Applicant seeks a **Certificate of Appropriate (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Remove approximately 100 SF of roofing system on flat roof (C/NA);
2. Repair sheathing as necessary (C/NA);
3. Install EPDM and flashing as necessary(C/NA);
4. Remove existing 2/2 double-hung window on 3rd floor east side rear dormer (C/A);
5. Remove and replace any abutting rotted or damaged wood behind the dormer consoles (C/NA);
6. Install Pella™ Pro-line insulated 2/2 double-hung window within rough opening (C/A); and
7. Re-install decorative consoles with new flashing (C/NA).

Bob Hebeisen presented. Hank Anderson had spent thousands of dollars making repairs to his condo on the second floor only to find that there was a leak in the roof dormer on the floor above that could not easily be fixed. Essentially the Condo board just wants to stop the leaks. They have put money aside for a few years in order to undertake the project. It was the roofer that originally stated that the window should be replaced and was rotted beyond repair. The roofer only took photos of the lower sash taken from the outside of the unit. The third floor condo owner is insistent about replacing his single-glazed old window with an insulated glass window and has not allowed anyone else to evaluate it at first hand. Bob Hebeisen is reluctant to ask the condo owner for entry because he finds him to be a difficult person to deal with. Bob Hebeisen noted that many windows are not operable and that the association has no master plan for repairing the windows.

Staff Recommendations were read.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, contract proposal from the roofer, window specifications from Pella, photographs of the building and neighboring buildings.

Discussion: The Commission discussed various alternatives to the full replacement of the window such as epoxy consolidants that can be used to repair the windows. A new wood window such as the Brosco Boston Layout consistent the rest of the building and good quality storms is the recommended replacement rather than insulated glass with no storm window. There was concern that this was only one of many visible windows and that there was no planned approach to the window repairs for the entire building. A true assessment of the particular window and the other windows is necessary to make a decision on how to deal with the single window under currently under discussion. Optimally, a close view of the window from the inside is needed. If entry was impossible, a ladder to look closer at the exterior of the window might be needed.

Decision: Because there was still some doubt as to the actual condition of the window and the other windows in the building, the Commission **voted** unanimously (7-0) to **continue** the meeting on site on Thursday, August 25, 2011 at 9:00 AM. A condominium association representative and the roofer who is doing the work will also be present.

HPC 11.74 – 27 Chester Street, - 1885, Clifton Bacon House

7/27/11

Owners: Francis X & Susan F Colannino

The Applicant seeks a **Certificate of Appropriate (C/A)** for the following:

1. Install 1 iron gate for the patio to match those previously approved for Orchard and Chester Streets (C/A).

Francis X. Colannino presented recent photographs of the recently installed gateposts.

Staff Recommendations were read.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, a drawing of the style and construction of the gate along with photographs of the materials to be used, and of the building.

Discussion: There was no discussion because the Commission had previously reviewed and approved the proposal for the gates to be installed on Chester and Orchard Streets. The Commission was very pleased with the quality of the work.

Decision: The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness for the gates because they met HPC Guidelines for fences and gates.

HPC 11.75 – 117 Washington Street – 1789, Samuel Ireland House

7/27/11

Applicant: Khalsa Design Inc., Architect for Claude Augustin, Owner

The Applicant seeks a **Certificate of Appropriate (C/A)** and a **Certificate of Non-Applicability (C/NA)** for the following:

1. Repair, and replace existing siding as needed to match existing shakes (C/NA);
2. Remove and replace all existing Vinyl windows with new wood windows to match historic profiles (C/A);
3. Remove and Replace all existing exterior doors with new wood doors as indicated on plans (C/A);
4. One story rear addition in the location of the existing deck with siding to match existing shakes (C/A);
5. Replace 3-tab asphalt shingles with architectural shingles (C/A);
6. Add Three second floor dormers for bathroom, bedrooms with siding and roofing to match existing (C/A);
 - a. 2 dormers match the front dormer the additional dormer is a shed dormer between the 2 gable dormers (C/A).

Jai Singh Khalsa presented. The house is one of the oldest in the City, even the additions are all over 100 years old. The owner intends to live in this house with his 2 sons, his wife and her mother and has a homestead deed. Given the age of the house and its construction, only minimal alterations are possible. The owner is on a tight budget and must get the work done in timely manner due to constraints imposed by the bank. The owner cannot afford to change the shingle siding or the 3-tab asphalt roofing materials at this time. They need to have 4 bedrooms and 2 bathrooms to accommodate the family as well as a family room and a study area. Every inch of space they can find is needed, therefore they would like to close up the sidewalls of the mudroom and replace the front door with glass. He would prefer that the door on the 1890s addition be solid as the area will be used as a study and will have too much light otherwise. He is willing to make changes to the fenestration pattern and door design as the Commission desires. They would also like to relocate the chimney to the center of the building. It currently interferes with the new dormers and would look odd in that location once the build-out is complete. It would be constructed with a brick veneer with the correct dimensions, would look solid and would last. A cricket would be constructed to shed water.

Staff Recommendations were read.

Public Comment was received from **Eileen Schofield**, who was concerned about privacy given the distance of the addition from her deck and house; whether the rat problem was being dealt with; and

what the timeline was for the construction. **Jai Singh Khalsa** responded that the roof of the addition was at the same height as her deck and enclosed the current deck attached to 117 Washington Street. **James Balan**, contractor responded that that site had been cleaned and baited. No time line was given.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, photographs of the building and neighboring buildings, plans and elevations by Khalsa Design Inc AD-100, A-000, A-020, A-100, A-300, A-400, A-500, S-1 and EX-2 dated 7/29/11

Discussion: Abby Freedman asked whether the mudroom would be removed and the entry returned to its original configuration. The owner wants to retain as much space as possible, even the mudroom. While clapboard is not in the budget, the owner should keep in mind that removing the wood shingle at some later date would make a big difference to the buildings appearance. There was also some concern that the brick veneer proposed for the chimney would be sufficiently variegated. The Staff should review the materials before it is constructed. There was much discussion about the door and window types which would be upgrades from the existing conditions. It was decided that the different portions of the building should have different window patterns.

Decision: The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness to:

1. Remove and replace all existing vinyl windows with new Jeld-wen® wood windows
 - a. with 4/4 sash to match historic profiles on the original block; and
 - b. with 2/2 sash to match historic profiles on the additions;
2. Remove and replace all existing exterior doors with a glass and new wood main door and a four-panel door on the addition;
3. One story rear addition in the location of the existing deck with siding to match existing shakes;
4. Add Three second floor dormers for bathroom, bedrooms with siding and roofing to match existing;
 - a. 2 dormers to match the front dormer with the central dormer as a shed dormer
5. Remove existing chimney; and
6. Reconstruct the chimney with thin brick and L-corners to be mortar set and located centrally on the building with Staff review and approval

because the proposed changes to the windows were up-grades from the existing condition and the other alterations met HPC Guidelines for dormers and additions.

They also voted unanimously (7-0) to issue a Certificate of Non-Applicability under Section 10 of the Historic District Ordinance, which states "Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior feature within the historic district that does not involve a change in design, material, color or the outward appearance thereof..." , to

7. Repair, and replace existing siding as needed to match existing shakes; and
8. Replace 3-tab asphalt shingles.

HPC 11.76 – 91 Boston Street – 1850, Ira Hill House

8/2/11

Applicant: Gail Perry Borden for Irene and Frederick J. Lund for Life, Owner

The Applicant seeks a Certificate of Appropriate (C/A) and a Certificate of Non-Applicability (C/NA) for the following:

1. Remove floor to ceiling lattice from the wrap around porch (C/A); and
2. Repair and replace rotted and damaged porch elements in-kind as needed (C/NA).

Gail Perry Borden presented. Her father had erected the lattice to give privacy to the porch. He had used the area for storage for several years. She would like to return the porch to its earlier condition, with more decorative balusters. She will also repair or replace the columns in-kind if necessary. She wants to do what is needed.

Staff Recommendations were read.

No Public Comment was received.

Documents: City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, and photographs of the building.

Discussion: There was no discussion regarding the lattice removal because all believed that it was not appropriate to the building. Eric and Abby, who both live nearby, said they would be available for advice on repairs if she needed them.

Decision: The Commission voted unanimously (7-0) to grant a Certificate of Appropriateness because the change was a return to a documented condition of the building.

They also voted unanimously (7-0) to issue a Certificate of Non-Applicability under Section 10 of the Historic District Ordinance, which states "Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior feature within the historic district that does not involve a change in design, material, color or the outward appearance thereof...", to

1. Repair and replace rotted and damaged porch elements in-kind as needed.

REVIEW AND COMMENT

None as of August 3, 2011.

DEMOLITION REVIEWS

9-MONTH REVIEW PERIOD

HPC 11.02 Demolition – 39-43 Elmwood Street, circa 1898 wood-frame house

2/15/11

Applicants: Charles Aggouras and Daniel DiPierro, GFC Development Inc

The house at 39 Elmwood was 'preferably preserved' because its history reflects the neighborhood from its earliest day as the home of the local baker and Italian grocer, to the home of French-Canadian immigrants whose names are inscribed on the Roll of Honor, and who lost their lives as soldiers in World War II. Architecturally, the house fits in well with the residential streetscape to the north and south.

A Working Group including members of the Preservation Commission, Staff for the HPC and Planning Division, and the developers have held three meetings to date (3/4/11, 3/11/1, 4/1/11) to develop site plans and save the house at 39 Elmwood Street. Developers now state that they plan to retain the house and develop around it.

Plans brought before the neighborhood for review and comment were rejected due to the lack of parking and the re-use of the garage walls. The Applicants are now re-thinking the scope of their project and how to meet the parking requirements. There are no further proposed changes to the original house.

DETERMINATION OF PREFERABLY PRESERVED

None this month.

DETERMINATION OF SIGNIFICANCE

The Commission may make a preliminary determination on whether any buildings are “significant”. Public testimony followed by discussion and a vote by the Commission.

None this month.

STAFF REVIEW AND COMMENTS AS PER REQUEST OF OTHER DIVISIONS

HPC 11.69 – 186 Pearl Street

7/8/11

Applicant: Planning Division

Proposed alteration of the height of the rear ell with additional dormer enlargement alters the massing of the house especially in relation to the neighboring buildings that were constructed at about the same time and probably by the same developer. The window locations do not relate to the arrangement of the existing windows. If possible, size and placement of the windows should be regularized.

HPC 11.70 – 343-351 Summer Street

7/21/11

Applicant: Planning Division

This revision is a minor alteration from the building reviewed in March and not visible from the public right of way. There will be no further effects from those described at that time.

HPC 11.71 – 26 Oxford Street

7/21/11

Applicant: Planning Division

The proposed alterations to the building retain the original massing and form along the street edge but radically change the openings from a fairly symmetrically balanced pattern to a modern asymmetric pattern very different from the rest of the neighborhood. The proposed materials and style of installation also contrast with the other houses on the street. The flat roof of the rear addition has no counterpart in the rest of the neighborhood.

HPC 11.72 – 23 Porter Street Revisions

7/21/11

Applicant: Planning Division

The developers are now proposing a 3 unit building with the same footprint as the previously approved by the Commission with the retention of some original elements for which a Certificate of Appropriateness had been issued to allow for alterations.

DEMOLITIONS AND CERTIFICATES OF NON-APPLICABILITY REVIEWED AND APPROVED BY STAFF

HPC 11.73 – 19-21 Adams Street

7/26/11

Applicant: Paul Peterson

Letter noting that property is not considered ‘historic’. The Commission determined that the existing wood-frame garage was not significant (HPC 10.43 D). The house burned down in 1978 and the lot has been vacant except for the subject structure since then. Without the house, the Commission found that the building is devoid of its context. The construction date is unknown.

HPC 11.78 – 117 Washington Street – 1789, Samuel Ireland House

8/2/11

Applicant: James Balan, Contractor for Claude Augustin, Owner

The Applicant received a Certificate of Non-Applicability (C/NA) for the following:

1. Interior renovations

HPC 11.79 Demolition – 10 Josephine Avenue – 1916 Concrete Block Garage 8/9/11

Applicant: Sherwood Builders and Remodelers, Contractors for Thomas E Demeo, Jr. & Linda M Luizzo, Owners

Building determined not significant.

HPC 11.80 – 381 Summer Street, the Rosebud 8/15/11

Applicant: Eric Fula, Contractor for Evangelos Nichols, Owner

*The Applicant received a **Certificate of Non-Applicability (C/NA)** for the following:*

1. Restore and repair pole sign and other existing signage.

PROJECT UPDATES AND OTHER BUSINESS

Project Updates

- **HPC Guidelines Revisions** (Abby Freedman with Amie Schaeffer)
 - Next meeting of Subcommittee Thurs. August 25th, 7-9 pm
 - Update on progress
- **City-wide LHD Expansion Project** (Brandon Wilson with Amie Schaeffer)
 - Final Report on Group E submitted 7-14-11 to the BOA
 - BOA has referred the submission to Legislative Matters
 - Next meeting of Legislative Matters not scheduled & unlikely before next mtg. of BOA on August 25th
 - Proposed Hinckley-Magoun LHD properties PowerPoint presentation in progress
 - Neighborhood meeting with above LHD owners not scheduled until after summer recess
 - Group F Narrative being revised before sending to owners in early fall.
- **2011 Surveying Projects** (Brandon Wilson & Kristi Chase with Amie Schaeffer)
 - St. Catherine's Church Survey – Amie working on draft
 - 2011 Broadway & Other CDBG Eligible Properties Survey – in progress by Amie & Brandon
 - Union Square LHD Preliminary Report for MHC Submission – Brandon finalizing
 - Properzi Way LHD Preliminary Report being drafted for Commission approval - Kristi
 - RFP for Union Square NRD Nomination Form – in progress by Amie & Brandon
 - RFP for NR Eligibility Opinion for Prospect Hill Park - in progress by Amie & Brandon
- **Milk Row Cemetery Preservation Project – Outstanding Work** (Brandon Wilson)
 - Heritage Tree Treatment awaiting Purchasing Dept. approval and new FY funding
 - Site signage on hold until funding identified
 - Fence Painting Touch-ups by Cassidy Fencing Co. – needs follow-up
 - Bike Racks on Somerville Ave. – awaiting new shipment to City
 - Relocation, new signage & improvement of Market Basket bike racks – needs their agreement
 - Additional restoration & repair work on tombs and markers subject to funding availability
 - Additional public access to be sponsored in October (see Events below)
- **Preservation Awards Program** (Brandon Wilson)
 - Exhibit of 2010 artwork at Somerville Armory in new café
 - Exhibit of 2011 artwork on City Halls walls, 2nd fl; leaves for new venue this fall

- Check out <http://bit.ly/nm6zEC> for full set of interviews with 2011 Program winners published in Somerville Journal from May through July and “Recommend” to others.
- **Historic Afghan Re-design and Re-ordering** (Brandon Wilson with Mayor’s Office)
 - Arts Council now working on re-design
- **Preservation Newsletters** (Brandon Wilson with Amie Schaeffer)
- **SHPC Website Enhancements** (Brandon Wilson with Communications Office)
 - Check out many new additions (including new links, LHD info, and historical reference material) as well as corrections over the summer on both of our websites via <http://www.ci.somerville.ma.us/departments/historic-preservation-commission> and <http://www.ci.somerville.ma.us/departments/ospcd/historic-preservation>
 - Also note Somerville Journal has added a “History” link http://www.wickedlocal.com/somerville/town_info/history to their Wicked Local online site which bundles lots of historic news in one place very helpfully; helpful if let them know this is appreciated.

Other Business

- **Green Line Extension MOA** (Kristi Chase)
 - Discussion of Proposed MOA and signing
- **Somerville Museum ADA Access, Repairs and Restoration Work** (Brandon Wilson)
- **CLG Reports** (Kristi Chase with Brandon Wilson)
 - 2011 report in progress
- **Mystic Water Works Housing Project**
 - Letter of Support requested

***Staff** regretted that they had not had the opportunity to thoroughly go through the plans to present them to the Commission, only give them the general understanding of the project as it stood in early March when they were last involved.*

***Documents:** City of Somerville Ordinance sections 7.16 – 7.27, Property Form B, HPC Design Guidelines, photographs of the building and plans by DiMella Shaffer undated and received 8/16/11 for MHC Submission 8/31/11.*

***Discussion:** Because this was the first time the Historic Preservation Commission had heard about the project, they were unwilling to vote on a letter of support until after they had a presentation on how the building will be preserved as it undergoes rehabilitation with a completely different function. The plans received this afternoon were too complex for a quick review at 10:00 PM after a long meeting.*

***Decision:** The Commission voted unanimously (7-0) to ask someone to present these plans at the next Commission Meeting on Tuesday, September 20, 2011.*

- **Upcoming Events** (Brandon Wilson)
 - Photo documentation of East Somerville house interiors with some original features intact subject of Arts Council grant – seeking properties with original details still intact
 - 2011 ArtsUnion fall walking tour titled “Upcoming Hotspots: Historic Union Square West” – Sun. Sept. 18th, 2-4:30pm led by Ed Gordon, with rain date of Sun. Sept. 25th, at same time. Opportunity for two longer stops and refreshments at local eatery at end.

- “Ghosts of Somerville” with opportunity for public access to explore and learn about the Milk Row Cemetery expected to be part of City’s “SomerStreets/Monster Mash Festival” on Sun. afternoon, Oct. 23rd. Exact format and timing to be determined.

- **New Business**

Upcoming Meeting Schedule for 2011: September 20, October 18, November 15, and December 20.

All of the applications summarized above are available for public inspection at the Commission’s Office on the third floor of City Hall, 93 Highland Avenue, on Mon. -Wed. 9:00 am - 4:30 pm; Thurs. 9:00 am-7:30 pm; and Fri. 9:00 am-12:30 pm. Since cases may be continued to a later date(s), please check the agenda on the City’s website, or call before attending (tel.: (617) 625-6600 x. 2525). Continued cases will not be re-advertised. Interested persons may provide comments to the Historic Preservation Commission at the hearing, by fax to 617-625-0722, by e-mail to kchase@somervillema.gov , or by mail to the Historic Preservation Commission, City Hall, 93 Highland Avenue, Somerville, MA 02143.