



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

STAFF PRESENT
AMIE HAYES, PLANNER
ALEX MELLO, INTERN

MEMBERS PRESENT
ALAN BINGHAM
TODD ZINN

Public Meeting for Preferably Preserved Structures
Recommendations and Minutes

The Historic Preservation Commission (HPC) held a public meeting at **6:30 p.m.** on **Thursday, August 1, 2013**, in City Hall, 3rd Floor Conference Room, 93 Highland Avenue, Somerville, MA.

The purpose of the meeting was to seek alternatives to demolition for structures determined by the Historic Preservation Commission to be Preferably Preserved and to make recommendations to the Historic Preservation Commission at a future Commission meeting on the following Preferably Preserved structure(s):

6:30 PM to 7:00 PM

589 Somerville Avenue Case # HPC 2013.011

Delay Period Ends: 3/18/2014

Building Description: c. 1845 single family dwelling

Significance: The structure is "Significant" due to an association of the property with Edward Flanagan (laborer and later foreman of the Middlesex Bleachery), the Flanagan family, and Louis Guazzaloca, a descendant of an Italian immigrant family who achieved some degree of the American Dream as well as historical integrity which conveys significance regarding location, design and materials.

The structure is "Preferably Preserved" as the dwelling is a rare surviving example of workers' housing associated with the Middlesex Bleachery, a major industry of the time that was located across Somerville Avenue and retains a high level of architectural integrity.

This was the second time for this case to come to a Public Meeting for Preferably Preserved Structures. Of the three structures currently located on this parcel, only the single-family dwelling with the above referenced address was determined by the HPC to be "Preferably Preserved." The parcel is located in a Business A zoning district with a Residential B district abutting at the rear of the parcel. The Architect presented an updated site plan from 7/9/2013, which illustrated a new four-story mixed-use building located along Somerville Avenue. Due to the residential district at the rear, a small portion at the rear of the new building would be reduced to three stories in height. The historic structure would be located to the right; however, the later enclosed porch/storefront addition would be eliminated and the relocated structure would have a five foot front yard setback and a three foot right side yard setback. Parking would be located at the rear of the parcel, accessible by an easement from Spring Street. The Architect also explained that the project proposes to retain an existing tree that is currently located in front of the historic dwelling.

The discussion then turned to details of the site such as signage for the historic structure, which could potentially be incorporated into a fence at the sidewalk and located between two granite piers. A wooden fence would be most appropriate



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for the time period; however, there is an existing iron fence located on the site. Historically appropriate windows were also discussed as the dwelling currently has inappropriate replacement windows. While the photograph in the Form B survey illustrates six-over-one glass panes, the Commissioners agreed that restoring these windows to six-over-six would be more appropriate and requested that this become part of the resulting Memorandum of Agreement. The Architect requested that direction with regard to a color palette would be helpful. The Commissioners explained that they do not have jurisdiction over color with regard to local historic districts; however, they would be happy to provide advice with regard to what would be most appropriate. Staff suggested that while a new foundation would be necessary for the relocated structure, the Commission may prefer for the new foundation to have a brick veneer to illustrate the original material above grade.

The discussion then turned to the next steps that would move this preservation project forward. Staff explained that a Memorandum of Agreement (MOA) would discuss the proposed relocation of the historic house, the fence with signage, additional photographs, a caveat that the resulting MOA would be conditional upon Special Permit Granting Authority (SPGA) approval of the project, a letter of support for the project shall be submitted to the SPGA from the HPC, efforts to retain the above mentioned tree, and specifications regarding windows. Staff would try to have this draft MOA prepared by the next HPC meeting on August 20, 2013 for the Commission to approve.

7:00 PM to 7:10 PM

73 Concord Avenue Case # HPC 2013.013

Delay Period Ends: 3/18/2014

Building Description: c. 1900 barn/stable

Significance: The structure is “Significant” and “Preferably Preserved” due to the minimally modified exterior appearance, existing fenestration pattern, and traditional use as an agricultural barn/stable which served a variety of purposes including housing animals, general storage, and later, the storage of carriages as well as the remaining integrity, visibility and as one of the last structures of this type within the immediate area.

This was the first time for this case to come to a Public Meeting for Preferably Preserved Structures. The Architect explained that the Owner of the barn/stable at 73 Concord Avenue was agreeable to rehabilitating the structure for use as a garage that would accommodate three nonconforming parking spaces, as the width of the structure will not allow for the 9’x18’ dimensions required by the Somerville Zoning Ordinance. Commissioners inquired what the loft would be used for and understand that this will be additional storage. Signage for the site was determined unnecessary as the specific historical association with regard to the barn/stable remains unknown. The Architect explained that the existing barn door pattern was not original and would not accommodate three vehicles; therefore, the proposal alters the fenestration pattern of these doors and would enable the new wood doors to open from overhead as opposed to swing open. Other modifications would be to remove a window from the right side elevation that looks into the adjacent dwelling and sheath the entire structure in shake shingles. These modifications seemed reasonable to the Commissioners and they agreed to send the SPGA a letter of support for the project. Staff explained that an MOA would hopefully be prepared by the next HPC meeting on August 20, 2013 for the Commission to approve.

The meeting concluded at approximately 7:10 p.m.

