



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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*Ryan Falvey*  
*Derick Snare (Alt.)*  
*Todd Zinn (Alt.)*

*Abby Freedman, Vice Chair*  
*Alan Bingham (Alt.)*  
*Natasha Burger*  
*Tom DeYoung (Alt.)*  
*Eric Parkes*  
*Brad Stearns (Alt.)*

**Historic Preservation Commission Draft Minutes**

**Visiting Nurses Association, Community Room, 3<sup>rd</sup> Floor, 259 Lowell Street**  
**6:40 p.m. on Tuesday, April 15, 2014**

**Staff Present:** Kristi Chase, and Amie Hayes

**Members Present:** Jillian Adams, Dick Bauer, Alan Bingham\*, Ryan Falvey, Abby Freedman, and Eric Parkes. Dick Bauer arrived at 8:30 pm. He chaired and voted on the case of 30 Day Street HPC 2014.030 and the authorization to allow Staff to review and approve certain roofing material. He also signed several documents that needed the Chairman's signature and left at 9:00 pm.

**Members Absent:** George Born\*, Natasha Burger, DJ Chagnon\*, Tom DeYoung\*, Derick Snare\*, and Brad Stearns\*, Todd Zinn\*.

\*Alternates

**Others Present:** Joe Cassinelli, Serge Roy, Heather Davies, and Anne Vigorito.

**Proposed Alterations to Local Historic District Properties**

<b>46 Mt. Vernon Street (HPC 2013.089)</b>	
Applicant:	Ting Fang
Property Owner:	Ting Fang
Application Date:	November 18, 2013
Legal Notice:	<i>Alter roof materials.</i>
Recommendation:	Certificate of Appropriateness <i>with conditions</i>
Current Status:	Request to withdraw
Decision:	The Commission voted unanimously (5-0) to approve the Applicant's request to withdraw without prejudice.



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<b>178 Central Street (HPC 2014.014)</b>	
Applicant:	Darren Stanley
Property Owner:	Serge Roy
Application Date:	March 19, 2014
Legal Notice:	<i>Replace door and windows on kitchen ell.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard Tuesday, April 15, 2014
Presentation:	Serge Roy presented. They are undertaking a gut rehabilitation of the kitchen which has undergone numerous alterations over time. Some of these have not been properly executed. They found extensive water damage and will need to do fascia, gutters and roof repair. There is one window that does not have the same casing as the rest of the house. The new windows will be consistent in style to the existing with casings to match. The new ground floor window will be located symmetrically with the door on the rear of the building. The door will be more appropriate, matching the one off the driveway.
Public Comment:	There was no public comment.
Staff Report:	Staff determined that the alteration for which an application for a Historic Certificate had been filed is appropriate for and compatible with the preservation and protection of the Adams-Locke Local Historic District at 178 Central Street because the distance of the alteration from the street renders the alteration indistinguishable from the existing fabric on the east and west sides, the original configuration of the rear ell of the building had been extensively altered, a window on the rear façade will give better balance to the rear elevation; therefore Staff recommended that the Historic Preservation Commission grant Darren Stanley, Contractor and Serge Roy, Owner a Certificate of Appropriateness to replace the windows on the east and west sides of the rear ell with insulated 6/6 wood replacement sash with no Lo-E coating.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits.
Discussion:	Jillian Adams noted that the proposed door was not consistent with the age of the building. Eric Parkes suggested that the existing door to be matched was probably from the 1930s and that if the new door were more visible, he would suggest tweaking the design. Jillian Adams suggested that a single large light would also work.  The Commission then discussed the window placement and the visual effects of low emission glass. It was agreed that achieving a consistent style, matching the dominant casing type on the new opening, and the addition of lone window on the rear was a good approach.
Decision	The Commission voted unanimously (5-0) to grant a Certificate of Appropriateness contingent upon the following conditions: <ol style="list-style-type: none"> <li>1. The replacement door will match the existing side door on the ell;</li> <li>2. The replacement Marvin Tilt Pac insulated wood window sash and new wood window shall have 6/6 glazing, spacer bars, and no Low-E glass to match the existing windows in form, material, and pattern.</li> <li>3. Window casings for the new window and one other window on the driveway side shall replicate the casings on the rest of the house.</li> </ol>

<b>381 Summer Street (HPC 2014.018)</b>	
Applicant:	Rosebud Restaurant Inc., Joe Cassinelli, Owner
Property Owner:	381 Jumbo LLC
Application Date:	March 26, 2014
Legal Notice:	<i>Revise ADA Access.</i>
Recommendation:	Certificate of Appropriateness



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Current Status:	Heard Tuesday, April 15, 2014.
Presentation:	Joe Cassinelli presented. He is renovating and restoring the building. The current access does not meet code. The ramp needs to be removed and the stairs modified. He intends to install a chairlift inside the building entry. It would be in a 3-hour fire-rated enclosure. It would have a separate door to the exterior and the stairs would be modified to allow for the needed turning radius.
Public Comment:	There was no public comment.
Staff Report:	Staff determined that the alteration for which an application for a Historic Certificate had been filed is appropriate for and compatible with the preservation and protection of the Rosebud Diner Local Historic District; therefore Staff recommended that the Historic Preservation Commission grant Rosebud Restaurant Inc. a Certificate of Appropriateness for revisions to the ADA access with a new path, landing stairs and entry doors as shown on Sheet A-3.1 "Proposed Exterior Elevation" dated 3/12/2014 and Sheet A-1.0 "First Floor Construction Plan" dated 3/5/2014 at 381 Summer Street. A Certificate of Non-Applicability should be issued for the restoration and in-kind repairs of the diner.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits.
Discussion:	The Commission discussed the relative visibility of the new door. Eric Parkes mentioned that ADA access would be much improved.
Decision	The Commission voted unanimously (5-0) to grant a Certificate of Appropriateness contingent upon the following conditions: <ol style="list-style-type: none"> <li>1. The existing ramp shall be removed and a new walkway to the entry at grade will be installed.</li> <li>2. A new doorway allowing access to a wheel chair lift shall be constructed on the west side of the existing doorway to the rear addition as shown on First Floor Construction Plan A-1.0 dated 3/5/2014.</li> </ol>

<b>222 Morrison Avenue (HPC 2014.012)</b>	
Applicant:	Dorr Woodward
Property Owner:	Dorr Woodward
Application Date:	March 17, 2014
Legal Notice:	<i>Alter porch skirt, railings, balusters and posts.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard Tuesday, April 15, 2014
Presentation:	Staff presented for the Applicant who was unable to attend the meeting.
Public Comment:	There was no public comment.
Staff Report:	Staff determined that the alteration for which an application for a Historic Certificate had been filed is appropriate for and compatible with the preservation and protection of the Morrison Avenue Local Historic District; therefore Staff recommended that the Historic Preservation Commission grant Dorr Woodward a Certificate of Appropriateness for 222 Morrison Avenue to replace the existing porch rails and railings with simple wood railings, turned balusters of a heavier weight than the existing, and newel posts consistent with the existing porch balusters and rails shown on the examples below because they meet guidelines noted above.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits.



Discussion:	MGL 143 section 3a was discussed in relationship to railing height and life safety issues. It was noted that the porch was not high enough to trigger concern. The actual railing and porch height still need to be verified. The Commission generally liked the examples presented and asked that a Commissioner would review and verify that the balusters and posts planned were substantially similar to those proposed.
Decision	<p>The Commission voted unanimously (5-0) to grant a Certificate of Appropriateness contingent upon the following conditions:</p> <ol style="list-style-type: none"> <li>1. The replacement skirt shall be simple vertical boards.</li> <li>2. The replacement wood railings shall have a simple generic style.</li> <li>3. The height of the porch railings shall be that of the original railings as can be seen in the existing paint shadows on the porch.</li> <li>4. The height of the hand rails on the stairs shall meet building code.</li> <li>5. The replacement balusters shall be heavier weight turned balusters similar in style to those found on 257 Broadway and shall be reviewed by Staff and a member of the Historic Preservation Commission. (See attached photo.)</li> <li>6. The replacement newel posts shall be similar in size and style to those found on 257 Broadway and shall be reviewed by Staff and a member of the Historic Preservation Commission.</li> </ol> <p>A Certificate of Non-Applicability for repair and maintenance is issued contingent upon the following conditions:</p> <ol style="list-style-type: none"> <li>7. The rotted porch supports, deck, fascia, gutters, porch roof, rafters or asphalt shingles on the porch roof shall be replaced with materials to match the existing in texture, size, shape, and installation detail.</li> <li>8. If there are remaining repairs and alterations not covered by the accompanying Certificate of Appropriateness above, the Applicant must submit an Application for Work on an Historic Building to cover the remaining repairs</li> </ol>

<b>23 Pleasant Avenue (HPC 2014.019)</b>	
Applicant:	Timothy B. Brown
Property Owner:	Margaret A. McCarthy and Timothy B. Brown
Application Date:	March 26, 2014
Legal Notice:	<i>Install solar panels.</i>
Recommendation:	Certificate of Appropriateness
Current Status:	Heard Tuesday, April 15, 2014
Presentation:	Staff presented for the Applicant who was unable to attend the meeting. After extensive attempts to relocate and to minimize the effect of solar panels on the historic district, two options were given. Due to the way the panels were linked, placing the panels behind the chimney placed them in shadow for too long for it to be feasible. Staff had worked with the owner and the solar panel company to understand the restrictions and the possibilities. The options presented were the options with the least effect on the street that met the needs of the Applicant and the physical requirements of the solar energy system.
Public Comment:	There was no public comment.
Staff Report:	Staff determined that the alteration for which an application for a Historic Certificate had been filed is appropriate for and compatible with the preservation and protection of the Pleasant Avenue Local Historic District; therefore Staff recommended that the Historic Preservation Commission grant Timothy Brown a Certificate of Appropriateness to install 10 solar panels on the right roof plane of 23 Pleasant Avenue in accordance with either Option 1 or 2.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, site visits, and discussions with the company installing solar panels.



Discussion:	The Commission discussed how the various goals of conservation and preservation overlapped and aligned. The asphalt shingle roof would not be damaged by the installation. The placement of the panels in other locations was discussed and the visibility of the installation. They also reviewed the changing technology and the life expectancy of the units. The installation would be reversible. 10 panels are needed for the average home, more than that doesn't make sense. Local Historic Districts have different standards than the rest of the city. The visual impact on the historic fabric of the district needs to be evaluated. An installation on this building would be visible. It is important that precedent would not be set by this. Each building would need to be reviewed individually to ensure that any installation is a minimally visible as possible and does not damage historic fabric.
Decision	The Commission voted unanimously (5-0) to grant a Certificate of Appropriateness contingent upon the following conditions: <ol style="list-style-type: none"> <li>1. Ten solar panels may be installed on the southern roof plane (right side) of 23 Pleasant Avenue only as configured in "Proposed System 4," identified as Option 1 in the Staff Report.</li> </ol> <p>The Commission noted in their granting of this Certificate that the proposal is 1) not irretrievably detrimental, in that the change is reversible; 2) this is not a precedent; 3) future proposals will be reviewed on a case-by-case basis; and 4) the HPC encourages minimal visibility.</p>

<b>30 Day Street (HPC 2014.013)</b>	
Applicant:	Alan Bingham
Property Owner:	Alan Bingham & Rosemary Broome-Bingham
Application Date:	March 17, 2014
Legal Notice:	<i>Replace bathroom windows</i>
Recommendation:	Certificate of Non-Applicability
Current Status:	Heard Tuesday, April 15, 2014
Presentation:	Eric Parkes as architect for the owner, recused himself and left the room. Alan Bingham asked to present his case. Dick Bauer ruled that it was his due process to do so. The windows are located on an interior corner, not visible from the street and would have obscuring glass in the lower sash. They are overlooked by a large apartment building. After presenting, Alan Bingham then recused himself from the discussion of the case and left the room
Public Comment:	There was no public comment.
Staff Report:	Staff recommended that the Historic Preservation Commission issue Alan Bingham, Owner of 30 Day Street Local Historic District a Certificate of Non-Applicability under sections 6.a and 6.d.2 for the replacement of the bathroom windows because they do not meet the definition of exterior architectural feature as defined in Section 2.f of the Historic District Ordinance.
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.16 – 7.27, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits.
Discussion:	The Commission noted that the Staff had done its due diligence and agreed that the windows would not be visible from the public right of way.
Decision	The Commission voted unanimously (4-0) to confirm the Staff's initial determination that the proposed alteration was not visible from the public right of way. Therefore, it did not meet the definition of an exterior architectural feature reviewable by the Commission and should be issued a Certificate of Non-Applicability.

**Demolition Reviews**

*Determination of Significance*



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<b>314-316 Somerville Avenue ( HPC 2014.009)</b>	
Applicant:	Belmont Hill Corporation
Property Owner:	Belmont Hill Corporation
Application Date:	February 27, 2014
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Significant
Current Status:	Heard Tuesday, April 15, 2014
Presentation:	Staff presented for the Applicant who was unable to attend the meeting. The Applicant would like o demolish the building but might rehabilitate or recreate the facade by incorporating it into in a new taller building on the same lot and footprint.
Public Comment:	There was no public comment.
Staff Report:	<p><i>Development gradually spread along Somerville Avenue to the west of the Square as the City's population and employment opportunities increased. By 1895, Patrick Rafferty had added a small one-story shop adjacent to the larger block, which corresponds to the western portion of the current building at 314-316 Somerville Avenue. The subject structure, c. 1890 and 1920, is a single-story commercial structure. The north elevation is divided into two storefronts, which both retain a fair amount of historic fabric.</i></p> <p>(a) In accordance with the <i>Findings on Historical Association</i>, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, Staff recommended that the Historic Preservation Commission find 314-316 Somerville Avenue <u>importantly associated</u> with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.</p> <p style="text-align: center;">OR</p> <p>(b) In accordance with the <i>Findings on Historical and Architectural Significance</i>, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, Staff recommend that the Historic Preservation Commission find 314-316 Somerville Avenue historically or architecturally significant.</p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, HPC Design Guidelines, and Massachusetts Historical Commission Property Survey Form, and site visits.
Discussion:	The Commission concurred with the Staff findings. A significant amount of the original fabric and design of the building was still visible despite some alterations and a fire. Abby Freedman noted that there was a strong sense of connection with the other buildings on the lot. Eric Parkes mentioned the storefronts as important.
Decision:	<p>The Historic Preservation Commission voted unanimously (5-0) to determine the c. 1890 single-story commercial structure at 314-316 Somerville Avenue 'Significant' because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, "is at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is both:</p> <ol style="list-style-type: none"> <li>i. "Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, and</li> <li>ii. "Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished."</li> </ol> <p>The structure was determined importantly associated with the broad architectural, cultural, economic, political and social history of the City due to the retention of Italianate architectural details on a small scale commercial structure; as an example of Union Square commerce in the late nineteenth and early twentieth centuries; through an association with</p>



	Patrick Rafferty, who was involved with City politics and is representative of immigrant groups who influenced the further development and expansion of Union Square; and as part of a nineteenth century collection of commercial structures associated with exponential growth at the turn of the twentieth century as well as the three-building collection of structures located on this parcel. This structure was also determined historically and architecturally ‘Significant’ as a representative of late 19 <sup>th</sup> century commercial growth of Union Square due to the remaining integrity of the structure with regard to original form, massing, fenestration pattern, and material. In addition, due to the location of the structure within a collection of structures that represent the same cultural context, this structure is significant within the context of a group of buildings which, together, represent the late 19 <sup>th</sup> and early 20 <sup>th</sup> century expiation of Union Square along Somerville Avenue.
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<b>510 Somerville Avenue ( HPC 2014.011)</b>	
Applicant:	Douglas Beudet
Property Owner:	Carl & Joan Razzaboni
Application Date:	March 5, 2014
Legal Notice:	<i>Determination of Significance</i>
Recommendation:	Not Significant
Current Status:	Heard Tuesday, April 15, 2014
Presentation:	Anne Vigorito, Attorney for the Applicant presented. She agreed with the Staff Report, noting that there had been several changes to the building over time and mentioned the developers plans for the site which includes both residential and commercial uses, a similar mix to the existing building.
Public Comment:	There was no public comment.
Staff Report:	<p>The subject building represents the commercial growth and infill development of Somerville Avenue, which is a result of the mid to late 19<sup>th</sup> century expansion of Union Square along the Somerville Avenue corridor. This structure was constructed c. 1884 and maps illustrate that, historically, this building has always been a mix of commercial and residential uses. The building appears to retain the original side-gable form, 2½ story massing and fenestration pattern of the second story, but has seen significant alterations with regard to the storefront, windows, doors, and rear additions. Additionally, the only architectural details noted are the depth of the eaves and several window casings.</p> <p>The subject structure retains a low to moderate level of historical and architectural integrity due to changes in the surrounding streetscape which further remove historical context, lack of original materials and existent detail, and variety of alterations. The original side-gable form, 2½ story massing, and second story fenestration pattern are still evident.</p> <p>(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.</p> <p style="text-align: center;">OR</p> <p>(B) The structure, c. 1884, is at least 50 years old.</p> <p style="text-align: center;">AND</p> <p><i>For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.</i></p> <p style="text-align: center;">(a) In accordance with the <i>Findings on Historical Association</i>, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, <b>Staff recommend that the Historic Preservation Commission do not find 510</b></p>



	<p><b>Somerville Avenue <u>importantly associated</u> with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.</b></p> <p>OR</p> <p>(b) In accordance with the <i>Findings on Historical and Architectural Significance</i>, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, <b>Staff recommend that the Historic Preservation Commission do not find 510 Somerville Avenue historically or architecturally significant.</b></p>
Documents:	Staff Report based upon the City of Somerville Ordinance sections 7.28, HPC Design Guidelines, historic maps and atlases, City directories and building permits, and site visits.
Discussion:	Jillian Adams noted that there were no important associations to this structure. Eric Parkes said that the building's setting has been altered. The Commission discussed whether the building was out of context. Abby Freedman noted that while
Decision:	<p>The Historic Preservation Commission voted unanimously (5-0) to determine that the 1884 side-gable mixed-use structure located at 510 Somerville Avenue is NOT 'Significant.' Although the structure is "at least 50 years old," the structure is determined not to be a significant building or structure after finding that the building or structure is neither:</p> <p>i. "Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts," nor</p> <p>ii. "Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished."</p>

*Structures within Demolition Review Period*

<b>88 Dover Street (HPC 2013.050)</b>	
Applicant:	Mui Sin Chow & Nam Cheung
Recommendation:	Schedule 1 <sup>st</sup> Public Meeting for Preferably Preserved Structures – April 3, 2014
Current Status:	Delay Period over June 17, 2014

*Staff Review – Listed for informational purposes*

<b>508 Somerville Avenue (HPC 2014.010)</b>	
Applicant:	508 Somerville Avenue LLC
Description:	<i>Demolition of c. 1930 Service Station</i>
Current Status:	Staff issued Determination of Not Significant on April 1, 2014

<b>26 Adrian Street (HPC 2014.015)</b>	
Applicant:	CSA Construction
Description:	<i>Demolition of 1931 Concrete Block Garage</i>
Current Status:	Staff issued Determination of Not Significant on March 31, 2014

<b>16 Westwood Road (HPC 2014.017)</b>	
Applicant:	James Veneziano, Trustee
Description:	<i>Porch repairs</i>
Current Status:	Staff issued Certificate of Non-Applicability on April 2, 2014

**Other Action Items**



Authorize Staff to review and approve architectural asphalt shingles, a non-historic material  
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*Because the requests for this type of change are frequent, the Staff would like to expedite certain cases coming before the Commission using precedent to make the decision. Staff would submit a short report on which materials had been approved and how it met precedent. If there was no precedent for the particular case, it would come before the Commission for approval.*

*The Commission voted to unanimously (6-0) to authorize the Staff to review and approve the use of architectural shingles when replacing a non-historic roofing material.*

Mystic Waterworks Pumping Station Housing Project	
Applicant:	Albert Rex, MacRostie Historic Advisors
Property Owner:	Somerville Housing Authority
Description:	Mystic Waterworks Pumping Station Housing Project
Action:	Vote to approve Letter of Support for MA Tax Credits, Round 9
	The Commission voted (5-0) unanimously that they continued to support the project. The letter was out-dated and needed to be shortened. Staff agreed to revise it as discussed with additional input from Jillian Adams.

Minutes:	February 18, 2014 – HPC
Minutes:	March 6, 2014 – Public Meeting for Preferably Preserved Structures
Minutes:	March 6, 2014 – Public Meeting Somerville Main Post Office
Minutes:	March 12, 2014 – Design Guidelines (last meeting)
Minutes:	March 18, 2014 - HPC
Minutes:	April 3, 2014 – Union Square
	The February Minutes were tabled again as not everyone had a chance to read them as amended. All the other minutes were unanimously approved by those attending the meetings.

### **Notification**

- Election of Officers to be held May 20, 2014

*Reports and plans are available on the City of Somerville website at [www.somervillema.gov/departments/historic-preservation-commission/hpc-cases-and-decisions](http://www.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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