

Somerville Historic Preservation Commission

DECISIONS

Tuesday, September 26, 2006

City Hall

3rd Floor Conference Room

6:30 p.m.

Staff Present: Kristi Chase, Brandon Wilson (in and out), Katherine Montgomery (Intern)

Members Present: Michael Payne, Abby Freedman*, Jeff Meese*, Brad Stearns*. Susan Rabinowitz* arrived and Brad Stearns* left at 8:00 pm.

Members Absent: Dick Bauer, John Bunzick, Stephen Glines, Barbara Mangum, Cheryl Vanderbilt, David Guss*, DJ Chagnon*, Susan Fontano*, Derick Snare*.

Others Present: David Owens, Ron Mesard and Gretchen Rowe

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

Approval of HPC Minutes

Application: **HPC #06.52 – 28 Highland Avenue**

Applicant: David Owens, Trustee, 28 Highland Avenue Condominium Trust

The Applicant seeks approval for the following:

1. Reconstruct porches with revised, more historically appropriate design.

*Michael Payne made a motion, seconded by Jeff Meese for a **Certificate of Appropriateness** to be granted to:*

1. *Repair and replace rails, baluster and handrails in-kind on front porch to match existing on ground floor front and to match historic photograph on second floor front with details to reviewed and approved by Staff; and*
2. *Install railing height on second floor to match the original height not the height of the replacement railings currently in place (see violation notice dated 7/31/02).*

The application for a Certificate of Appropriateness for the reconstruction and design of the back porch was continued until October 17, 2006 to allow time for the Applicants to decide on the details for a determination by the Commission.

Demolition Reviews

HPC 06.16 D – 55-61 Clyde Street (MaxPac Site) - Update

Applicants: Leslie Donovan, Preservation Consultant; Matt O'Neill, Director of Development, KSS Realty Trust

Received
03/14/06

Determined Significant
03/21/06

Preferably Preserved
04/18/06

Anne Thomas of the Law Department is working on a draft MOA between the SHPC and the development team.

HPC #06.27 D– 46 Pearl Street – Update on proposed demolition of 1871 Ezra Conant House

Applicant: John Mahoney, Developer

Received	Determined Significant	Preferably Preserved
04/20/06	09/16/03	05/16/06

Brad Stearns and Kristi Chase met with Mr. Mahoney and David Knuttunen, Structural Engineer on 7/25/06. The Staff has not heard from Mr. Mahoney or Mr. Knuttunen regarding the findings.

HPC #05.57 D– 280 Broadway – Update on proposed demolition of 1901 Elbridge Davis Carriage House

Applicant: Fred Camerato, Developer

Received	Determined Significant	Preferably Preserved
10/31/05	11/15/05	03/21/06

According to Attorney Richard DiGirolamo, his client Mr. Camerato did not find the meetings productive and therefore he is choosing to wait out the 9 months.

Demolition Reviews by Staff Since Last Meeting in August

HPC 06.50 – 135R Lexington Avenue, Corrugated Metal & Concrete Block Storage Shed

Applicant: Chris Poutahidis

Received: 08/18/06 Determined Not Significant:

HPC 06.48 – 17 Kidder Avenue, Concrete Block Garage

Applicant: Michael Chiu, Owner

Received: 08/25/06 Determined Not Significant:

Certificates of Non-Applicability Issued by the Staff

HPC#06.52 – 28 Highland Avenue

09/12/06

Applicant: David Owens, Trustee, 28 Highland Avenue Condominium Trust & John Raposa, Contractor

3. Repair and replace rails, baluster and handrails in-kind on front porch to match existing on ground floor front and to match historic photograph on second floor front;
4. Install railing height on second floor to match the original height not the height of the replacement railings currently in place (see violation notice dated 7/31/02);
5. Repaint as needed.

HPC#06.53 – 205 School Street

09/18/06

Applicants: Judith Wynn & Henry. Jung, Owners

1. Repair front porch in-kind including skirt, columns and ceiling.

Section 106 and FCC NEPA Reviews by Staff

None

Other Business - Project Updates

LHD Expansion Project - Review of Proposed Properties for LHD Designation and Preliminary Report of Consultant, and Final Vote Before Submission to MHC and Somerville Planning Board

Additional Properties to consider: 197 Washington Street, Cota Funeral Home; Union Square Post Office; 31 Kidder Avenue

Michael Payne made a motion, seconded by Abby Freedman to accept the Consultant's recommendations with some exceptions. The properties not fully assessed would still be under consideration by the HPC during the 60-day period while the Planning Board and the Massachusetts Historical Commission were also reviewing the proposed new Local Historic Districts for comment. The vote was unanimous (4-0) to forward the Preliminary Report to the Planning Board and the Massachusetts Historical Commission.

- **Historic Plaque Program – Brandon and Katherine**
 - Ordering is on hold until it is determined what is the demand by both prior and pending LHD property owners. Funds to subsidize this program expansion will come from continuing sale of the “Preserving Somerville” memorabilia (see below)
- **Milk Row Cemetery Preservation Grant Project Update – Brandon**
 - MHC Grant has been completed within budget and the Final Project Report has been submitted to the MHC on time; reimbursement to the City is being processed.
- **Preservation Awards T-shirt Project Update – Brandon and Katherine**
 - A new order of “Preserving Somerville” T-shirts, tank tops and tote bags has been placed as the first order of 100 shirts has sold out within three months! Coldwell Banker Residential Brokerage has agreed to be the sponsor of the next large order, and it has decided that they, as well as Norton Realty (prior order sponsor) and Century Bank (sponsor of Preservation Awards Framing Project for past 3 years) will be credited as part of the streetscape design.
- **LHD Repair & Maintenance Loan Program Proposal – Brad**
 - Kristi has made some headway, but is still working on the draft criteria to be proposed to Citizen's Bank.
- **Draft Demolition by Neglect Ordinance**
 - Law Department has presented a very preliminary draft to the HPC and its Staff for review and comment before proceeding. Michael has pointed out that the draft is very sketchy and needs more specific provisions to be reviewable. The Staff has not had time to research and provide these provisions yet.
- **Recently Past/Upcoming Preservation Outreach Events – Brandon**

- **Prospect Hill/Union Square Walking Tour** led by Edward Gordon, architectural historian & President of Victorian Society of New England was held on Saturday, September 16th from 2-4 pm. Nearly 30 people from Somerville and other nearby communities participated, and the Borges Family, owners of the Neighborhood Bakery on Bow St., sponsored a very generous array of appetizers and drinks for everyone. The tour was free, due to funding for the leader from the Mass Cultural Council through a 2006 ArtsUnion Grant.
- Historic Somerville in concert with the Somerville Museum is sponsoring a major exhibit about Medal of Honor winner **George Dilboy and Greek immigration to Somerville** from this fall until next spring.
- **Davis Square to Powderhouse Tour** given by Ed Gordon, (see above.) 2:00 – 4:30pm on Sunday October 15, 2006 starting from the Somerville Theatre.
- The **Second Annual Ghosts of Somerville** will be sponsored by Historic Somerville in collaboration with the Commission and the Somerville Arts Council on Sunday, Oct. 29th. More details to follow.

The meeting adjourned at 9:45 pm.

Schedule of remaining SHPC meetings for 2006: Held on the third Tuesday of every month: October 17, November 21, and December 19.