

Somerville Historic Preservation Commission

AGENDA

Tuesday, November 21, 2006

City Hall

3rd Floor Conference Room

6:30 p.m.

Approval of HPC Minutes: October

6:40 p.m. Deliberation of HPC Cases

HPC 06.66 – 191 Highland Avenue (The Armory)

Applicant: Eric Carlson, SingleSpeed Design for Joseph & Nabil Sater, Owners

Review and discussion of proposed skylight.

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	Determined Significant	Preferably Preserved	9 Months
03/14/06	03/21/06	04/18/06	01/18/07

Review, discussion, and vote on the draft MOA between the SHPC and the development team completed by the Staff & Anne Thomas of the Law Department.

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	9 Months
04/20/06	09/16/03	05/16/06	02/16/07

Staff received a phone call on 11/30/06 from Mr. Mahoney to say he has another idea but nothing concrete has been received.

HPC 06.60 D – 56 Putnam Street – pre- 1895 Stable/Barn

Applicant: Eleanor Glidden, Owner

Received	Determined Significant
10/16/06	11/21/06

Review of the SHPC’s initial determination that under section 4.2 of the Demolition Review Ordinance #2003-05, the subject residential building is considered “significant”. Public testimony followed by discussion and a vote by the Commission will be taken on whether the building should be “preferably preserved” per section 4.3.

HPC 06.62 D – 335 Summer Street – 1895 Carriage House

Applicant: Florentien de Ruiters, Tomas Bok

Received: 10/26/06

Initial review and determination under section 4.2 of the Demolition Review Ordinance #2003-05, as to whether the subject building is considered “significant”.

**HPC 06.64 D – 541 Windsor Street – Pre-1874 North Meat Packing Company
Soap Rendering Building**

Applicant: Joe Nissenbaum

Received: 10/30/06

Unsafe Conditions MGL Chapter 143, section 9

Section 106 and FCC NEPA Reviews

HPC 06.65 – 51 McGrath Highway

11/2/06

Applicant: Brian Lever, Cultural Resources Specialist, EBI Consulting

Review and Comments to be forwarded to MHC re: NEPA/Section 106 Review of proposed installation of:

- One antenna array (sector 1) will be façade-mounted at the approximate height of 53 feet above ground level to an existing freight elevator penthouse, located on the northern portion of the roof;
- Two antenna arrays (sectors 2 and 3) will be mounted to the building’s existing façade, at a height of approximately 44 feet above ground level on the southeastern and southwestern portion of the roof; and
- Alternatives also submitted.

Certificates of Non-Applicability Issued by the Staff

HPC#06.61 – 29 Powderhouse Terrace

10/23/06

Applicant: Carolyn & John W. Taylor, Owners

1. Repair and replace 3-tab asphalt roof shingles in-kind.

HPC 06.63 – 140-148 Morrison Avenue

10/30/06

Applicants: Mark Chase, Elizabeth Loveland, Brian Green, Norman Campbell

1. Repair and replace 3-tab asphalt roof shingles in-kind.

HPC 06.68 – 57 Meacham Road

11/06/06

Applicants: Carrie Normand & David Zraket, Owners

1. Replace vinyl windows with 1/1 and 2/1 vinyl windows.

HPC 06.69 – 143-145 Sycamore Street

11/09/06

Applicant: Jim McCallum, Owner

1. Repair front porch; and
2. Repair and replace rotted wood elements in-kind as needed.

HPC 06.70 – 53 Columbus Avenue

11/10/06

Applicant: Bun Chhouy, Contractor

1. Replace vinyl windows in kind.

HPC 06.71 – 333 Broadway

11/15/06

Applicant: Tony Paone, Owner

1. Repair ornamental balcony to match existing.

Other Business - Project Updates

- **Middlesex Canal National Register Listing Update – Dick Bauer**
- **Preservation and Director’s Awards:** Nominations still needed by Monday December 4, 2006.
- **Ghosts of Somerville Event Report – Barbara Mangum**
- **LHD Expansion Project –**
 - Review minutes from the special meeting held on Tuesday, 11/14/06 to reconsider LHD proposed properties where owner consent not given or not clear;
 - Update on Preliminary Report Status;
 - Expected LHD Project Timetable;
 - New properties surveyed for proposed designation: 31 Kidder Avenue, 58 Central Street, 28 Benton Road
- **Holiday Party Planning**
 - Date to be determined
 - Location to be determined
- **Historic Plaque Program**
 - Preserving Somerville merchandise – New order of red, black and natural canvas totes @ \$10.00 expected in time for gift giving.

Schedule of remaining regular SHPC meetings for 2006: Held on the third Tuesday of every month: December 19.