

SOMERVILLE HISTORIC PRESERVATION COMMISSION

Agenda

Tuesday, May 20, 2008
City Hall
3rd Floor Conference Room
6:40 p.m.

Final Review and Approval of HPC Minutes: March 2008

DELIBERATION OF HPC CASES

HPC #08.20 – 144 Morrison Avenue

Applicant: Mark Chase, Owner

The Applicant seeks a **Certificate of Appropriateness** to:

1. Remove chain link fence; and
2. Install brick garden path in front yard.

HPC #08.21 – 45 Laurel Street

Applicant: Dennis C. Rieske, AIA, Architect for Ralph Malin, Prospective Purchaser

The Applicant seeks a **Preliminary Review** of plans to:

1. Upgrade existing front and rear stairs to meet MA building code to allow for the removal of the existing metal fire escape from the front of the building;
2. Remove existing metal fire escape on the rear of the building which currently provides a second means of egress for the 3rd floor with a new wood stair, enclosed with wood lattice and covered with a flat roof;
3. Install new wood rails and balusters around the existing flat roof;
4. Replace existing window with a door for access to the existing flat roof;
5. Install new gas-fired high efficiency boilers with direct vents on rear side;
6. Install 8 new split system AC units on ground rear side or on rear flat roof;
7. Demolish existing 1921 concrete block garage; and
8. Increase number of parking spaces from 3 to 6.

DEMOLITION REVIEW

HPC 08.05 D – 6-8 Cutter Avenue – Italianate wood frame house (continued to 7/15/08 per request of Richard DiGirolamo)

Applicant: Chris Poutahidis, Owner; Richard DiGirolamo, Agent

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.

Received 03/05/08	Determined Significant 03/18/08	Preferably Preserved	9 Months
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See Form B with attached photos and map research.

HPC 08.02 D – 377-379 Summer Street – Jenney Gas Station (continued to 7/15/08 per request of Richard DiGirolamo)

Applicant: Chris Poutahidis, Owner; Richard DiGirolamo, Agent

Received 01/23/08	Determined Significant 02/19/08	Preferably Preserved	9 Months
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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.

See Form B with attached photos and map research.

HPC 07.66 D – 23 Milton Street – Wood-frame stable circa 1890 - Update

Applicant: Eden Frye, owner

Received 10/15/07	Determined Significant 10/16/07	Preferably Preserved 11/20/07	9 Months 08/20/08
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Plans that describe the reuse of the building with proposed window and door locations have been received. A new meeting with Ms. Frye and neighbors needs to be scheduled.

HPC 06.27 D– 46 Pearl Street – 1871 Second Empire Style residence, Ezra Conant House

Applicant: John Mahoney, Developer

Received 04/20/06	Determined Significant 09/16/03	Preferably Preserved 05/16/06	9 Months 02/16/07
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Mr. Mahoney originally submitted a request for a demolition permit in August 2003. However, after the building was determined 'significant' in September 2003, he submitted a letter stating that he would not demolish the building but would rehabilitate it. In April 2006 he resubmitted a request for a demolition permit. Attempts to meet with him subsequent to the determination that the building was 'preferably preserved' were inconclusive. The nine month review period ran out in February of 2007.

George Landers, head of ISD received a call (10/30/07) from Mr. Mahoney saying that he would be coming in for a Demolition Permit. George Landers said that ISD would be holding him to all code requirements, including set backs and parking for his new building. The Staff has still not heard anything from Mr. Mahoney (5/14/08).

Staff received a call from Karen Bush, the daughter of the previous owner to Mr. Mahoney on 4/14/08, but has not to date received any new information concerning the current disposition of the property.

Staff received an e-mail from an abutter stating that Mr. Mahoney is applying for a building permit but has received no confirmation of this from ISD (5/14/08).

DEMOLITIONS REVIEWED BY THE STAFF

HPC 08.16 D – 118 Bartlett Street – 1921 concrete block garage

Applicant: Nancy Bernhard

Received 03/25/08

Not Significant 04/01/08

CERTIFICATES OF NON-APPLICABILITY ISSUED BY THE STAFF

Re: HPC 08.13 – 17-19 Highland Avenue

April 23, 2008

Burt Faulkner, Owner

1. Repair asphalt roof in-kind.

RE: HPC #08.14 – 53 Moore Street

April 23, 2008

Dr. Susan Miller, Owner

1. Cut an opening into the right side of the garage to allow direct access from the garage to the garden behind the house, not visible from the public right of way.

HPC# 08.23– 141-143 Walnut Street

May 9, 2008

James C. Erb, Contractor for Fernando Diaz, Owner

1. Repair and replace rotted and damaged wood fascia, gutters, soffits and frieze to match existing;

2. Remove and replace decorative trim in-kind to match existing; and
3. Repair brick foundation as needed with matching mortar.

SECTION 106/NEPA/MEPA REVIEWS PERFORMED BY STAFF

HPC #08.17 S – 275-277 Broadway – Elizabeth Peabody House Storefront Improvement Program April 28, 2008
No Adverse Effect

HPC #08.18 S – 1 Union Square – Mike’s Auto Service Signs/Awning/Lighting Program April 28, 2008
No Adverse Effect

HPC #08.19 S – 2 Main Street – Maryom Hair Design Signs/Awning/Lighting Program April 28, 2008
No Adverse Effect

OTHER BUSINESS - PROJECT UPDATES

Grant Related Projects:

- ArtsUnion Events this summer and fall, 2008 - Brandon
- Local Historic Districts Expansion Project Update - Brandon

Union Square Re-zoning Focus Group Update – Abby & Jeff

Permit Streamlining Committee Update - Kevin & Kristi

Demolition by Neglect Ordinance Update - Dick, Brandon & Kristi

Preservation Awards Committee Update - Derick & Brandon

Events Past & Upcoming

Patriot’s Day Historic Celebration– Mon., April 21, 2008 - Brandon & Kristi

- Somerville News reported that 200-250 people participated !
- Colonial Passports for kids big success!

Preservation Month Events – See details on Calendar of Events on SHPC website -- All encouraged to come!

Walking Tours: East Somerville – Sun., May 18th, 10:30 am -12:30 pm
Union Square – Sun. May 18th; 2-4 pm

Preservation Awards Ceremony at Som. Museum, Thurs. , May 29th, 6:30 – 9 pm

Historic Bike Tour – Sat., May 31; rain date, Sun. June 1, 10 am – 1pm

Re-enactment of "**Paul and Rachel Revere Ride Again!**" at Som. Museum, Sat. May 31, 3-5 pm

Series of articles in **Somerville Journal** highlighting personal interviews with 2008 winners of Preservation Awards Program

Memorial Day Parade -- volunteers wanted to represent both Commission and Historic Somerville!!

Schedule of regular SHPC meetings for 2008: To be held on the third Tuesday of every month, except for June* due to a conflict with Bunker Hill Day and September* due to a conflict with elections: June 24*, July 15, August 19, September 23*, October 21, November 18, and December 16.