

Somerville Historic Preservation Commission

Decisions

Tuesday, May 16, 2006
City Hall
3rd Floor Conference Room
6:30 p.m.

6:40 p.m. Meeting Called to order

Members Present: Dick Bauer, Michael Payne, Cheryl Vanderbilt, Susan Fontano*, Abby Freedman**, Jeff Meese*, Susan Rabinowitz*, Brad Stearns*. Abby Freedman arrived at 7:00 pm.

Members Absent: John Bunzick, Barbara Mangum, DJ Chagnon*, David Guss*, Derick Snare*.

Alternates*

Alternate non-voting.**

Staff Present: Kristi Chase, Brandon Wilson (in and out); Katherine Montgomery, preservation intern

Others present: Rodney DeMedeiros, Sara DeMedeiros, Matt O'Neill, Leslie Donovan, Joe Lynch, Niall Vaughn, Judith Vaughn, Laura Vivenzio, James Talkington, John Mahoney, Ron Newman.

Minutes for the 4/18/06 HPC Meeting *were approved unanimously (7-0).*

6:40 p.m. Deliberation of HPC Cases

Please be advised that the following cases will be heard in the following order or as soon following as practical.

HPC #06.28 – 75-77 Columbus Avenue

Applicant: 75-77 Columbus Avenue Condo Association, Rodney DeMedeiros, Owner

The Applicant seeks a Certificate of Appropriateness for the following:

1. Replace concrete walkway with Ideal Block *gray* Millstone pavers.

Dick Bauer made a motion, amended by Jeff Meese, and seconded by Cheryl Vanderbilt. Vote was unanimous (7-0).

Demolition Reviews

HPC 06.16 D – 55-61 Clyde Street (MaxPac Site) - re: Update on proposed demolition of one vacant industrial building: 1928 Agar Manufacturing Company

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

Next Subcommittee meeting to be determined by e-mail.

HPC #06.27 – 46 Pearl Street

Applicant: John Mahoney, Developer

Received
04/20/06

Determined Significant
9/16/03

Preferably Preserved
05/16/06

The subject of the hearing will be a 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.

Michael Payne made a motion, seconded by Jeff Meese, that the building should be declared “preferably preserved” under the DRO based upon its architectural, social and historical character. . Vote was unanimous (7-0). Cheryl Vanderbilt, Brad Stearns, Susan Fontano will be on the subcommittee.

Demolition Reviews by Staff Since Last Meeting

HPC 06.23 D – 70-80 Webster Avenue – Longleaf Lumber Building

Applicant: 70-80 Webster Avenue Trust

Concrete block w/ wood facade

Received: 03/30/06

Decision: Not Significant (3/30/06)

HPC 06.30 D – 22 Prospect Hill Drive – Carriage House

Applicant: Sonia Lipsom

Vernacular

Received: 04/19/06

Determined by ISD as “Unsafe Conditions” per MGL Chapter 143, section 9

Will be rebuilt in-kind to match original in slightly different location; already permitted by Planning and ZBA. Woodworkers’ Coop to do the work.

HPC 06.30 D – 143 Cedar Street – 1922 Concrete Block and Brick Garage (8 car)

Applicant: Mike Nikolosi

Received: 05/08/06

Decision: Not Significant (pending)

Certificates of Non-Applicability Issued by the Staff

HPC 06.29 – 58 Columbus Avenue

04/28/06

Applicant: William Gage, Owner

1. Strip and reroof with 3-tab asphalt shingles in-kind on upper roof of mansard

HPC 06.28 – 75-77 Columbus Avenue

05/16/06

Applicants: 75-77 Columbus Avenue Condo Association, Rodney DeMedeiros, Owner

1. Rebuild shifted retaining wall and steps.

Section 106 Reviews by Staff

HPC 06.32 – Cedar to Lowell Path Extension

Received: 5/16/06

SHPC review still pending

Other Business

- **ArtsUnion Street Furniture Update – Abby**
- **LHD Repair & Maintenance Loan Program Proposal– Brad**
 - Subcommittee to be formed
- **Preservation Awards Program Update – Brandon, Kristi and Katherine**
 - All coming together slowly but surely; refreshment donations may still be needed!
 - Thank you to Century Bank for sponsoring the framing of awards once again.
- **Preservation Awards T-Shirt Project Update – Brandon & Katherine**
 - At the printers; unveiling and sale at the Awards Ceremony next week!
 - Katherine primary designer – looks terrific!
 - Major sponsor found!!
- **Expansion of Local Historic Districts Grant Project Update – Brandon**
 - RFP for consultant to help w. project in progress for hiring ASAP!
 - Work to start in early June with meetings over summer & SHPC help needed
 - Katherine to stay through the summer to work on it with us as paid intern – hooray!
 - Historic Plaques Offering Phase 2 in the works via Katherine
- **Preservation Month Events throughout May – Brandon**
 - Calendar available – please distribute to friends and neighbors!
 - Spring Hill Walking Tour with Ed Gordon very successful; brief brochure available
 - Davis/Powderhouse Walking Tour last Sun. totally rained out; to be re-scheduled in Fall
 - Historic Bike Tour this Sat. (rain date Sun.) meet at City Hall 10 am; conclusion at Somerville Museum with refreshments
- **Milk Row Cemetery Preservation Grant Project Update – Brandon**
 - MHC has awarded us an additional \$10,205 for project which will use for (3) Alternates
 - Work in progress off and on-site; come meet conservator Tues-Thurs. daytime
 - Archaeologist hiring required by MHC to complete some work
- **Round House Update – Brandon & Kristi**
 - ISD is has recently done an interior site visit with owner & made clear work needs to be done ASAP by her; we're all hoping that progress will be made
 - Brandon met one of the new abutters next door and alerted her to our concerns
- **Nathan Tufts Park Project – Brandon, Kristi and Michael**
 - City and SHPC received the 2006 Preservation Award from Preservation MASS!
 - Award accepted by Michael, Brandon, Kristi and Jim Kostaras at Gala Dinner at Copley Plaza Hotel last Thurs. – terrific recognition of City before wider preservation community (see earlier email from Jim and framed award on wall

Schedule of remaining SHPC meetings for 2006: Held on the third Tuesday of every month: June 20, July 18, August 15, September 19, October 17, November 21, and December 19.