

Somerville Historic Preservation Commission

Agenda with Decisions

Tuesday, December 19, 2006, 2006

City Hall

3rd Floor Conference Room

6:30 p.m.

Staff Present: Kristi Chase, Brandon Wilson (in and out).

Members Present: Dick Bauer, Barbara Mangum, Michael Payne, Cheryl Vanderbilt, DJ Chagnon*, Abby Freedman**, Jeff Meese*, Brad Stearns*. DJ Chagnon* and Abby Freedman** arrived at 7:00 pm. Barbara Mangum arrived at 7:05 pm. Abby Freedman** as last alternate to arrive, was non-voting.

Members Absent: John Bunzick, Stephen Glines, Susan Fontano*, David Guss*, Susan Rabinowitz*, Derick Snare*.

Others Present: Bob Doherty, Chris Frost, Melissa Frost, Florentien de Ruiter, James Mayeux.

Approval of HPC Minutes: November

Motion to accept November minutes by Dick Bauer, seconded by Cheryl Vanderbilt and Susan Fontano with Abby Freedman's revisions. The minutes were accepted unanimously (4-0-1(Susan Fontano)).

6:40 p.m. Deliberation of HPC Case

HPC 06.72 – 88 College Avenue

Applicants: **Christopher & Melissa Frost, Owners.**

The Applicants seek a **Certificate of Appropriateness** to:

1. Repair and replace 2 double-hung third floor windows in-kind; and
2. Repair and/or replace 6 clear and colored glass single and double-hung third floor windows (which may be in-kind, depending on cost and energy efficiency: details still to be determined).

The Applicants would like to replace all the windows with Marvin wood insulated glass windows with custom light pattern and Low E2. The original windows were deteriorating and the sills are not in good condition. They investigated having the windows rebuilt by both a millworker and a stained glass specialist. Neither contractor was able or willing to do the complete job. The windows are fragile due to deteriorated putty. The glass falls from the sash easily. Their work complications in finding the correct colored glass. Marvin would simulate the appearance but would not use the historic glass. They stated that the window style and color was "just a look" and did not believe that it was important to retain the historic fabric. They did not want interior storm windows and wanted to be sure that accessibility to the outside was simple as there was only one staircase leading to the third floor. Cost was a definite factor in their choice of windows.

The Commission had been impressed by the work done on the carriage house. Dick recommended that the Applicants talk to Tony Membrino who had run several workshops on window repair. Jeff Meese noted that priorities could be set and that the tower windows were more prominent and important than those in the gables. Susan Fontano stated several times that the integrity of the historic fabric should

not be sold short. That while the building had lost character due to the aluminum siding and some replacement windows, the remaining original windows were important to retain if at all possible. Abby Freedman said that while she thought Jeff Meese’s suggestion was good, wear and tear is part of the historic character and new will never look as good as the old. DJ Chagnon wanted some clarification on the proposed windows and how their proportions would change the appearance of the windows.

Demolition Reviews

HPC 06.62 D – 335 Summer Street – 1895 Carriage house

Applicant: Florentien de Ruiter, Tomas Bok

Received: 10/26/06

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 06.16 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

Michael Payne, Jeff Meese and KSS have completed the final draft of the MOA. Review and Comments accepted tonight. Vote on 1/16/07

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 met with a pre-fab developer who was trying to buy the lot from Mr. Mahoney. Not the sort of project the Commission had in mind for the site.

Demolition Reviews by Staff determined to be “not significant” since last HPC Meeting in October:

HPC 06.73 D – 80-82 Broadway – Commercial Residential Block Received: 12/05/06

Applicant: Sal Querucio

Unsafe Conditions MGL Chapter 143, section 9

Certificates of Non-Applicability Issued by the Staff

None

Section 106 and FCC NEPA Reviews

None

Other Business - Project Updates

Demolition Review Procedures

Review of process and relationship between ISD and HPC

- **Historic Preservation Awards**
 - Short List of Preservation Awards
 - Long List of potential Director's Awards
 - Date to visit all the proposed properties
 - Form Sub-committee

- **Flag Raising 2007**
 - Parade leaves City Hall at 11:30 am
 - Ceremony starts at noon at Prospect Hill Park

- **Annual Party**
 - Location? Who will host? *Derick Snare*
 - Date? *January 20, 2007*
 - Pot Luck! – let the host know what you want to bring.

- **LHD Loan Program**
 - Help needed drafting document
 - Would like to have by January Meeting

- **Union Square Historic District**
 - Staff submitted Pre-application to MHC on 12/15/06

- **Kristi and Brandon on Vacation until the New Year**

Schedule of remaining regular SHPC meetings for 2006: Held on the third Tuesday of every month:
January 16, February 20, March 20, April 17, May 15, June 19, July 17, August 14, September 18,
October 16, November 20, December 18.