

## Somerville Historic Preservation Commission

### Minutes

**Tuesday, August 15, 2006**

City Hall

3<sup>rd</sup> Floor Conference Room

6:30 p.m.

#### **6:40 p.m. Meeting Called to order**

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

**Members Present:** Stephen Glines, Michael Payne, Cheryl Vanderbilt, Abby Freedman\*, Susan Rabinowitz\*, Brad Stearns\*. Susan Fontano arrived at 8:15 pm.

**Members Absent:** Dick Bauer, John Bunzick, Barbara Mangum, David Guss\*, DJ Chagnon\*, Susan Fontano\*, Jeff Meese\*, Derick Snare\*.

**Others Present:** Philip Lamb, Paul Christie

#### **6:40 p.m. Deliberation of HPC Cases**

Application: **HPC #06.44 – 1 Summer Street (former Somerville Community Corp. Building)**

Applicant: Minmaria, Inc., Owners

The Applicants seek approval for the following:

1. Revise fencing plan to include wooden gates and another brick column to obscure HVAC equipment next to building.

*Philip Lamb presented his plans for the side yard of the church. The HVAC is not aesthetically pleasing and needs to be hidden, hence a wood gate. The exhaust for the heating system also needs to be segregated from the public. The proposed gate would match the existing front door and garage door. There was some discussion about the exact placement of the brick pillars and the height of the gate. Michael Payne made a motion, seconded by Cheryl Vanderbilt, to grant a Certificate of Appropriateness for the above as described with no conditions. Vote was unanimous (6-0).*

Application: **HPC #06.45 – 58 Meacham Road**

Applicant: Paul Christie, Melisa Christie, Doris Ford, Owners

The Applicants seek approval for the following:

2. Replace existing door with French doors on rear second floor porch.

*Paul Christie presented his plans to remodel the interior space of the house and their desire to bring more light into the master bedroom through the substitution of a window with French doors. His preferred style was a Colonial Revival light pattern with two fixed panels and two hinged panels, each of which is approximately 18" wide x 8' tall. The Commission thought it would be visually too busy for a Queen Anne style building that should have more of an emphasis on the vertical. There was also*

concern that there would be too much muntin and stile due to the four-part configuration of the doors chosen. The Staff raised the issue of appropriate casings since the building had no existing casings to copy. Michael Payne made a motion, seconded by Brad Stearns, that a Certificate of Appropriateness be granted for the above under the condition that the French doors each be a single panel and with no additional internal divisions for muntins and brick mold casings. Vote was unanimous (6-0).

Application: **HPC 06.46 – 191 Highland Avenue, The Armory**  
Applicants: **Joseph Sater, Owner, and SingleSpeed Design, Architects**

Review of revisions to plans for proposed work. The Staff presented the plan to add skylights to the roof of the Armory penthouse. The Applicants would like to install skylights on the roof of the building, two on each side for added light to the enlarged penthouse. After some discussion about the necessity of further openings into the roof and the various styles of skylights, the consensus of the Commission was that one or more reproductions of the original skylight should be investigated since it was being rebuilt. They would then have historic precedent that was not residential in character but rather industrial.

**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

<b>Received</b>	<b>Determined Significant</b>	<b>Preferably Preserved</b>
03/14/06	03/21/06	04/18/06

Anne Thomas of the Law Department is working on a draft MOA.

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

Applicant: John Mahoney, Developer

<b>Received</b>	<b>Determined Significant</b>	<b>Preferably Preserved</b>
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. Brad Stearns will not be able to work closely with Mr. Mahoney due to the possibility of a conflict of interest. Other ideas on how best to save the building need to be contemplated. Kristi will arrange a meeting as soon as she has heard from Mr. Mahoney and Mr. Knuttunen.

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

Applicant: Fred Camerato, Developer

<b>Received</b>	<b>Determined Significant</b>	<b>Preferably Preserved</b>
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 has chosen to wait out the 9 months.

**Demolition Reviews by Staff Since Last Meeting in July**

**HPC 06.47 - 1445 Cambridge Street, Cambridge: Concrete Block Garage (3)**

Applicant: Jim Waters

Received: 08/01/06

Determined Not Significant: 08/01/06

**HPC 06.48 –608 Broadway: 1919 Concrete Block Structure (Garage?)**

Applicant: Jing Gao

Received: 08/11/06

Determined Not Significant: 08/13/06

**Certificates of Non-Applicability Issued by the Staff**

**HPC 06.41 – 46 Bow Street**

**07/27/06**

Applicant: Edouarda Palinha

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

**HPC 06.43A – 25 Atherton Street (Carr Schoolhouse Building) 07/28/06**

Applicant: Shannah Hall, Trustee, Carr Schoolhouse Condominium Trust

1. Repair slate roof in-kind;
2. Install ice & water shield;
3. Replace copper valleys and panels as needed;
4. Install copper eave apron on interior side of building; and
5. Install snow rails.

**HPC#06.48 – 205 School Street**

**08/15/06**

Applicants: Judith Wynn & Henry. Jung, Owners

1. Install blown in wall insulation; and
2. Repair and replace clapboards as needed.

**Section 106 and FCC NEPA Reviews by Staff**

None

**Other Business & Project Updates**

- **Expansion of Local Historic Districts Grant Project Update – Brandon**
  - Update on HPC Neighborhood Meetings July through August
  - Discussion

*Following a review of comments received from some owners objecting to the proposed designation of their properties as Local Historic Districts, Susan Fontano and Brandon led a discussion regarding owner consent issues. Susan strongly believes that owners need to be asked and give their consent before the government puts any restrictions on their property such as as a Local Historic District designation. It should be clearly demonstrated that designation has a public benefit and over-ruling a homeowner should only be done when rare resources are in danger of being lost. She does not believe*

*that many properties in the City have that caliber of significance and the Commission should weigh their choices very carefully.*

- **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**
  - Staff has made some headway on the draft criteria. Further details to be provided for proposals to banks.
- **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 and Upcoming Preservation Outreach Events – Brandon**
  - **Prospect Hill/Union Square Walking Tour** led by Edward Gordon, architectural historian & President of Victorian Society of New England will be held on Saturday, September 16<sup>th</sup> from 2-4 pm. Refreshments will be offered at the conclusion at a local restaurant in Union Square. (Postscript: 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 will be sponsoring a major exhibit about Medal of Honor winner **George Dilboy and Greek immigration** to Somerville from this fall until next spring. The VIP Gala Event will open the exhibit on Sat. Sept. 9<sup>th</sup>, and a Gala Dinner-Dance and Cabaret Evening will follow in October. President of Historic Somerville, Barbara Mangum encourages all Commission members to come.
  - The **Second Annual Ghosts of Somerville** will be sponsored by Historic Somerville in collaboration with the Commission and the Somerville Arts Council on Sunday, Sept. 29<sup>th</sup>. More details to follow.

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