



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

STAFF PRESENT

AMIE HAYES, PLANNER
GEORGE PROAKIS, PLANNING DIRECTOR
SUNAYANA THOMAS, PLANNER

MEMBERS PRESENT

JILLIAN ADAMS
TODD ZINN
ABBY FREEDMAN (7:00 PM)
DICK BAUER (7:45 PM)

Public Meeting for Preferably Preserved Structures
Recommendations and Minutes

The Somerville Historic Preservation Commission held a public meeting on **Thursday, August 7, 2014, at 6:30 p.m.** in City Hall, 3rd Floor Conference Room, 93 Highland Avenue, Somerville, MA.

The purpose of the meeting is to seek alternatives to demolition for structures determined by the Historic Preservation Commission to be Preferably Preserved and to make recommendations to the Historic Preservation Commission at a future Commission meeting on the following Preferably Preserved structure(s):

6:30 PM to 7:00 PM

350 Medford Street *HPC 2014.031*

Delay Period Ends: 4/16/2015

Building Description: c. 1929 industrial warehouse

Significance: The building is “Significant” & “Preferably Preserved” due to an association with the industry and growth of Gilman Square in the late 1920s, the Reid & Murdoch Company, and the retention of Art Deco details on a large scale industrial warehouse; the original form, massing, fenestration pattern, and inlaid stone detail; and due to the location of the structure within a collection of structures that represent the same cultural context, which, together, explain the historic development of Gilman Square, a small concentration of late 19th century commercial, fraternal, and industrial buildings.

This was the first time for this case to come to a Public Meeting for Preferably Preserved Structures. Staff provided a draft Memorandum of Agreement (MOA) to the HPC prior to this meeting for review. To mitigate the effects of demolition, this draft MOA listed: 1) photographic recordation that had been previously completed and submitted by PAL Inc.; 2) preserving the lion head with associated entrance features for use later within Gilman Square; 3) guidelines for the future project at this site; and 4) transferability. The discussion focused on outlining a strategy in the MOA to ensure the future building at this site would be compatible with the existing historic buildings in Gilman Square. This discussion determined that the project should come before the HPC for review and comment at a later date. The MOA should include the following guidelines: that note: 1) new construction should be compatible with regard to scale, design, and materials to the surrounding historic built environment; 2) signage should be incorporated to articulate the significance of the Reid & Murdoch building; and 3) the streetscape should provide a proper walking environment for pedestrians.



7:00 PM to 7:30 PM

4 Milk Place

HPC 2014.041

Delay Period Ends: If Preferably Preserved on August 19, 2014, the delay period would end 5/15/2015.

Building Description: c.1874 gable-end dwelling

Significance: The building is "Significant" due to the modest massing and form of a workers cottage, the long-term association as an income producing property, and due to the relationship of the parcel with the drainage and abatement of the Miller's River.

Staff explained that due to the HPC *Determination of Significance* on July 15, 2014, the services of a preservation consultant have been obtained to fully document the history of the building and site as well as to photograph the interior and exterior of the building. Staff then clarified that, at this time, the consultant had not determined additional information that further defines or increases the criteria by which the building was previously determined Significant.

7:30 PM to 8:00 PM

26-28 Prospect Street

HPC 2014.042

Delay Period Ends: If Preferably Preserved on August 19, 2014, the delay period would end 5/15/2015.

Building Description: c. 1858-1870 two-family dwelling

Significance: The building is "Significant" due to an association with prominent businessman and politician Clark Bennett and his family; with workers housing on the edge of Union Square; the industrial uses of the surrounding area, particularly the glass and meat packing industries of Somerville and Cambridge; and due to the architectural integrity as a Italianate style house.

30 Prospect Street

HPC 2014.043

Delay Period Ends: If Preferably Preserved on August 19, 2014, the delay period would end 5/15/2015.

Building Description: c.1890 gable-end dwelling

Significance: The building is "Significant due to an association with prominent businessman and politician Clark Bennett and his family; with workers housing on the edge of the Union Square; the industrial uses of the surrounding area, particularly the glass and meat packing industries of Somerville and Cambridge; and due to the architectural integrity as a Queen Anne style house.

Staff explained that due to the HPC *Determination of Significance* on July 15, 2014, the services of a preservation consultant have been obtained to fully document the history of these buildings and the site as well as to photograph the interior and exterior of these buildings. Staff also explained that they had done a site visit and toured the interior of the building earlier that week. The Commissioners inquired if there were features worth salvaging and if this would be possible to require of the demolition contract at this point. Staff agreed to look into this possibility and get back to the HPC. One Commissioner articulated that wallpaper samples would provide additional information about the buildings and their occupants. Planning Staff explained that obtaining samples of wallpaper could be written into a formal agreement. A Commissioner also suggested that an interview with the previous owner of the building would provide further information about the site for the record. Planning Staff also explained that a request for an interview of the previous owner could be written into a formal agreement.

The meeting adjourned at approximately 8:15.

