



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

***DESIGN REVIEW COMMITTEE***

**STAFF PRESENT**

LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

**MEMBERS PRESENT**

PETER WIEDERSPAHN, CHAIR  
DEBORAH FENNICK  
FRANK VALDES

**RECOMMENDATIONS and MINUTES**

The City of Somerville Design Review Committee held a public meeting on **Thursday, June 25, 2009, 6:30 p.m.** at the Capuano School Cafeteria, 150 Glen Street, Somerville, MA.

The purpose of the meeting was to review and make recommendations on the following proposals:

**100 Fellsway West (ZBA #2009-03):** Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.

The Agent's Architects introduced the proposed plans to the DRC. The first phase would involve the 1970's style engineering building. They wanted to add two stories to the existing building but could not due to building code issues so the building would be taken down to the foundation. The landscaping for the entire site would be done in phase 1. The HPC thought that the mill-like façade would reinforce the history of the site. The roof would drop down in the middle to hold the mechanical equipment so that it would be hidden. The elevator in the building would reach the parking on the lower level.

The DRC asked about the following aspects of the project and the Architect's response is after the (r).

- Are there going to be sustainable design elements in the building? – (r) Yes, it would an efficient building. One example is the high efficiency gas for energy and individual controls for heating and cooling.

The DRC made the following comments and recommendations (underlined):

- There was some discussion about if the building should continue the language of the historic structure or the residential structures with varying opinions. The repetition of the historic structure could make it appear less significant but the vocabulary of the gambrel is not successful. The Committee liked the idea of having a top band to the building – it creates a compositional change that works to break down the building.



- The Committee also discussed how the businesses on the ground floor could be distinguished. It would make sense for them to have entrances onto the street to prevent the people accessing the businesses from going into the same entry as the residents of the building. Also, entrances would also help to break up the building. There are changes to the fenestration at the base, which distinguish the first floor businesses. The Architect felt that the building is not large enough for more entrances. There would be a keying system to access the elevators and stairs to secure the residences. The DRC suggested planters as an alternative to distinguish the base of the building and break down the scale of the building.
- The scale of the sitting porch is small for the structure.
- The DRC would review Phase II in the future when it came through the zoning approval process. A preliminary comment was to have some distinction between the historic structure and the new structure.
- The Committee was supportive of the site plan, traffic circulation and landscaping measures and thought it was a good improvement to the site. The pocket of landscaping was better than having landscaping only scattered through the parking lot.
- The DRC would like to see another iteration with a scale similar to the gambrel design and with horizontal and vertical datum.

