



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

STAFF PRESENT

LORI MASSA, *SENIOR PLANNER*
AMIE SCHAEFFER, *PLANNER*

MEMBERS PRESENT

JULIE BRADY
DEBORAH FENNICK
TANYA PAGLIA
MATTHEW RICE

DESIGN REVIEW COMMITTEE

RECOMMENDATIONS and MINUTES

The City of Somerville Design Review Committee held a public meeting on **Thursday, August 23, 2012**, at **6:30 p.m.** in City Hall, 3rd Floor Conference Room, 93 Highland Avenue, Somerville, MA.

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

563 & 565 Broadway (Somerville) / 42 Alfred Street (Medford)

Description: Review of project design which proposes a three story, 10 unit building with a lodge/club on the first floor and 21 associated parking spaces before the case goes to the Zoning Board of Appeals. NB zone. Ward 5.

SPGA: Zoning Board of Appeals

Hearing Date: TBD

The Applicant and Agent described the project. The Sons of Italy are having a difficult time financially and are seeking to redevelop the property and continue to have their lodge in the building along with 10 residential units. There will not be a function hall in the new building. The existing building will be demolished and a three-story building will be built. The property is partially in Medford and partially in Somerville and will require approval from both cities. The Sons of Italy will have a Medford address and the residences will have a Somerville address. The entrance for the Sons of Italy lodge will be in the rear of the building and the entrance to the residences will be in the front of the building on Broadway. The 21 space parking lot in the back will serve both the residences and the lodge. There will be approximately 14 feet between the proposed building and the condominium building next door.

The DRC asked about the following aspects of the project and the Agent/Architect provided the following responses.

- How deep are the balconies? – (r) Six feet deep.



- What are the exterior materials? – (r) 3-4 inch natural stone on the base, 6-8 inch hard stucco for the first floor, and hardiplank and azec for the upper stories.
- Are the windows transparent? – (r) The windows on the first floor would be blocked off from the inside so that people would not be able to see into the lodge.
- What are the siding colors? – (r) Light earthy tones.
- Why are shutters shown on one window? – (r) That was an error in the plan. There will not be shutters on the building.
- Where will the a/c units be located? – (r) The units will be in the center of the roof.
- Where will the trash be located? – (r) On the lot in a dumpster that is screened.
- What green initiatives are incorporated in the project? – (r) There will be a white PVC roof and the building systems and appliances will be energy efficient
- The DRC also asked questions about the interior residences (those without windows) and offered feedback about how the Applicant might draw light into the units from the hallway through the use of high interior windows.

The DRC made the following comments.

Materials/Windows

- The DRC felt that the materials were appropriate as proposed. In the elevation it appeared that the first floor would be cementitious panels, but the hard stucco and natural stone base would be a better fit.
- The appearance of the first floor of the building could relate more to the lodge use inside of the building and identify this floor as being something different than the residential above. It could look more like a mixed use building. The front windows could be a storefront system but the Applicants expressed a desire to have the windows blocked so that people do not look into the lodge. The DRC discussed privacy glazing on the bottom half of the windows on Broadway and for windows that will be very close to the residential building next door. The wall along Alfred Street could be a solid wall if it was made of quality materials and there was landscaping along it.
- The DRC also asked the Applicant to return to the Committee with samples of materials, paints, plants, etc.

Entryways/Site Plan

- The front entry just serving the residential and not the lodge works well.
- Landscaping in the front can reinforce the residential entrance.
- There should be a sign on the Alfred Street side for the Sons of Italy entrance. It should be a landscape sign.
- Add bike parking to the site plan.
- Look into pervious paving in the parking lot at least at the front of the parking lot near the street.
- Make room at the back of the parking lot for cars to back out.

Building Massing

- The massing of the building works well on the site. The support on the Alfred Street side of the building in the parking lot is too narrow and should be made to appear more substantial.

- The corner balconies are odd with the openings being the size of a window. They should look like typically balconies.
- The DRC asked for more information on the a/c units in terms of location, visibility, and sound.