



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF PRESENT

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
AMIE HAYES, *PLANNER*
MELISSA WOODS, *PLANNER*

MEMBERS PRESENT

JIM KIRYLO
JULIE BRADY
MATT RICE

DESIGN REVIEW COMMITTEE

RECOMMENDATIONS and MINUTES

The City of Somerville Design Review Committee held a public meeting on **Thursday, May 9, 2013**, 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:

181 Cedar Street

Description: Review of materials for the residential development at 181 Cedar Street.

The DRC reviewed materials for the development at 181 Cedar Street. The staff approved the following:

- Hardie siding in Monterey Taupe or Khakis Brown
- No accent color at the bay
- White Azek trim – install headers and sills
- Trex decking
- Cedar railings w/natural color stain – Final sample to be approved by Planning Staff
- A traditional attic vent will be used. This vent is not needed so there will be a solid panel behind that is not visible.
- Wood front fence with a sloping height to match the slope of the ramp

50 Middlesex Avenue

Description: Review of signage

The DRC reviewed the Self Storage Signage. The building graphics and café signage will be reviewed at a later date. The DRC requested the 'Assembly Square' signage be centered vertically on the tower. In addition, on the east elevation (the Assembly Square side), the Self Storage signage should be right justified.



181 & 197 Washington Street

Description: Review of proposed building design and site plan for a 5-story mixed use building. Jovi Cruces and Ed Hodges from DiMella Shaffer presented the design concept for Washington Street. They were inspired by the triple decker building type in Somerville and the base, middle, and top of traditional mixed-use buildings. The Artisan line by Hardie will be the clapboard material.



CCI Building



SCC Building

The DRC was given a memo with recommendations from the Historic Preservation Commission (HPC). The memo outlined design solutions that incorporate building components and materials, which are common to historic mixed-use buildings in Somerville, with specific consideration given to compatibility with historic structures in Union Square. This gesture is part of the Demolition Review Ordinance which states that during the nine (9) month demolition delay, the Applicant, Owner, and the HPC are required to actively pursue alternatives to demolition of the preferably preserved building or structure.

- Develop an upper story setback. This will reduce the scale of the building and will break up the elevation.
- Complete the metal panel on the 5th story to give the appearance of a 'top.'
- Redesign the Boston Street side plaza retaining wall to maintain visual accessibility of plaza.

- Develop and strengthen the vertical separation in the elevation.
- The elevation is reading as planar and flat. Projection and recesses will help break up wide expanses of the same material.
- The DRC appreciated the deeper profile of the Hardie Artisan product and neighborhood context of the material.
- The storefront design will be reviewed with the DRC prior to the Certificate of Occupancy or when a tenant is signed.

The Applicant should resubmit elevations/perspectives incorporating the DRC comments to the Planning Staff by May 16th. The Planning Staff will share with the DRC. At that time, the DRC will decide to meet again on May 30th or have the project proceed to the Planning Board on June 5th.