



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

MICHAEL F. GLAVIN
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PLANNING DIVISION

STAFF PRESENT

MELISSA WOODS, PLANNER
AMIE HAYES, PLANNER
ALEX MELLO, INTERN

MEMBERS PRESENT

JULIE BRADY
DEBORAH FENNICK
TANYA PAGLIA
MATTHEW RICE
KELLY SPEAKMAN

DESIGN REVIEW COMMITTEE

RECOMMENDATIONS and MINUTES

The City of Somerville Design Review Committee held a public meeting on **Thursday, June 27, 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:

92 Prospect Street

Description: The DRC reviewed a proposal to add 11 units to a lot with an existing historic structure at 92 Prospect Street. The proposal will keep two of the historic facades and the original trusses. The main portion of the existing building will be demolished and a new building will be constructed that will follow a loft / semi-industrial theme. Landscaping will separate the new building from the two existing facades. Staff and the DRC addressed the following:

- The parking lot is existing paving, the Applicant will review adding a landscaped edge.
- The DRC did not like the yellow painted Hardie panels and suggested other colors and materials like wood. The material and the color do not fit contextually with the building or the neighborhood. The DRC suggested that the developers and the architect look into making the panels some form of metal to give more of an industrial look and make the color more subtle. The Applicant is agreeable to a condition on the Special Permit requiring the DRC to review materials.
- The DRC advised that the vertical board and batten fiber cement paneling (proposed for the new building on the site) is not viewed favorably due to the lack of refinement of the finish & detailing with that system. A board and batten exterior would also present a conflicting vernacular with the Applicant's stated desire to have the new building appear more loft like with a semi-industrial nature. A vertical metal siding was suggested as a more appropriate material.



- The DRC recommended a double-stacked bike rack system to accommodate the maximum amount of bicycled in the storage area.

The Applicant will incorporate the design changes and proceed to the Zoning Board of Appeals. The DRC requested that Planning Staff include the following standard condition in the staff report, “Applicant shall provide final material samples for siding, trim, windows, and doors to the Design Review Committee for review and comment prior to construction.”

97 Prospect Street

Description: The DRC reviewed a design concept of a new 7 unit building on 97 Prospect Street, which is across from 92 Prospect that was also on the agenda of this meeting. This project will have a front entry, underground parking entrance, and landscaping along Prospect St. Staff and the DRC addressed the following:

- The DRC prefers wood as the siding materials at the entry way.
- The height of the walls at the garage entrance should be lowered to improve visibility for cars exiting the garage.
- The DRC liked the cornice at the top of the building but felt that the cornices at the top of the bays were unnecessary or needed more design input.
- There should be access from the building (at least a few units) directly into the backyard.
- Bicycle parking, trash, and mechanical equipment need to be shown on the next iteration of the plans.
- The front entry should be more pronounced.

The Applicant will incorporate the design changes and come back to the DRC for July 25th meeting.