



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**

AMIE HAYES, PLANNER  
LORI MASSA, SENIOR PLANNER  
MELISSA WOODS, PLANNER

**MEMBERS PRESENT**

MATTHEW RICE, CHAIR  
DEBORAH FENNICK  
JAMES KIRYLO  
TANYA PAGLIA  
FRANK VALDES

**DESIGN REVIEW COMMITTEE**

**RECOMMENDATIONS and MINUTES**

The City of Somerville Design Review Committee held a public meeting on **Thursday, August 15, 2013**, at **6:30 p.m.** in City Hall, 3<sup>rd</sup> Floor Conference Room, 93 Highland Avenue, Somerville, MA.

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

**90 Washington Street**

**Description:** The DRC reviewed the design for a residential/commercial development at 90 Washington that includes 159 residential units and 5 commercial spaces for the second time. The building's long façade is broken up into three forms. The eastern façade is ribbon wrapped with a Hardie Artisan field with Trespa (or similar) accents. The center façade has vertical articulation as well as a base, middle, and top using Hardie Artisan, metal panel, and an accent metal panel or painted Hardie board. The western façade uses the same materials as the center façade with some ribbon detailing and a larger accent field.



*Northwest View (Cobble Hill side)*



*Front View (Cobble Hill on the left, Washington Street T station on the right)*

The DRC addressed the following:

- Members of the DRC were drawn to the design of the eastern façade that included a more modern interpretation of the exterior envelope.
- The design of the western façade is lacking idea cohesiveness across the entire length of the facade. DRC members suggested re-iterating the approach used at the eastern façade. The western façade is the T station side and needs as much attention as the eastern façade.
- The building needs a base material that is suitable for contact with the ground plane and durable enough to address New England weather. The Hardie “Artisan” siding is not visually strong enough to ‘hold up’ the building. The Committee suggested the use of some type of watertable as one method to address this issue.

The Applicant will incorporate the design changes and send electronic copies for DRC review. The DRC will determine from the electronic files if the Applicant needs to present again on August 29<sup>th</sup> or can proceed, with comments, to the ZBA.

### **17-21 Village Street**

**Description:** The Applicant presented the updated design of an ‘adapted mill building’ for a 6 unit residential building on Village Street. There is an old warehouse, being converted to a single family, on the front of the lot. Materials include 18” x 6’ cementitious panel in a smooth surface, a patinate green metal for the roof, and red metallic accent on the tower.



*View from Village Street*

The DRC addressed the following:

- The DRC appreciated the changes in the design and felt that the design worked well as an individual piece and in relation to the surrounding buildings.
- It was suggested that the Applicant increase the extent of the driveway pavers, and refine the design of the pavers to suggest a more welcoming environment for pedestrians approaching the building.

The Applicant will incorporate the suggestions and proceed to the Zoning Board of Appeals.

### **170 School Street**

**Description:** The Applicant presented the design of a new residential and commercial building at 170 School Street with 5 residential units and 1 commercial space in Colonial Revival style. The Applicant presented two options for the Richdale Avenue balconies, columns or brackets.



*View at the corner of Richdale and School Street*

The DRC addressed the following:

- The style of the building should be compatible but distinct with/from the surrounding vernacular
- The balconies should be cantilevered from the building. It was suggested that the depth of the balconies be reduced by 1'-0" in order to make them less pronounced/awkward.
- The retail and residential entrances should have wood (or other high quality material) columns, but the columns/ brackets should be omitted from the remainder of the elevations. It was suggested that square columns (or column covers) may be more appropriate than rounded ionic/doric columns.
- The transoms over the entrance doors should be squared off in lieu of rounded
- The dental molding should be removed.

The Applicant will incorporate the design changes and proceed to the Zoning Board of Appeals.

### **111-123 Heath Street/ 34 Edgar Avenue**

**Description:** The Applicant presented materials for a previously approved project. The project was approved with cement board siding and a composite decking materials. The Applicant would like to use Cedar Impressions vinyl shingle siding. The DRC addressed the following:

- The shingle siding changes the aesthetic of the drawings that show clapboard siding.
- The Committee requested that the Applicant maintain the clapboard appearance of the siding (as opposed to shingles), even if a vinyl product is used.
- If a vinyl product is used, the Committee's primary concern is that it is of a high quality. For vinyl, this may mean a heavy gage product with detailing that is meant to conceal the vinyl nature of the product.

The Applicant will bring a complete palette to the next DRC meeting on August 29, 2013.

### **Other Business**

- Kelly Speakman has resigned from the Design Review Committee. We thank Kelly for her years of service on the Historic Preservation Commission and DRC.