



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

STAFF PRESENT
KRISTENNA P. CHASE, PRESERVATION PLANNER

MEMBERS PRESENT
MARK STERNMAN

Public Meeting for Preferably Preserved Structures
Recommendations and Minutes

The Somerville Historic Preservation Commission held a public meeting on **Thursday, April 2, 2015, at 6:30 p.m.** in City Hall, 3rd Floor Conference Room, 93 Highland Avenue, Somerville, MA.

The purpose of the meeting was to seek alternatives to demolition for structures determined by the Historic Preservation Commission to be Preferably Preserved and to make recommendations to the Historic Preservation Commission at a future Commission meeting on the following Preferably Preserved structure(s):

6:30 PM to 7:00 PM

35 Moreland Street HPC 2015.003

Delay Period Ends: 9/17/2015

Building Description: c. 1874 dwelling

Significance: The building is “Significant” & “Preferably Preserved.” The structure was determined ‘Significant’ due to an association of the property with the broad architectural, cultural, economic and social history of the City due to its association with laborers and the early development of Winter Hill and representative of 19th century workers housing stock due to the remaining integrity of the structure with regard to original form, and massing and the early development of that section of Winter Hill. The Commission found demolition detrimental due to the rarity of this type of residential dwelling within the City, its association with laborers and the early development of Winter Hill, and its ability to convey the life of 19th century workers by the representative character of the housing stock and through the remaining integrity of the structure with regard to original form, and massing and through its location, the early development of that section of Winter Hill

Alternatives to demolition were discussed. The owner had attempted several times to sell the property only to have the structural defects brought in as the reason to back out of buying the building. He submitted four offers and purchase and sale agreements as proof along a structural report from a house inspector and photographs demonstrating the condition. The applicant was unable to solve these structural issues. For the same reason the building could not be moved. As yet he has no plans for what would replace building except that he intends to build a one- or two-family house. He will return at a later date with plans for a replacement structure. The building needs to be thoroughly documented.



7:00 PM to 7:30 PM

14 Kent Court HPC 2015.004

Delay Period Ends: 9/17/2015

Building Description: c. 1874 dwelling

Significance: The building is “Significant” & “Preferably Preserved.” The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to the c.1874 construction date which illustrates continued working class development of the area; simple form and massing including the rear ell; and retaining the side fenestration pattern that illustrates one bay. This building is a mid-nineteenth century example of working class housing and is part of a collection of housing associated with the early development and industry of Somerville. The subject dwelling is found historically and architecturally significant as a representative of mid-19th century working class housing stock due to the remaining integrity of the structure with regard to original form, massing, and visible side fenestration patterns. In addition, due to the location of the structure within a small collection of buildings that represent the same cultural context, this dwelling is significant within the context of the group of buildings which, together, represent the early development and industry of Somerville. The Commission found demolition detrimental, due to the side-gable orientation, size, early date of construction, and context of associated structures which raises this building to a higher level of significance and due to the level of integrity, its association as an intact example of working class housing, and as part of a mid-nineteenth century collection of buildings. and therefore, it is in the best interest of the public to preserve or rehabilitate 14 Kent Court.

Alternatives to demolition were discussed. The owner has recently bought the property and does not intend to sell it to someone else. There is no intention of moving the structure or salvaging anything at this stage but will investigate whether there are good materials hidden beneath the many alterations the building had undergone. There are plans for a replacement two-and-half story single-family building to be located more forward on the lot. It will have a gable roof, a front bay and entry porch based on the proposed new zoning. The plans were revised to reflect a lower pitch for the roof, brick foundation and the addition of trim to give distinction to the proposed house. The building needs to be thoroughly documented.

