



**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**

JILLIAN ADAMS

ALAN BINGHAM

MARK STERNMAN

**Minutes for the public meeting on**  
**PREFERABLY PRESERVED STRUCTURES**

The Somerville Historic Preservation Commission held a public meeting on **Thursday, July 2, 2015, at 6:30 p.m.** in City Hall, 3<sup>rd</sup> Floor Conference Room, 93 Highland Avenue, Somerville, MA. Please note that the start times listed below are estimates only and cases may be moved up or pushed back at the discretion of Staff.

The purpose of the meeting is 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**

*18 Kent Court HPC 2015.001*

Delay Period Ends: 12/24/2015

Building Description: c. 1852 dwelling

**Significance:** The building is “Significant” & “Preferably Preserved.” The structure was determined ‘Significant’ due its association with the broad architectural, cultural, economic and social history of the City due to its c.1852 construction date; simple form and massing including the rear ell; three-bay primary and single-bay side fenestration patterns; and remaining architectural detail such as the return eaves on the gable ends. This building is an early to 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 structure was determined ‘Significant’ as a representative of mid-19<sup>th</sup> century working class housing stock due to the remaining integrity of the structure with regard to original form, massing, and visible fenestration patterns. In addition, due to the location of the structure within a small collection of structures 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.

*20 Kent Court HPC 2014.054*

Delay Period Ended: 6/18/2015

Building Description: c. 1852-1874 dwelling

**Significance:** The building is “Significant” & “Preferably Preserved.” The structure was determined ‘Significant’ due its association with people, events or history of the City due to retention of form and massing, which includes an uncommon gambrel style roofline; as an early to mid-nineteenth century example of working class housing, and as part of an early to mid-nineteenth century collection of housing associated with the early development and industry of Somerville.



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The structure was also determined historically and architecturally ‘Significant’ as a representative of mid-19<sup>th</sup> century working class housing stock due to the remaining integrity of the structure with regard to original form, massing, and visible fenestration pattern.

*20 Kent Court is noted above because both properties would be discussed. The proposed new building would straddle the property line between 18 and 20 Kent Court. It is not feasible to discuss only a portion of a building. Jai Singh Khalsa presented. Comments were made regarding the materials, window placement, doors and other aspects. They will return on August 6, 2015 with revisions.*

**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-19<sup>th</sup> 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.

*Shangzhe Xuyu presented her plans using a ‘sketchup’-like program. Commissioners thought there should be corner boards and other traditional details. They found it difficult to interpret and asked for professional plans and elevations to be submitted. She will return on August 6, 2015 with revisions*

