



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
SARAH WHITE, PRESERVATION AND ZONING PLANNER

MEMBERS PRESENT
ALAN BINGHAM

Minutes for the public meeting concerning PREFERABLY PRESERVED STRUCTURES

The Somerville Historic Preservation Commission held a public meeting on **Thursday, September 3, 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 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 representative mid-nineteenth century example of working class housing 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 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 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., and therefore, it is in the best interest of the public to preserve or rehabilitate 35 Moreland Street.

Tanya Carriere presented. Modifications included consistent window design and casings; revised parking and access to the front door. Kevin Slattery stated that he had met with the neighbors to discuss parking concerns. The Commissioner present agreed that all the requested alterations had been made. The plans are appropriate to the neighborhood and the property. An MOA would be drafted and presented at the September Commission meeting.



7:00 PM to 7:30 PM

18 Kent Court HPC 2015.001
Delay Period Ends: 12/24/2015
Building Description: c. 1852-1874 dwelling

20 Kent Court HPC 2014.054
Delay Period Ended: 6/18/2015
Building Description: c. 1852 dwelling

Significance: 18 Kent Court 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 building was also determined ‘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 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. The Commission found demolition detrimental 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 as well as 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 18 Kent Court.

Tanya Carriere presented. Issues with the front stoop had been addressed; windows and doors, composite railings, consoles for the oriel and other items were also taken care of. They had made all the changes requested at the previous meeting. All agreed that it was appropriate to draft an MOA for presentation at the September HPC Meeting.

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.

Shangzhe Xuyu presented her completed plans. Issues of non-conformity, parking locations, height and style of building were resolved with a gambrel style structure reminiscent of the 18th century house also located on Kent Court. Work still needs to be done on the dormers, porch roof and parking details.

