



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
AMIE HAYES, PLANNER
KRISTI CHASE, PRESERVATION PLANNER

MEMBERS PRESENT
ALAN BINGHAM

Public Meeting for Preferably Preserved Structures
Recommendations and Minutes

The Historic Preservation Commission (HPC) held a public meeting at **6:30 p.m.** on **Tuesday, July 9, 2013**, 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 7:30 PM

589 Somerville Avenue Case # HPC 2013.011

Delay Period Ends: 3/18/2014

Building Description: c. 1845 single family dwelling

Significance: The structure is "Significant" due to an association of the property with Edward Flanagan (laborer and later foreman of the Middlesex Bleachery), the Flanagan family, and Louis Guazzaloca, a descendant of an Italian immigrant family who achieved some degree of the American Dream as well as historical integrity which conveys significance regarding location, design and materials.

The structure is "Preferably Preserved" as the dwelling is a rare surviving example of workers' housing associated with the Middlesex Bleachery, a major industry of the time that was located across Somerville Avenue and retains a high level of architectural integrity.

This was the first time for this case to come to a Public Meeting for Preferably Preserved Structures. While there are currently three structures located on this parcel, only the single-family dwelling with the above referenced address was determined by the HPC to be "Preferably Preserved." The Architect for the project presented a site plan that illustrated a new three-story mixed-use building located along Somerville Avenue with the Preferably Preserved structure located to the right. Parking would be located behind both structures, accessible by an easement from Spring Street. The Architect explained that the project proposes seven residential units with a first floor commercial component and parking in the rear. The discussion first addressed the necessary number of units to make the project viable.

The Architect then explained that by focusing on retaining the main massing of the dwelling and eliminating the later enclosed porch/storefront addition, more options would open up to retain the Preferably Preserved structure. Eliminating this component would allow the new building to have an additional 2,000 gross square feet (approximate). Staff explained that this was a later addition of a different period than the main massing component and the Commissioner agreed that if



eliminating this later addition to allow more square footage for the development was enough incentive for the developer to retain the building than this would be supported.

The discussion then addressed if there were other options which would retain the building as a whole, such as adding a fourth story, reducing the on-site parking, or altering the proposed locations of the Preferably Preserved and new buildings. The Architect explained that four stories would be difficult due to zoning regulations which articulate height limitations for lots adjacent to residential districts within a specific parameter. Reducing the number of on-site parking stalls could be done, but support for this reduction would be related to the actual existing and proposed parking requirement. Staff did not have all the information necessary to calculate this requirement at the time, but explained that this information would be obtained to determine if reducing the parking would be an option the City could support as the project moves forward through the discretionary permit process. Altering the proposed locations of the buildings, in that the new building would be located on the right side of the lot while the Preferably Preserved building would be located on the left side of the lot, seemed to present a feasible option. While the developer would likely still pursue eliminating the later addition of the historic structure, by switching the locations of these structures, the new building would be able to gain additional square footage. The Architect explained that these options would be presented to the developer to gain an understanding for how to proceed.

The Architect also briefly explained that discussions with the Owner of the barn/stable at 73 Concord Avenue had suggested the possible use of the barn/stable as a garage which would fit three nonconforming parking stalls. The Commissioner and Staff understood that the Architect would encourage the Owner of 73 Concord Avenue to come to the next Public Meeting for Preferably Preserved Structures to discuss the barn/stable.

The meeting concluded at approximately 7:10 p.m.