



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

MEMBERS PRESENT
JILLIAN ADAMS
ERIC PARKES

Minutes for 3/13/13 Public Meeting

The Somerville Historic Preservation Commission held a public meeting on **Wednesday, March 13, 2013, at 10:00 a.m.** in City Hall, 2nd Floor Executive Conference Room, 93 Highland Avenue, Somerville, MA.

The purpose of the meeting was to discuss an amendment to an existing Memorandum of Agreement regarding 360 Mystic Avenue and 95-101 Wheatland Street.

The Commissioners reviewed the updated elevations and site plan. The updates include brackets on the wood portion of the building and additional height in the brick at the foundation level with recessed arches along both streets. Modifications to the brick portion of the structure include three unevenly spaced bays (as opposed to five) with articulated brick arch lintels and a faux infilled door at the first level. Commissioners agreed that the modifications noted above were appropriate to incorporate into the building and furthered the goal of emulating specific design components of the original structure. The Commissioners also agreed that the interpretive exhibit could be arranged within the recess of the brick foundation arches. This exhibit could be created in the form of panels attached to the recessed interior of the arches which could display photographs and other related ephemera.

The discussion then focused around moving the brick portion of the building away from Mystic Avenue to allow this component to be more than a façade; however, Commissioners agreed that the location of the brick portion is important and should not change, although the Commissioners understand that certain dimensions may change as the plan evolves. For this reason language will be worked into the MOA Amendment to allow for necessary changes of dimensions for this brick facade, within a certain parameter. The discussion also addressed the recessed façade above the brick façade. The updated elevations show that the brick façade projects two feet forward from the adjacent main structure while the two floors above the brick façade recede behind the adjacent main structure. The recessed portion may be modified as the interior layout evolves. The Commissioners want to include language about the depth of these recessed bays in the resulting Memo to the Design Review Committee.

The Commissioners also addressed the difference in width and number of bays between the interior courtyard façade and the Wheatland Street facade of the corner building, 360 Mystic Avenue. While this interior courtyard façade was modified as a result of the interior program, with regard to the layout of individual units, the Commissioners were concerned with the joint between the shortened façade of the reconstruction and the new construction as well as the material used to infill the window frames of bays 5, 6 & 7. They also thought that these items could be addressed by the Design Review Committee at a later date; however, the Commissioners want to ensure that there will be a low pitch roof over only the reconstructed portion of the building located at the corner of Mystic and Wheatland, known in the original MOA as 360 Mystic Avenue.

The Commissioners requested that the address associated with the original MOA be listed on the plan as well as the Somerville Assessor's map, block and lot number.

The meeting concluded at approximately 11:00 a.m.

