



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
KRISTI CHASE, PRESERVATION PLANNER

MEMBERS PRESENT
ALAN BINGHAM
ERIC PARKES
TODD ZINN

Public Meeting for Preferably Preserved Structures
Recommendations and Minutes

The Historic Preservation Commission (HPC) held a public meeting at **6:30 p.m.** on **Thursday, October 3, 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 7:00 PM

35 Cutter Street *Case HPC 2013.038*

Delay Period Ends: 5/20/2014

Building Description: c. 1858 workers cottage, single-family dwelling

Significance: The structure is "Significant" as a representative of 19th century working class housing stock due to the remaining integrity of the structure with regard to original form, massing and portions of the fenestration pattern. In addition, due to the location of the structure within the Cutter streetscape, this dwelling continues the unique rhythm of rooflines and, therefore, is significant within the context of a group of buildings which compose the Cutter Streetscape.

The structure is "Preferably Preserved" due to the earlier c.1858 construction date and intact existence of the original historic building context at the southern end of Cutter Street, which demonstrates early subdivision activity, and as a representative of mid 19th century working class housing.

This was the second time for this case to be brought to a Public Meeting for Preferably Preserved Structures. The owner had revised her plans extensively from a 3-decker presented last month to a side gable-roofed structure with dormers and bays and a rear ell. The Commissioners present were generally very pleased with the proposal. The form and massing relates to other buildings that currently exist on the street. The Fire Department has required that the rear unit has an enclosed entry from the front of the building. This spurred the current design for the entries. The main entry porch has doors to all three proposed units. The siding should be traditional or relate to traditional types. If cement board is to be used, it should have a smooth appearance not with an artificial wood grain. Shingles could also be used. The posts of the covered porch on the rear corners of the front block should have substance. The porch rails could be simple or totally enclosed. Eric Parkes noted that the plans presented were still very conceptual and construction drawings needed to be developed. The Applicant said that she had an architect who would provide those when they were needed based upon her plans.



The garage and landscaping were also discussed. The 5-car garage might be demolished and replaced with a carport but that has not been decided yet. Pervious materials will be used for the rear area.

It was agreed that a draft MOA should be presented to the Commission for review with revised plans.

The meeting concluded at approximately 7:40 p.m.

