



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
DICK BAUER
ERIC PARKES

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, November 7, 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

<i>35 Cutter Street</i>	<i>Case HPC 2013.038</i>
Delay Period Ends:	5/20/2014
Building Description:	c. 1858 workers cottage, single-family dwelling
Significance:	The structure is "Significant" as a representative of 19 th 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 19 th century working class housing.

This was the third time for this case to come to a Public Meeting for Preferably Preserved Structures. The Applicant brought updated plans that reflected one door with a center hallway to access all three units. As Fire Prevention now has access to all units from the front of the structure, the driveway no longer needs to be 14' in width. Commissioners were satisfied with the proposed building and upon recognizing the proposal is minimally wider along the street, 1'-2', the Commission had very little comment. Staff inquired if the Applicant would consider a green roof above the garages and the Applicant was willing to look into this possibility.

Staff moved forward to discuss conditions of the MOA. As the structure had very little original material left, the Commissioners agreed that architectural salvage was not necessary to include in the MOA. Staff brought up the condition that the materials be solid front to back to ensure the quality of the material. Commissioners agreed this was important to be included in the MOA as well as that the windows panes be two over one with simulated divided light. Staff explained to the Applicant that the resulting MOA would need to be recorded at the Registry of Deeds.

The meeting concluded at approximately 6:50 p.m.

