



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
JILLIAN ADAMS
ABBY FREEDMAN
ERIC PARKES

Minutes for 3/27/13 Public Meeting

The Somerville Historic Preservation Commission held a public meeting on **Wednesday, March 27, 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 determined that aluminum clad wood windows, to be installed in the reconstructed portion of the building known as 360 Mystic Avenue, would be appropriate. The Architect for the Applicant confirmed that the aluminum clad windows should provide a high enough Hertz rating for the building to be considered "green," which is a requirement from the Applicant.

The interpretive exhibit, which preferably will be installed in the recessed arches along Mystic Avenue and Wheatland Street, will be discussed more in depth at a later date once the underground garage and foundation for the new building have been constructed. This later discussion will then be able to account for unknown circumstances that arise during the first phase of construction. The exhibit will incorporate a combination of murals, photographs, and other related ephemera facsimiled on a durable material. The exhibit may alternatively, or in addition, be located within a publicly accessible lobby area within the new structure. The Applicant and Commissioners agree that the cost of the exhibit will be \$9,000-\$11,000.

The Applicant explained that the interior courtyard façade of the reconstructed building, known as 360 Mystic Avenue, will likely lose an additional (7th) bay due to the interior program. This concern was tabled until the next meeting (4/3/2013) so the Applicant can determine if the interior program could be modified to retain the 7th bay.

Due to the draft MOA Addendum requiring that the Applicant record the document with the Registry of Deeds, the Addendum should also be notarized.

The Commissioners agreed, for a second time, that a preservation mason should assess the ability to reuse the bricks that compose the brick massing component known as 95-101 Wheatland Street. If enough of these bricks are able to be reused, these bricks should be used to construct the new brick façade, not the recessed arches. The arches shall be composed of new brick which should match the existing color of brick and mortar as closely as possible. Outstanding issues that arise as a result of attempting to reuse these bricks shall be addressed by Historic Staff, as needed. There are currently 9 arches illustrated on the Wheatland Street façade of the plans while 10 bays exist in the reconstructed portion of the new building, previously known as 360 Mystic Avenue. The Commissioners agreed that there should remain only be nine arches, to retain the asymmetry of the original structure.



The Commissioners also discussed the balconies located on the infill portion of the reconstructed brick façade, known previously as 95-101 Wheatland Street, and determined the balconies should be removed and the windows slightly recessed. The windows may need to become smaller to work with the interior program if the balconies are to be removed and the windows become operable.

The brackets under the eaves do not need to be wood and should be composed of either Fypon or Azek.

One member of the Historic Commission, if possible to be one of the three subcommittee members, shall attend the Design Review Committee meeting(s) when the subject project is reviewed.

The meeting concluded at approximately 11:10 a.m.

