



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

May 18, 2016

Nick Earls, 10 Emerson LLC
c/o Richard Di Girolamo
424 Broadway
Somerville, MA 02145

2016 MAY 19 A 10:59
CITY CLERK'S OFFICE
SOMERVILLE, MA

**Re: HPC 2016.004 - Demolition of the house
at 10 Emerson Street**

Determined Significant: 2/16/2016
Determined Preferably Preserved: 5/17/2016

Dear Mr. Earls,

At the public hearing on Tuesday, May 17, 2016 the Historic Preservation Commission voted unanimously

(6-0) to determine 10 Emerson Street 'Preferably Preserved.' Per Section 4.2.D of the Demolition Review Ordinance 2003-05, "If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a Preferably Preserved building or structure." The Commission found demolition detrimental due to the rarity of this type of residential dwelling within the City, its consistent form and massing due to the side-gable orientation, size, early date of construction, its association as an intact example of working class housing, and as part of a mid-nineteenth century streetscape therefore, it is in the best interest of the public to preserve or rehabilitate 10 Emerson Street.

The Commission also found the subject building historically and architecturally significant due to its place within a group of similarly important buildings currently under consideration as part of the proposed Union Square Local Historic District. The subject building is found historically and architecturally significant as an intact representative of 19th century working-class housing stock and represents some of the earliest residential development of Union Square. The building's ownership by Frank W. Kaan, City Solicitor in the early 20th century of particular interest.

The period of significance for 10 Emerson Street begins around 1869 as the home of a cabinet maker and continues through at least 1965 as home to members of the working class, a consistent use of the structure. Its location on the central corner of the neighborhood is the key to perception of the district. Any alteration of massing and form will distort the proportions of the remaining buildings on the street.

Upon a determination of Preferably Preserved, in accordance with Section 4.5, "the Building Inspector may issue a demolition permit at anytime, upon receipt of written advice from the Commission that there



is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building or structure.”

Upon a determination of Preferably Preserved, in accordance with Section 4.5, “the Building Inspector may issue a demolition permit at anytime, upon receipt of written advice from the Commission that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building or structure.”

With this determination, the 9-month demolition delay period commenced on May 18, 2016. During this 9-month period, the Applicant and/or Agents thereof are **required** to meet with members of the Commission and Preservation Staff to work through alternatives to demolition and/or work on redevelopment proposals. Please contact the Preservation Staff through the Planning Office to commit to these meetings. These meetings occur the first Thursday evening of every month.

Please contact me at (617) 625-6600 x 2525 with questions regarding this determination or if there is interest in participating in the Public Meetings.

Sincerely,



Kristenna P. Chase
Preservation Planner, Planning Division
Mayor's Office of Strategic Planning & Community Development

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division
George Proakis, Director, Planning Division
Hans Jensen, Zoning Review Planner
John Long, City Clerk