



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

February 18, 2016

Nick Earls
10 Emerson LLC
45 Luke Street
Wrentham, MA 02093

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

Determined Significant: 6/16/2015

2016 FEB 22 11:49
CITY CLERK'S OFFICE
SOMERVILLE, MA

Dear Mr. Earls,

On Tuesday, February 16, 2016, the Historic Preservation Commission voted unanimously (4-0) to determine the c. 1869 single-family dwelling at 10 Emerson Street 'Significant' because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, is "at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:

- i. "Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts, or
- ii. "Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished."

The Commission unanimously (4-0) found the subject building importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with popular architectural trends within the working-classes and the early residential development of Union Square during the third quarter of the 19th Century.

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.

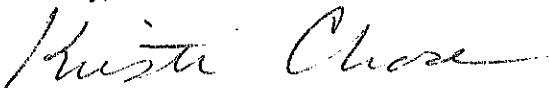


The period of significance for 10 Emerson Street begins around 1869 as the home of a cabinet maker and continues through at least 1965 as home to members of the working class, a consistent use of the structure. Its location on the central corner of the neighborhood is the key to perception of the district.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

The Commission will hold a public hearing on March 15, 2016 to review the initial determination of 'Significance' and if the building should be 'Preferably Preserved.' Per Section 4.2.D, "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 preferably preserved." Public testimony will be taken at the hearing, followed by a discussion and a vote by the Commission.

If you have any questions about this letter, please feel free to contact me at (617) 625-6600 x 2534.

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
J. Brandon Wilson, Executive Director, Historic Preservation Commission
John Long, City Clerk