



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 19, 2016

Maria & Francisco Valente
201 Norfolk Street
Cambridge, MA 02139

**Re: HPC 2016.016 - Demolition of the house
at 36 Horace Street, Somerville**

**Determined Significant: 4/26/2016
Determined Preferably Preserved: 5/17/2016**

Dear Mr. & Ms. Caspariello,

At the public hearing on Tuesday, May 17, 2016 the Historic Preservation Commission voted (4-2) to determine 36 Horace 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 its significance, therefore, it is in the best interest of the public to preserve or rehabilitate 36 Horace Street.

36 Horace Street is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with the meat packing industries of the last half of the 19th and early 20th centuries. Somerville and Cambridge were at one time among the largest of the meat packing centers in the US. Horace Street, along with South, Ward, and Medford Streets retain a strong association with the nationally-important photographer Lewis W. Hine and his photographs of the exploitation of child labor in the earliest part of the 20th century.

36 Horace Street retains a number of qualities that continue to convey both historic and architectural significance, such as the location of the structure on the lot and the spatial relationships between the subject dwelling and other dwellings along Horace Street. Other qualities that convey significance include the original form and massing, fenestration pattern for various façades, and the side-hall interior plan, which is understood from the exterior.

The building on its own encompasses the humble nature of the inhabitants over time and more specifically that of the 19th century industrial area. These buildings demonstrate the conditions of those working and living near the slaughter houses.

The period of significance for 36 Horace Street begins before 1874 as workers' housing for the meat packing industry and continues through the present as workers housing. Its significance continues into the present day as the use of this structure remains constant throughout its existence.



Case: HPC 2016.016 – 36 Horace Street

The location of the building in the center of the neighborhood is the key to perception and integrity 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.”

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