

**ADDENDUM TO THE MEMORANDUM OF AGREEMENT  
BETWEEN  
THE CITY OF SOMERVILLE, ACTING BY AND THROUGH THE  
SOMERVILLE HISTORIC PRESERVATION COMMISSION  
AND  
CRAIG CORPORATION**

This Addendum to the 16<sup>th</sup> of June, 2009 Memorandum of Agreement (“MOA”) is entered into this \_\_\_\_\_ day of March 2013, between the City of Somerville, acting by and through the Somerville Historic Preservation Commission (“SHPC”) and Craig Corporation, a Massachusetts corporation with a usual address of 100 Fellsway West, Somerville, MA 02145.

WHEREAS, Craig Corporation is the owner (the “Owner”) of a single lot of land containing 45,450 square feet of land, more or less, by Deed of Eagle Can Company dated March 1, 1965, recorded with the Middlesex South District Registry of Deeds in Book 10768 at Page 101 (the “Property”); and

WHEREAS, there are multiple buildings on the Property, with multiple addresses, including 100 Fellsway West, 360 Mystic Avenue, and 95-101 Wheatland Street, as shown on the attached plan in Appendix A (Assessor Map 69, Block E, Parcel 01); and

WHEREAS, the Owner now proposes to demolish the buildings at 360 Mystic Avenue and at 95 - 101 Wheatland Street (the “Buildings”) in order to construct a multi-family residential project (the “Project”) at the Property; and

WHEREAS, the Buildings are former manufacturing structures that are considered to be “Significant” because, in accordance with the Somerville Demolition Review Ordinance, the Buildings are “*Importantly associated with . . . the broad architectural, . . . economic or social history of the City,*” and they are “*Historically or architectural significant (in terms of period, style, method of building construction) . . . in the context of a group of buildings or structures . . .*” because the Buildings are a reflection of the industrial history of the City, especially with regard to furniture-making, both individually (as the last remaining wood mill building) and in the context of a group of buildings or structures on the Property; and

WHEREAS, the Owner agreed to the following measures in order to mitigate the adverse effect of the demolition: 1) Form B Documentation, 2) Digital Recordation, 3) ISD Review and Approval (regarding structural work to stabilize 360 Mystic Avenue and 95-101 Wheatland Street), 4) Preservation of the remaining existing buildings on the Property, and 5) Design Review; and

WHEREAS, the Owner is not able to uphold item 4, Preservation of the remaining existing buildings on the Property, due structural deficiencies unknown at the time of the MOA (June 16, 2009) which are discussed in two reports, Roome and Guarracino dated 6/15/12 and Weston and Sampson dated 10/4/2012 (see Appendix B for reports); and

WHEREAS, the Owner and SHPC agree that no feasible or prudent alternative to complete demolition of the Buildings exist; and

WHEREAS, the SHPC is willing to accept demolition of the Buildings, provided that the new construction be a representation of the previously existing Buildings in an effort to retain the industrial history of this Property;

NOW THEREFORE, the SHPC and the Owner hereby agree that the following measures shall be undertaken in order to appropriately represent the previously existing Buildings in an effort to retain the industrial history of this Property;

## **1. Digital Recordation**

Photographic documentation shall be conducted by a professional architectural historian or other preservation professional of the Property in the form of digital photographs prior to demolition. These photographs shall be keyed, by number, to a floor plan sketch or plot plan and submitted to City Staff no later than one month post demolition. Documentation shall include exterior elevations, significant features of the Property and Buildings (both typical and unique) and, if possible, structural framing and siding as well as windows, doors, entrances, moldings, etc.

## **2. Treatment of Materials of High Architectural Value**

City personnel will conduct a site visit and walk through the Buildings prior to demolition to assess if architectural details and/or material exist that is of high historic value. Should Staff discover architectural details and/or materials of a particular architectural value during a walkthrough of the building at minimum 14 days prior to demolition, Staff will require the Applicant to salvage said details/materials through the least harmful manner, donate these to a salvage yard and present a receipt of said submission to Staff within 15 days of the demolition. The Applicant agrees to salvage materials determined by Staff to be of high architectural value and deliver them to a salvage facility.

## **3. Interpretive Exhibit**

The Applicant agrees that an interpretive exhibit shall be displayed in a public location on the Project site. The interpretive exhibit shall be in the form of photo(s) and other related or associated ephemera of the Buildings, site, and related industrial history of the City with identifying captions. The exhibit will be housed within the recessed brick foundation arches along Mystic Avenue and Wheatland Street and will not exceed more than 8 arch locations. Infrastructure to ensure the ability to create this exhibit will be reviewed by City personnel during the construction process. The exhibit details will be determined at a later date by the SHPC and the installation of the exhibit shall be complete before a Certificate of Occupancy is granted. If unknown circumstances arise, where both the Applicant and the SHPC agree the circumstance prevents the installation of this specific type of interpretive exhibit, a new type of exhibit may be agreed upon, contingent upon no loss of exhibition square footage, public access, and, if enclosed within the new construction, signage to be visible from a public way shall reference the name and how to access the exhibition.

## **4. Intent of Design**

The SHPC found the Building's "Significant" in accordance with the Demolition Review Ordinance (2003-05). Therefore, the Applicant agrees that the effort to retain the industrial history of this Property within the design of the new construction shall be as follows:

- Form and massing of the original wood structure known as 360 Mystic Avenue shall be reminiscent of a wood mill building prior to the 20<sup>th</sup> century;
- Height (50 feet with four stories) and the general corner location of the Buildings shall remain consistent;
- Roof pitch shall remain consistent and include brackets beneath the eaves on both the Mystic Avenue and Wheatland Street elevations. Brackets do not need to exactly replicate the existing;
- A faux brick foundation shall extend up the façade to the sill of the first story windows. The extended height of the foundation shall have recessed arches to reflect the size and pattern of the original arched openings and house an interpretive exhibit (further details shall be determined at a later date);
- The fenestration pattern and rhythm shall be consistent with the existing. The Mystic Avenue elevation may expand to five bays but shall retain the same rhythm; The Wheatland Street elevation

shall be ten bays long, not including the brick component; and the interior elevation shall include no less than seven bays to be consistent with before mentioned;

- Exterior cladding should be reminiscent of historic wood clapboards and shall be solid (front to back) with no false texture or grain;
- Windows shall be wood with simulated six over six divided lights, except for those on the interior façade, whose infill material shall be determined as recommended by the Design Review Committee. The window sashes shall be a dark color;
- The brick component known as 95-101 Wheatland Street shall be reduced to a façade only but shall remain consistent in form and massing
- Height of the brick façade shall be comprised of two stories with three bays and a low pitch roof;
- Height of the new construction above should be recessed at a minimum of six inches to articulate the façade below. The brick façade will project no less than two feet from 360 Mystic Avenue;
- Windows of the brick façade shall be wood with simulated six over six divided lights. Window sash of brick façade shall be a dark color and retain the arch above with brick articulation. The reproduction infilled door on the first façade shall remain; and
- Details that shall be differentiated between the wood mill/brick façade component and the wholly new construction at the rear of the parcel are: exterior cladding, roof pitch, window pattern and rhythm, and foundation material.

The design specifications listed above are illustrated on sheets A1, A2, and A3 of the plan set. The plan set is included as Appendix C. Minor modifications from the requirements list above, which are noted on the plan set, shall be reviewed and approved by SHPC Staff prior to the modification being initiated. Large modifications from the requirements listed above shall be reviewed and determined appropriate by the SHPC prior to the change.

The SHPC may provide at public meetings of the Special Permit Granting Authority (SPGA), the Design Review Committee, or at any other public meeting regarding the Project, comments and recommendations with regard to the design specifications and the intent of the design as well as the Owner's conformance or nonconformance with the original Memorandum of Agreement and/or this Addendum.

## **5. Transferability**

Should the Applicant sell the property after the execution of this MOA, the terms of this MOA shall be included as part of any purchase and sale agreement to any future successors or assigns. Furthermore, the Applicant shall produce proof to City personnel that this MOA has been recorded at the Registry of Deeds within one month of signing this Agreement. Should proof not be received of this recording, this Agreement becomes void.

EXECUTED UNDER SEAL on the day and year first written above.

**OWNER: CRAIG CORPORATION**

**SOMERVILLE HISTORIC  
PRESERVATION  
COMMISSION:**

**Craig Corporation**

By: \_\_\_\_\_  
**Richard C. Berg**  
Its: **President and Chief Executive Officer**

By: \_\_\_\_\_  
**Dick Bauer**  
Its: **Chairman**