



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

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HISTORIC PRESERVATION COMMISSION

REVISION TO MEMORANDUM OF AGREEMENT

Site: 53 Josephine Avenue

Case: HPC 2015.038 (re-opened 12-15-2015)
Applicant Name: Randall Conrad & Christine Dall

Date of Application: June 29, 2015
Date of Significance: July 21, 2015

Preferably Preserved: August 18, 2015
MOA Signed: August 26, 2015

Application to Amend MOA: November, 2015
Date of Hearing: December 15, 2015



Legal notice: Amend Certificate of Appropriateness to reflect design change of rear decks.

I. Description of Proposed Amendment

Applicants and Owners, Randall Conrad and Christine Dall have applied to alter the plans for the rear portion of the structure to be re-built at 53 Josephine Avenue. Such plans are not *de minimus* in nature in that someone familiar with the project would be able to notice the change.

Originally, a Memorandum of Agreement (MOA) was entered into between the Applicants/Owners and the Historic Preservation Commission (HPC) in August, 2015 that allowed for smaller rear decks on three levels and a spiral staircase as a means of secondary egress from all three.

As the process of re-building the replacement structure moved forward, the Applicants/Owners proposed to change the design filed in the MOA as follows:

- Enlarge the three rear decks
- Remove the spiral staircases
- Add a small staircase off of the first level deck
- (Building will be sprinkled, eliminating the need for an egress stairs at the rear of the property.)

The proposed changes were approved by the Zoning Board of Appeals at their regular meeting on Wednesday, December 9, 2015.

The original design along with the proposed changes are both provided at the end of this memo.

II. Recommendations

Staff finds that the proposed changes to the rear deck and stair design at 53 Josephine Avenue will not be detrimental to the historically-sympathetic design of the proposed re-build. Staff recommends that the Historic Preservation Commission **approve** the proposed changes to the Memorandum of Agreement to include the 12/15/2015 proposed alterations.