



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

*HISTORIC PRESERVATION COMMISSION*

January 25, 2012

Douglas S. Beaudet  
14 Ibbetson Street # 3  
Somerville, MA 02144

**Re:** HPC 11.113 – 1 Village Terrace

Dear Mr. Beaudet,

It was determined on Tuesday, December 20, 2011 that the 1 Village Terrace, a **pre-1874 wood frame house** was a **‘significant’** building as set forth in the *City of Somerville Ordinance Article 7 section 7.28(d)(2)a. 2*, The building met the following criteria. They are over 50 years old, and have been determined by the Commission to be:

- 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 building’s significance is specifically the association of a vernacular workers cottage in a collection of workers cottages as documented in the 1874 and 1884 Hopkins Atlases, 1895 Bromley Atlas, and the 1900 and 1933 Sanborn Atlases. These are characterized by their small size, compact massing, simple ornamentation and close proximity to each other.

Following the presentation by your team at the Historic Preservation Commission’s public hearing on Tuesday, January 17, 2012, the Commission voted (6-0) that the house



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located at 1 Village Terrace, is a “preferably preserved” building per the *City of Somerville Ordinance Article 7 section 7.28(d)(2)d*.

Based upon this determination of "preferably preserved" for 1 Village Terrace, as well as the constructive dialogue during the meetings, the Commission expects you to follow the plans by SLR, sheets SKA-38 dated 12/31/11, SKA-39 dated 1/02/12, SKA-44 dated 1/17/12, and LA dated 1/12/12 that were presented at the January meeting; that you continue to develop the adjacent property in such a manner that the new development compliments the neighborhood of workers cottages; and that you formally retract your decision to demolish the building.

According to the Ordinance, “During the nine (9) month delay, the applicant, the owner (if different from applicant), and the Commission are required to actively pursue alternatives to demolition of the preferably preserved building or structure, including but not limited to, finding a buyer for the building or structure that is willing to rehabilitate the property, rather than demolish it. As noted at the meeting, the Commission and its Staff are eager to work with you to accomplish this. Please let us know if you have any further questions or needs regarding this letter via [kchase@somervillema.gov](mailto:kchase@somervillema.gov) or (617) 625-6600 x 2525.

Sincerely,

Kristi Chase  
Preservation Planner

Cc: Ed Nuzzo, Superintendent, Inspectional Services Division  
Paul Nonni, Sr. Building Inspector, Inspectional Services Division.  
John Long, City Clerk  
George Proakis, Director of Planning  
Dick Bauer, Chairman, SHPC  
J. Brandon Wilson, Executive Director, SHPC