



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING DIVISION
HISTORIC PRESERVATION

**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 76 Curtis Street

Case: HPC.DMO 2022.29

Applicant: Anthony Seretakis

Owner: Same as Applicant

Legal Ad: *The Applicant seeks to demolish a principal and accessory structure constructed a minimum of 75 years ago.*

HPC Meeting Date: November 15, 2022

Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Rear elevation

Bottom, right: Right elevation





*Above, left: Front elevation of the garage
Above, middle left: Rear elevation of the garage
Above, middle right: Left elevation of the garage
Above, right: Right elevation of the garage*

The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

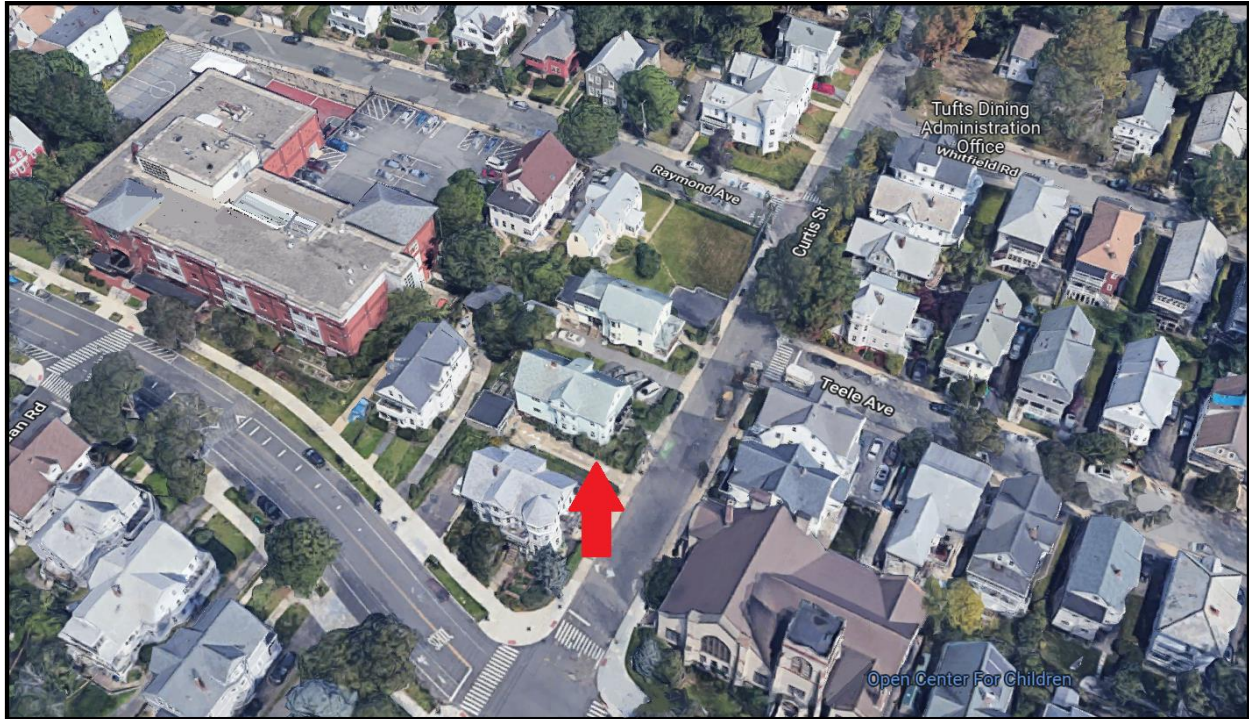
I. SUMMARY OF October 06, 2022 MEETING

At their regular public meeting on October 06, 2022, the HPC declared the structures at 76 Curtis Street to be “Historically Significant”. Due to this determination, 76 Curtis Street moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not both buildings should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building but imposes an 18-month delay.

II. BUILDINGS UNDER CONSIDERATION

The primary structure at 76 Curtis Street is a two and 1/3 story, wood framed gable ended structure. The accessory structure is a one-story, wood framed carriage house or barn. The period of significance begins c.1884.

(Continued on next page.)



Above, aerial view of 76 Curtis Street and immediate surroundings.

III. ADDITIONAL INFORMATION

Preservation Planning has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding the buildings at 76 Curtis Street and a general history of the area, see the October 06, 2022, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for each structure at 76 Curtis St:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance

V. **FINDINGS**

The HPC need to make a determination of whether **each** structure is to be preferably preserved and adopt findings.

a. **Preferably Preserved**

For a determination of **preferably preserved**, the HPC must make the following finding:

- *That the demolition of the primary structure at **76 Curtis Street** would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*
- *That the demolition of the accessory structure at **76 Curtis Street** would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they take their position.

b. **Not Preferably Preserved**

If the HPC makes the above finding, the Commission must state their reasons why they take their position for **each** structure.

c. **Not Preferably Preserved with Conditions**

For a determination of **NOT preferably preserved with Conditions**, the HPC must make the following finding:

- *That the primary structure at **76 Curtis Street** do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*
- *That the accessory structure at **76 Curtis Street** do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why each structure at **76 *Curtis Street*** is or is not “preferably preserved”.