



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR
ACTING EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 63 Putnam Street - Garage

Case: HPC.DMO 2022.37

Applicant: FL Development, LLC

Owner: James F Saraiva & Philip G Saraiva, Sr.
representatives of the Estate of Joseph
Saraiva

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



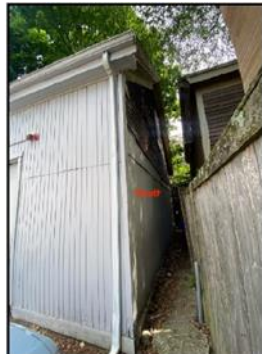
HPC Meeting Date: November 15, 2022

Top: Front elevation of the accessory structure

Bottom, left: Photo of the front of the residence with accessory structure in rear

Bottom, middle: Rear elevation

Bottom, right: Right elevation



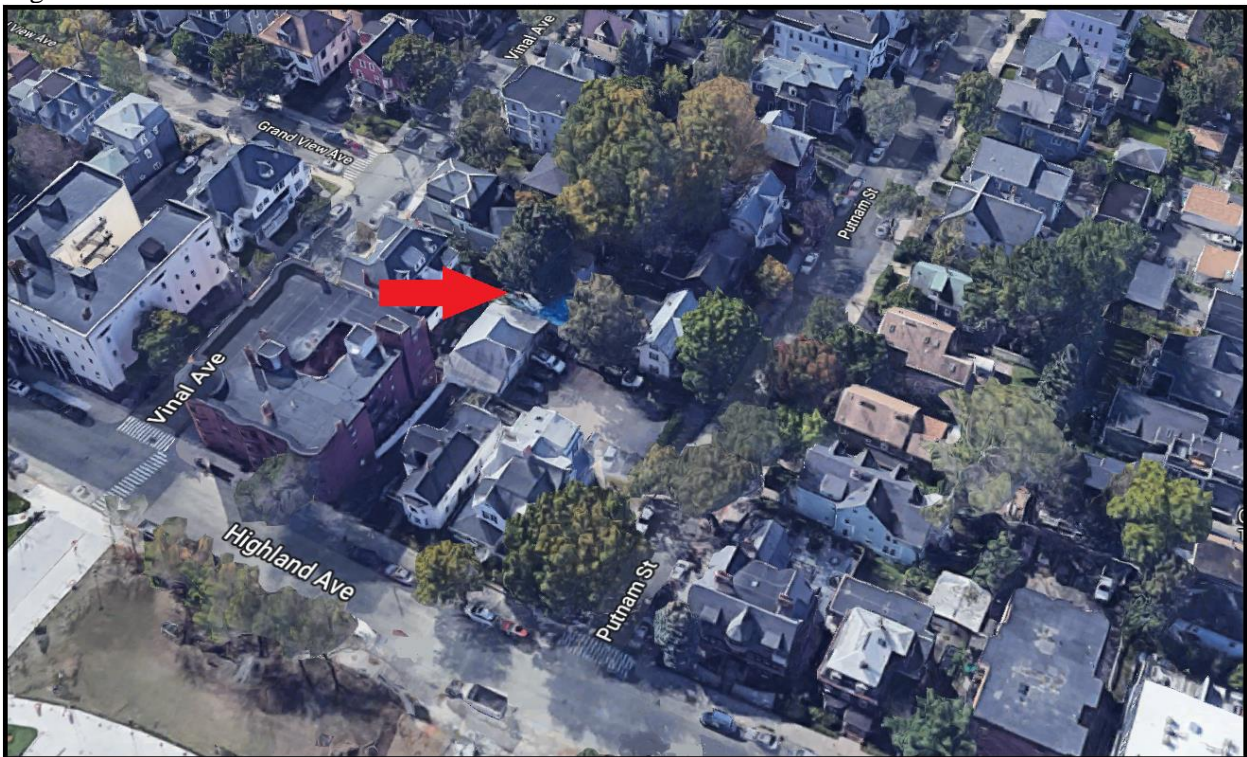
The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the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

I. SUMMARY OF October 18, 2022 MEETING

At their regular public meeting on October 18, 2022, the HPC declared the accessory structure at 63 Putnam Street to be “Historically Significant”. Due to this determination, the garage at 63 Putnam Street moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the garage 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 barn at 63 Putnam Street is an Italianate two-story wood framed structure. The period of significance begins c.1884.



Above, aerial view of 63 Putnam 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 barn at 63 Putnam Street and a general history of the area, see the October 18, 2022, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for the barn at 63 Putnam Street:

- 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 the **accessory structure** at **63 Putnam Street** 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 **accessory structure** at **63 Putnam 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.

c. Not Preferably Preserved with Conditions

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

- *That the **accessory structure** at **63 Putnam 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 the **accessory structure** at ***63 Putnam Street*** is or is not “preferably preserved”.