



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

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EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

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

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**Site:** 234 Pearl Street

**Case:** HPC.DMO 2023.03

**Applicant:** Barros Properties LLC

**Owner:** Stuart Pitchel, Trustee of 234  
234 Pearl Street Realty Trust

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

**HPC Meeting Date:** June 20, 2023



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.

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**I. SUMMARY OF May 02, 2023 MEETING**

At their regular public meeting on May 2nd, 2023, the HPC declared the structure at 234 Pearl Street to be "Historically Significant". Due to this determination, 234 Pearl St moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be "Preferably Preserved". A determination of "preferably preserved" does not permanently halt demolition of a building.



## II. BUILDINGS UNDER CONSIDERATION

The building at 234 Pearl Street is a two and ½ story structure and constructed approximately in 1891.

***Right: 234 Pearl Street***



***Right: Left Elevation***

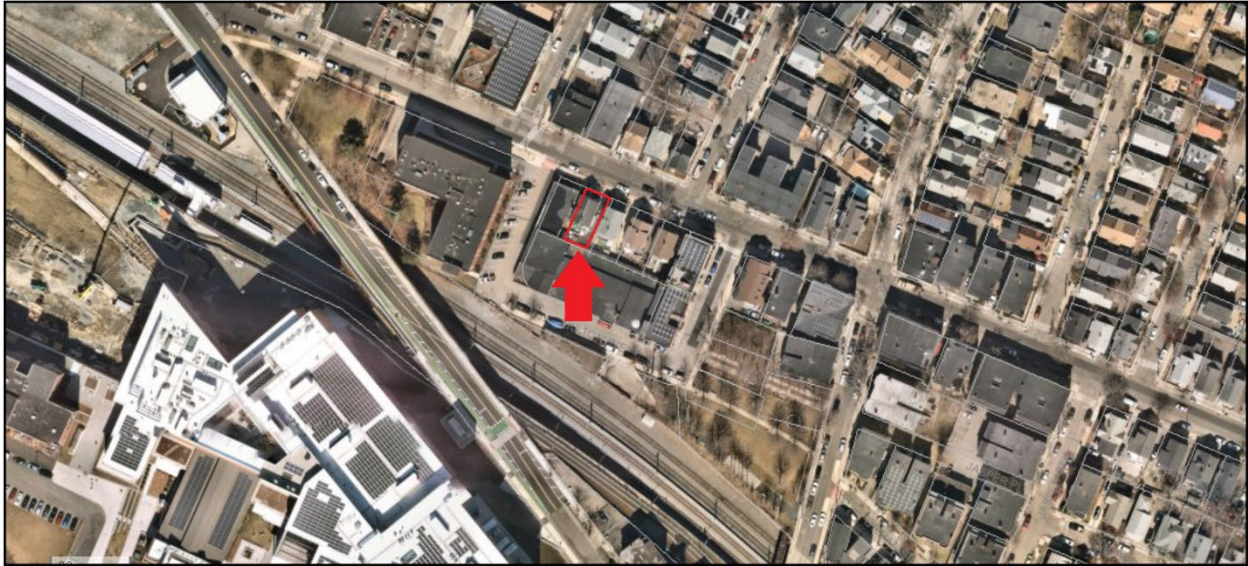


***Right: Rear***



***Right: Right Elevation***





*Above: Context Map for 234 Pearl St.*

### **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 structure at 234 Pearl St and a general history of the area, see the May 2nd, 2023, staff report on Historic Significance.

### **IV. DETERMINATION**

The HPC must determine one of the following for the structure at 234 Pearl 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 determinations of whether the 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 structure at **234 Pearl 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 either position.

### b. **Not Preferably Preserved**

If the HPC makes the above finding, the Commission must state their reasons why they take either 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 structure at **234 Pearl 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 structure at **234 Pearl Street** is or is not “preferably preserved”.