



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

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PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 45 Alpine Street

Case: HPC.DMO 2023.15

Applicant: David Kogan

Owner: Same as Applicant

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

HPC Meeting Date: September 05, 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.

I. SUMMARY OF August 1, 2023 MEETING

At their regular public meeting on August 1st, 2023, the HPC declared the structure at 45 Alpine Street to be "Historically Significant". Due to this determination, 45 Alpine 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 45 Alpine St is a two-story structure and constructed approximately in 1890.

Right: 45 Alpine St



Right: Left Elevation

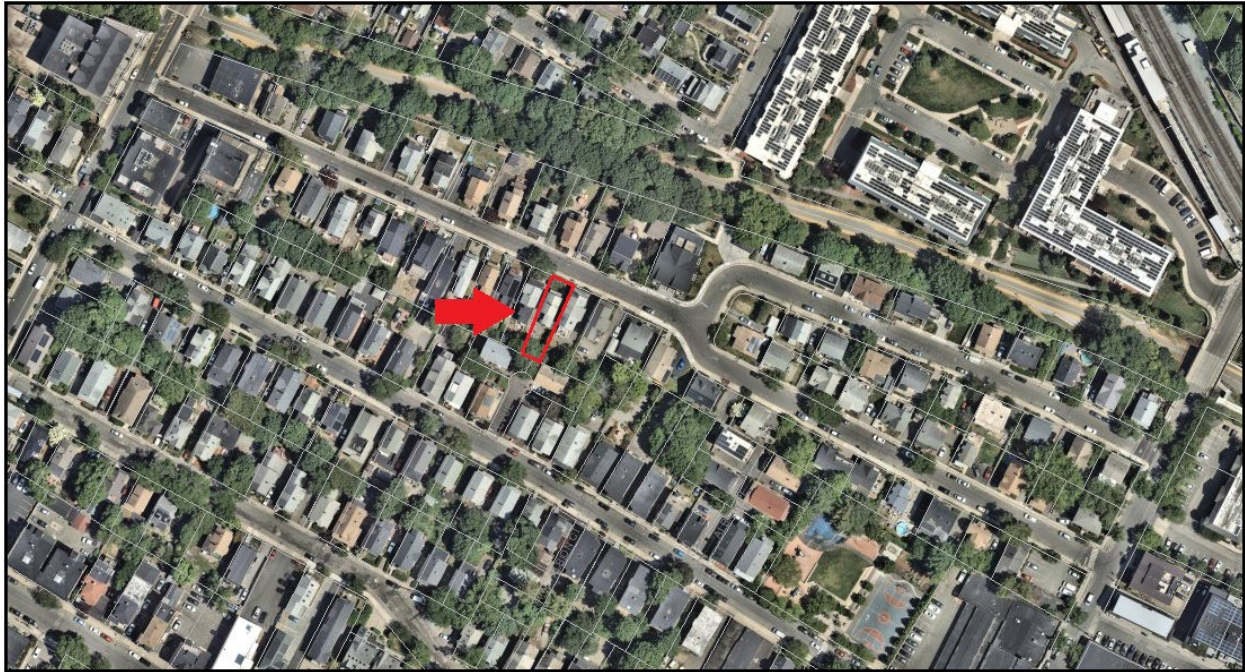


Right: Rear



Right: Right Elevation





Above: Context Map for 45 Alpine 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 45 Alpine St and a general history of the area, see the August 1st, 2023, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for the structure at 45 Alpine 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 45 Alpine St 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 45 Alpine 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 45 Alpine Street is or is not “preferably preserved”.