



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

THOMAS F GALLIGANI JR  
EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

---

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

---

**Site:** 101 Highland Avenue

**Case:** HP23-000025

**Applicant:** Somerville Young Men's Christian  
Association

**Owner:** Same as Applicant

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

**HPC Meeting Date:** October 17, 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. CONCESSION OF HISTORIC SIGNIFICANCE**

The applicant for 101 Highland Avenue has conceded that the subject property is historically significant. Pursuant to Section 7-28(c)(7) of the Demolition Review Ordinance allows for applicants to waive the determination of significance and reads "An applicant, when submitting the required documents for an initial determination per subsection (e)(2), may voluntarily select to waive initial determination. If the initial determination is waived, the building shall immediately be determined to be a significant building, without further action from the commission, and shall be scheduled for a final determination per subsection (f)(2) of this section." Due to this admission, 101 Highland Ave moves 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. BUILDING UNDER CONSIDERATION

101 Highland Ave is a four-story structure. Highland Avenue is a mixture of commercial and residential structures.

***Right: Left Elevation***



***Right: Rear Elevation***



***Right: Right Elevation***



### III. HISTORICAL ASSOCIATION

***Historical Context:*** Central Hill is a small area at the center of Somerville, bounded between Medford Street (north) and Highland Avenue (South). It is located at one of the highest points in the City.

Highland Avenue today is a primary thoroughfare for the City of Somerville, extending from just below the City Hall-High School Library complex at the summit of historic Central Hill to Davis Square in West Somerville. Originally Church Street, what Highland Avenue was called until the latter part of the 19th century, extended only as far as Central Street with pastureland continuing to West Somerville. Highland Avenue was constructed in increments from east to west and became the site of the city's civic center at its eastern end when it was completed westward to Davis Square towards the end of the 19th century. The first section was completed in the 1840s from east to west and extended only to Central Street. According to the 1852 Draper Map of Somerville, there were only several houses and Somerville High School which is now City Hall on the street.

The YMCA, or Young Men's Christian Association was first founded in 1844 in London as a way for young men to seek refuge from City life by studying the Bible and engaging in prayer. The first YMCA branch in the US was formed in Boston in 1851. The Somerville Branch on Highland Avenue followed in 1904 as part of the Reform Movement. During the nineteenth century, reformers began to worry about the increasing number of single young men who were moving into cities. These men worked harsh jobs indoors and lived in tenements. Reformers were concerned these men, away from family, would succumb to gambling, drinking, and other vices leading to concerns over their spiritual well-being.

Thomas Sullivan, a former sea captain in Boston, heard about the YMCA that had been created in England in 1851. Having concerns over the moral and spiritual well-being of Boston's young men he created the first YMCA in the United States. At one of their first meeting's, Sullivan stated that the group's mission was to "meet the young stranger as he enters our city, take him by the hand, direct him to a boarding house where he may find a quiet home . . . and in every way throw around him good influences, so that he may feel that he is not a stranger."<sup>1</sup>

In the 1880s, to address rising concerns that young men working factory jobs were not getting enough exercise and fresh air, the YMCA introduced exercise into their programs. In the late nineteenth century, the YMCA in Boston began to construct indoor swimming pools and began offering swimming classes. YMCA instructors in Holyoke and Springfield invented volleyball and basketball in the late 19th century to further develop sports for young men in cities<sup>2</sup>. Following this trend the YMCA on Highland Ave held sports competitions in the gymnasium under Robert W Young and Joseph E Hubbard's tenure at this branch of the YMCA, as well as annual 'learn-to-swim' campaigns during the summer. Robert W Young was the Physical Education Director of the YMCA during the 1930s and Robert W Young was the General Secretary.

(Continued on next page.)

---

<sup>1</sup> First YMCA in the United States Organized in Boston, Mass Moments, 09/22/2023

<https://www.massmoments.org/moment-details/first-ymca-in-the-united-states-organized-in-boston.html>,

<sup>2</sup> Ibid



an old-time resident at 1011 Atkins St.  
 Over 100 took part in the annual gymnasium exhibition of the Somerville Y. M. C. A. last night at the association building, under the direction of Robert W. Young, director of physical education. Winners of athletic awards were presented prizes by Ex-Mayor Leon M. Conwell, president; Earl E. Bolton, chairman of the physical department committee, and Joseph E. Hubbard, general secretary.  
 With Pres John M. Lynch as Acting

Above: Excerpt from *The Boston Globe*, April 06, 1935

**SOMERVILLE KIWANIS CLUB OFFICERS INSTALLED**

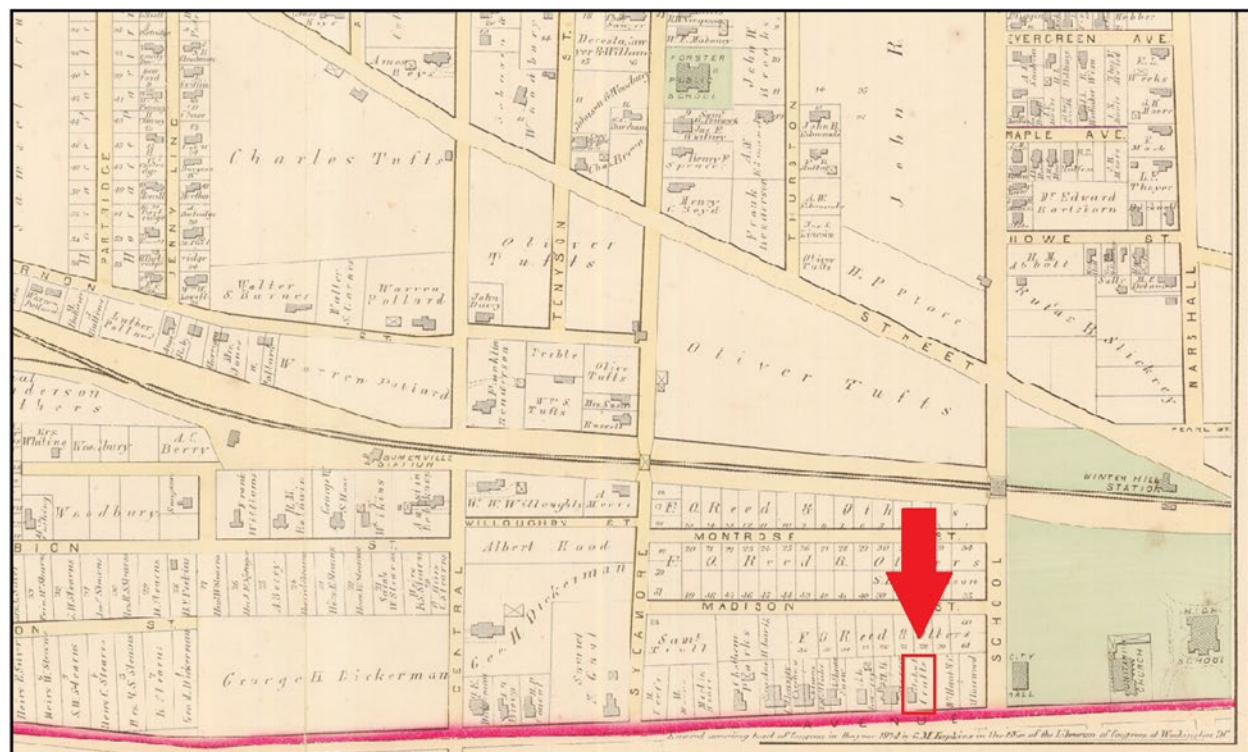
Robert W. Young, director of physical education at the Somerville Y. M. C. A., was installed this noon as president of the Somerville Kiwanis Club. Installation ceremonies were conducted at Hotel Woodbridge with George C. Morin, lieutenant governor, fifth division, New England district



**ROBERT W. YOUNG**  
 of Kiwanis International, as installing officer.  
 Other officers installed are George

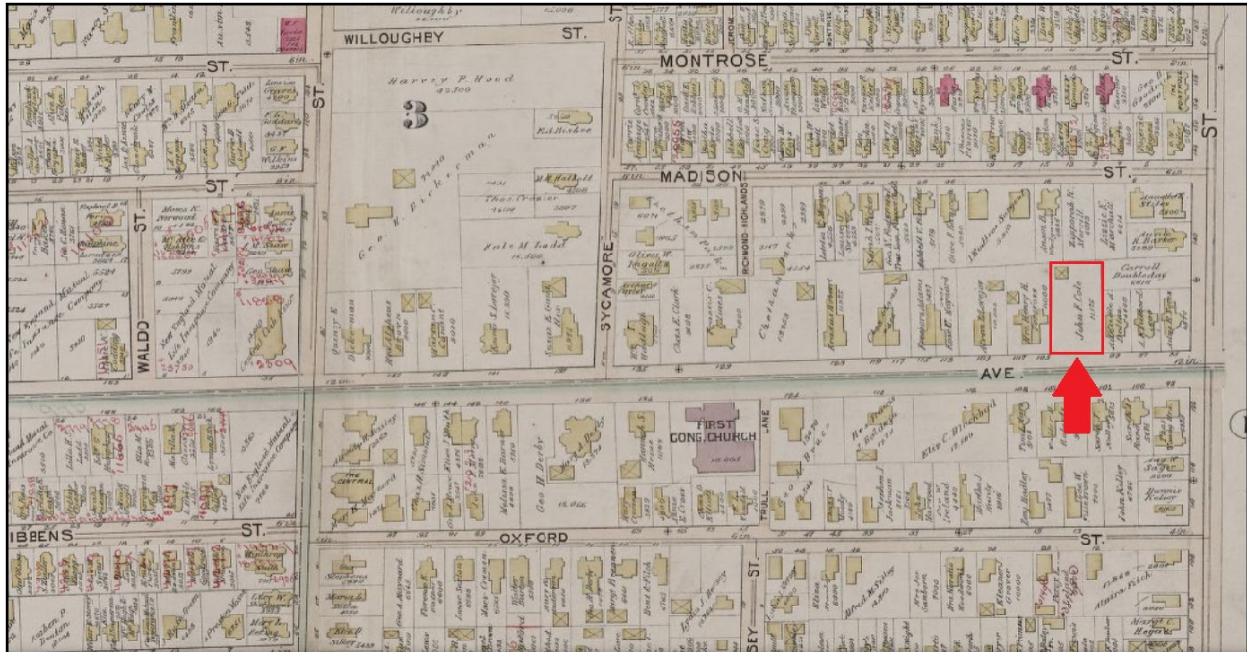
The Somerville YMCA at 101 Highland Avenue was first constructed in 1904. The land in 1874 had previously been owned by John L Crafts and contained a wood residential structure.

Above: Picture from *The Boston Globe*, Jan 02, 1936



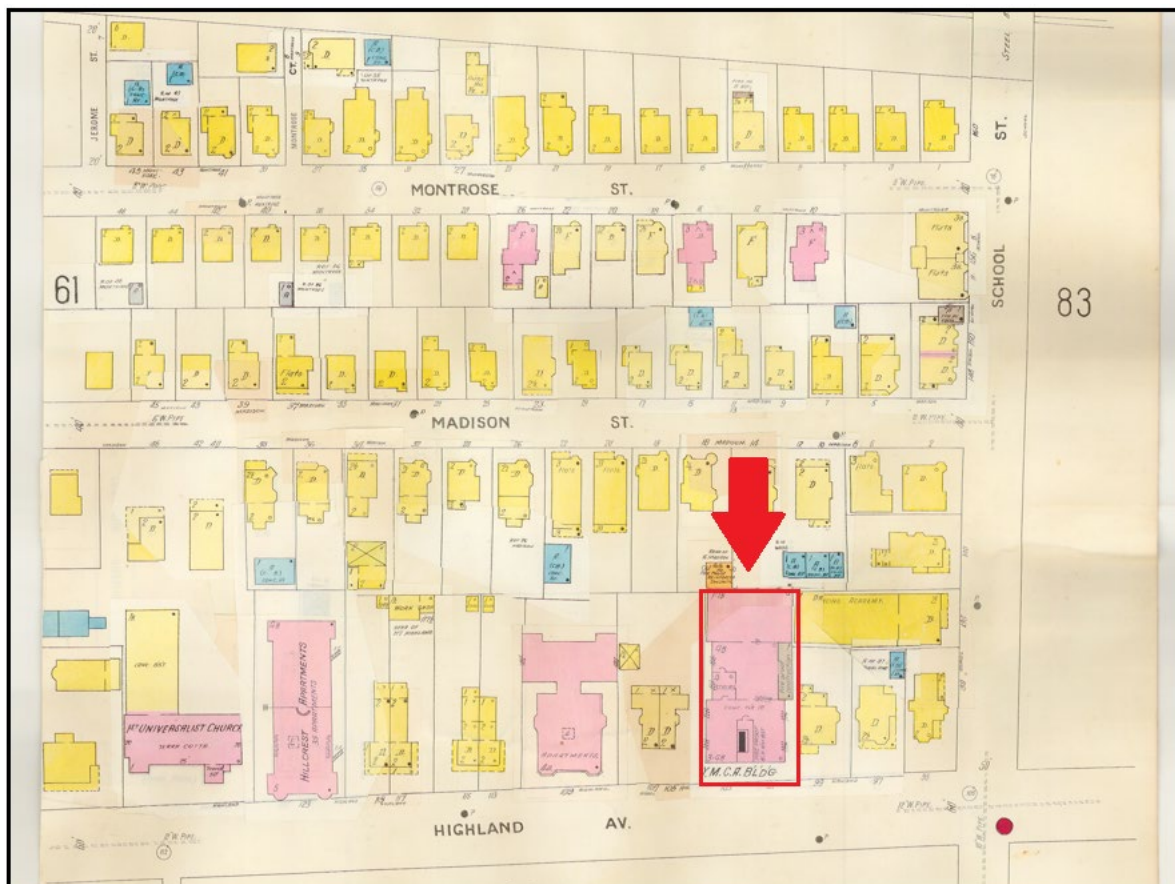
Above: 1874 Hopkins Map, Plate G, specifying location of 101 Highland Ave





*Above: 1895 Bromley Map, Plate 3, specifying location of 101 Highland Ave*

By 1895 the residence had been demolished, leaving the lot vacant under the ownership of John F Cole. The next structure on the site is the current YMCA.



*Above: 1925 Sanborn Map, Plate 62, specifying location of 101 Highland Ave*

The building reflected the goals and architecture of the larger organization. The YMCA in New England developed early, a standard style of architecture and internal design for its buildings, even adapting a design that could easily adapt to the size of the city. Each YMCA was to have lodging houses on the upper floors, gymnasiums, pools, school rooms, etc. on the ground floor. The idea was to create “a ‘backbone’ – a definite expression of purpose.”



Above: Excerpt from *The Boston Globe*, December 26, 1903

The YMCA at 101 Highland was built to reflect this standardized architecture and layout. On the top floors were lodging rooms that between 1904 and 1947 would provide lodgings to well over 100 men. In the rear was a two-story gym, and on the ground floor a pool and rooms for study and lectures. The exterior of the building was designed in a Romantic Style with influences from the Tudor Revival, Romanesque, Chateausque and early Gothic architectural styles with the intention of creating an institutional building with a strong presence.

Prints advertising the building prior to its construction show cast stone block detailing along the first floor, but postcards from 1906 do not show this detail. It is likely that the print showed the intended design for the building but it was too expensive so they opted for a combination of red and white brick.



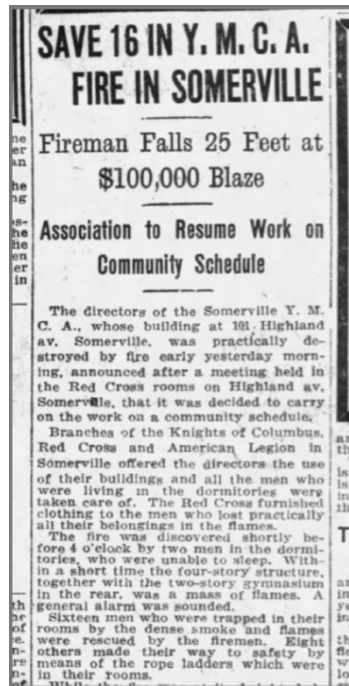


*Above: Sketch of 101 Highland Avenue*



*Above: 1910 Photo of 101 Highland Ave*

In 1905, George E Day was appointed the General Secretary of this branch of the YMCA until, in 1917, Milo F Brown was appointed General Secretary. It was during Mr. Brown's tenure at the YMCA that a fire largely destroyed the interior of the four-story structure on November 10, 1921. A newspaper article from that week stated that only the brick walls remained.



*Above (left to right):*

*Excerpt from The Boston Globe, Nov 10, 1921*

*Newspaper clipping of the YMCA Fire, Nov 10, 1921<sup>3</sup>*

*Excerpt from The Boston Globe, Jan 15, 1923*

At roughly the same time that the first YMCA was founded in Boston the local Young Women's Auxiliary of the Young Men's Christian Association was founded. The YWCA, opened in 1866, began as a way to address housing issues and mental and physical well-being for young women.

It wasn't until the First World War, that women actually became more significantly involved within the YMCA. During WWI women assisted the YMCA in their work supporting the war effort. Despite this increased participation, between the late 19th century through the mid-20th century the YWCA's goals largely did not include providing the same assistance and support for women as the YMCA did for men. Instead, they were to be a representative of female workers for the YMCA<sup>4</sup>.

The Women's Auxiliary was also listed as being located at 101 Highland in City Directories. In their function in supporting the YMCA the Women's Auxiliary provided a dinner for the YMCA to host a Bond Sale to raise money for the repair and construction of 101 Highland Avenue. The new building would follow the characteristic architecture and design mentioned previously; a gym, swimming pool, bowling

<sup>3</sup> Namu Sampath, Archived Photos of the YMCA on Highland Avenue, The Wicked Local, 02/04/2022,

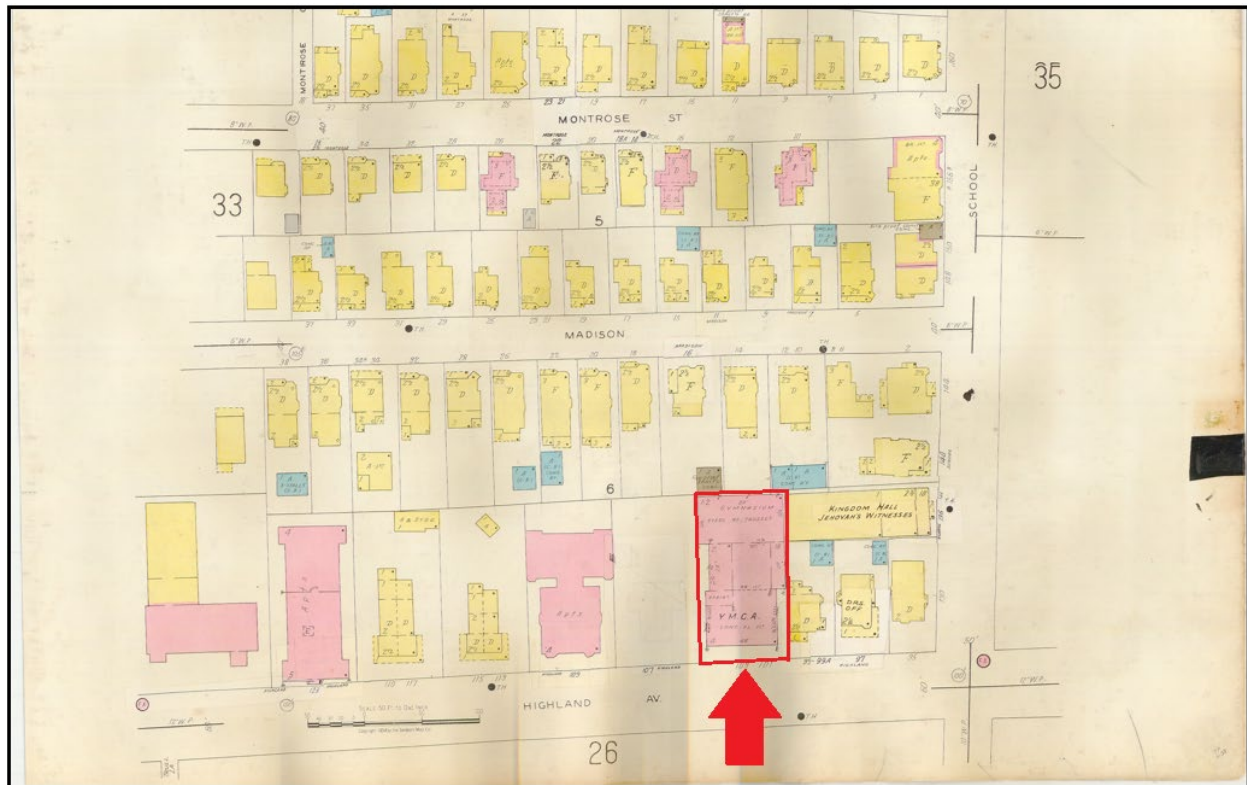
<https://www.wickedlocal.com/picture-gallery/somerville-journal/2022/02/04/y-constructed-1904-heres-what-looked-like-and-more/6665260001/>

<sup>4</sup> Matthew Goodwin, Women in the YMCA, 03/08/2022,

<https://ymcaandyaarchives.wordpress.com/2022/03/08/women-in-the-ymca/>



alleys, game and classrooms, social rooms, and dormitories were to be built in the reconstructed interior. The Women's Auxiliary were also the first to buy bonds at the fundraiser at the amount of what was \$10,000 (what would roughly be \$179,000 in 2023).



*Above: 1938 Sanborn Map, Plate 62, specifying location of 101 Highland Ave*

Comparing old postcards that predated the fire to the current structure, the gothic revival frieze is the only exterior change to the building. It is likely that during the fire the roof was severely damaged and with its replacement a new frieze was constructed.



*Above: 2023 Photo of 101 Highland Ave*



*Above: 1906 Postcard of 101 Highland Ave*

Comparing current photos of the building to postcards and photos of 101 Highland prior to the fire we can see that the roof has been changed and the front façade of the top floor has a different arrangement of windows. These are the only noticeable exterior effects of the 1921 fire, which clearly destroyed largely the top floor and roof.

Further research resulted in the following information on the tenants and employees over the decades at 101 Highland Avenue. The names that have been found show the property was inhabited by working-class men and a few women. A full list of associated individuals is provided below.

Name	Year(s) at Property	Occupation	Residency/Employment
Averill, Harley L	1915	Salesman	Rms
Averill, Stanley H	1915	Salesman	Rms
Baker, Bernard	1907	Clerk	Rms
Balcke, W.H.	1913	Electrical Engineer	Rms
Balch, Lester W	1914	Machinist	Rms
Baldwin, James	1911	Printer	B
Barmakian, Napoleon	1915	Jewelry	Rms
Beckmann, Fred W	1917		Rms
Bennett, Joseph	1912	Insurance Agennt	Rms
Bennet, William A	1914		Rms
Blossom, H.F.	1911		Rms
Blue, James L	1917	Auto Demonstrator	Rms
Bone, George W	1920	Clerk	Clerk for YMCA
Boyd, Arhur C	1917	Clerk	Rms
Brackett, Guy H	1906	Salesman	B
Bray, Clinton E	1908-1909	Assistant City Engineer's Office	Rms
Britton, John W	1912-1916	Lawyer	Rms
Brooks, Edwards E	1918	Sales	Rms
Brown, Milo F	1920-1927	General secretery	Gen Sec for YMCA
Bryant, Harry D	1910	Associate Secretery	Ass Sec for YMCA
Campbell, Allen P	1914-1916		Rms
Chapman, Annette F	1908		B
Church, D.H.	1916		Rms
Church, John C	1908	Assistant Secretery	
Cleland, Frank M	1907-1909	Comp	Rms
Cockburn, Frank M	1907-1908	Milk Inspector	Rms
Colburn, George A	1909	Sales	Rms
Cook, Charles T	1907	Clerk	Rms
Corwin, Russell G	1915	Student	Rms
Crane, Kennedy	1908	Salesman	Rms
Crocker, Seth	1906	Clerk	Rms
Dawes, W Roy	1916	Window Dresser	Rms
Dawson, George E	1918	General Secretery	Gen Sec for YMCA
Day, George E	1915	General Secretery	Gen Sec for YMCA
Delebarre, Edward F	1910-1914	Salesman	Rms
DeWitt, Frank	1906	Clerk	B
Dickinson, F.H.	1909-1911		Rms
Dreghorn, Andrew	1907		Rms
Edwards, E Brooks	1908	Sales	Rms
Ellinwood, G.H.	1910	Chemist	Rms



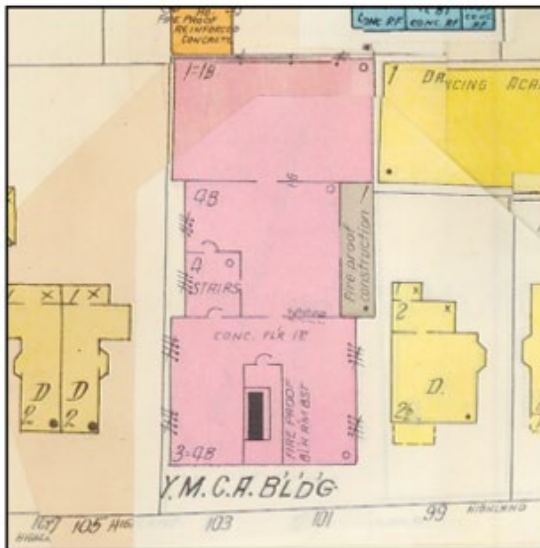
Fleming, Mason B	1917-1918	Broker	Rms
Foster, L Brent	1912-1913	Salesman	Rms
Frey, C.D.	1910	Com Trav	Rms
Frizzell, Ezra W	1917	Sales	Rms
Gavin, Philip A	1916-1917	Salesman	Rms
Gill, Maurice D	1913	Engineer	Rms
Gove, C.L.	1906	Clerk	Rms
Graf, Clarence C	1914	Salesman	Rms
Gregory, Edward S	1911		Rms
Grustafson, Alfred	1914	Brakeman	Rms
Gurney, George E	1912	Hotel Clerk	Rms
Hager, Ernest R	1911	Acting Master - Forster School	Rms
Handley, Charles A	1907		Rms
Harding, Charles F	1914-1915	Bookkeeper	Rms
Hardy, Allen R	1911		Rms
Hills, Berton T	1912		Rms
Hitchens, Pemberton	1907		Rms
Hodgkins, Percy D	1913	Salesman	Rms
Hubbard, Joseph E	1927	General Secretary	Gen Sec for YMCA
Hudson, Herbert H	1914-1915	Electrical Engineer	Rms
Hunter, James E	1907	Sales	Rms
Jones, Oiver	1915-1918	Manager	Rms
Kennard, William O	1906-1908		Rms
Kimball, Harold B	1916	Railway Postal Clerk	Rms
Kitson, Leigh C	1913-1915	Stenographer	Rms
Laffey, James	1906	Clerk	Rms
Leach, William M	1908		Rms
Leavitt, Everett S	1913-1917	Contracting Freight Agent	Rms
Littlewood, Frank	1917	Plumber	Rms
Maher, Wilbur R	1915	Clerk	Rms
Mallock, Charles A	1917	Edge Trimmer	Rms
Martin, Delbert G	1908		Rms
Mayfield, Richard R	1906	Agent	Rms
McBride, Ella I	1913-1915	Stenographer	
McConnell, James E	1907	Car Shifter	Rms
McDuffee, Edward J	1908		Rms
McLeary, Robert B	1914	Salesman	Rms
Melvin, B.M.	1909		Rms
Merrill, W.B.	1917	Clerk	Rms
Naugler, A.C.	1911	Ry Mail Clerk	Rms
Neill, Mather	1907	Student	Rms
Nelson, A.N.	1906	Artist	Rms
Newton, Edward R	1920	President YMCA	President for YMCA
Nickerson, Ralph R	1912		Rms
Nowell, Hubert B	1917	Bookkeeper	Rms
Orrell, Ephraim E	1907	Clerk	Rms
Palmer, Keneth P	1914		Rms
Peterson, Edward T	1914	Salesman	Rms
Pettengill, Roger V	1908	Purchasing Agent	Rms
Proctor, Clarence D	1909-1915		Rms
Ralph, Earl K	1912	Clerk	Rms

Raymond, George	1915-1916	Bookkeeper	Rms
Regan, Thomas A	1912	Storekeeper	Rms
Reid, Thomas A	1913	Storekeeper	B
Richmond, Harris M	1906-1909	Lawyer, Notary	Lawyer for YMCA
Robertson, John	1911-1912	Janitor	Rms
Ross, Walter	1912	Salesman	Rms
Sanborn, Lawrence E	1906-1910	Draughtsman, Iron	Rms
Sanders, Charles B	1909	Carpenter	Rms
Selleck, Ralph	1906	Agent Interior Cor Schools	Rms
Smith, Edward C	1907	Clerk	Rms
Smith, Harry/Henry C	1913-1917	Architect	Rms
Smith, Irving L	1907		Rms
Smith, S.W.	1906	Assistant Manager	1906
Southworth, Albert	1914		Rms
Spears, George H	1907		Rms
Sprigade, Carl G	1912-1913	Salesman	Rms
Stetson, George W	1911-1917	Chauffeur	Rms
Stuart, Harold R	1912	Clerk	Rms
Sturgis, Edward S	1906-1907	Clerk	B
Sullivan, Edward G	1907-1908	Clerk	Rms
Sweet, Hubert F	1917	Clerk	Rms
Tay, Frederick	1907	Clerk	Rms
Titcomb, Harold	1914-1915	Manager	Rms
Toperzer, John	1910-1911		Rms
Whickman, Henry D	1927	Cor Sec	Cor Sec for YMCA
Whitman, Elizabeth G Mrs.	1920	Cor Sec	Cor Sec for YMCA
Wright, Stephen E	1927	Cor Sec, Sub Master for EH School	Cor Sec for YMCA, Rms
Yardley, Horace R	1906-1908	Designer	Rms
Young, Henry G.W.	1940		Rms
Young, Herbert L	1915	Clerk	Rms
Young, Robert W	1940	General Secretery for YMCA	Gen Sec

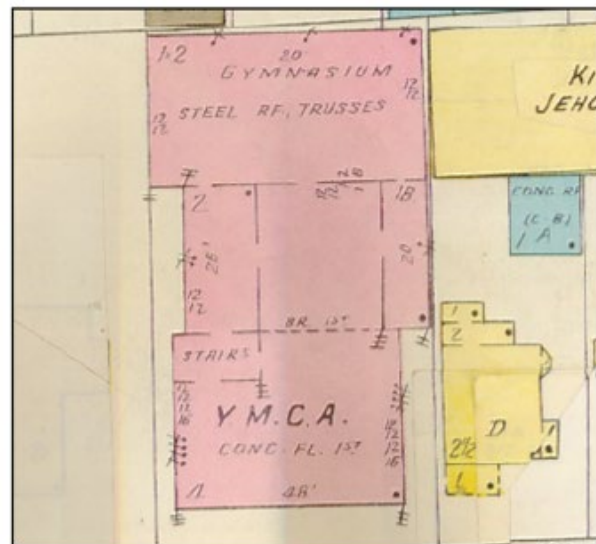
(Continued on next page.)



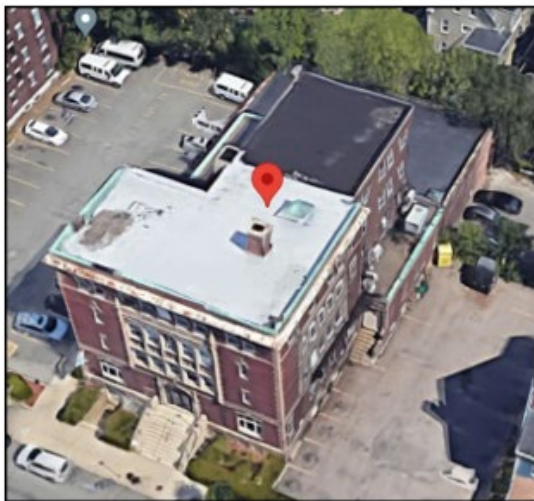
Comparing the historic maps with the current property we can track the architectural changes over time and the degree to which the structure has been altered.



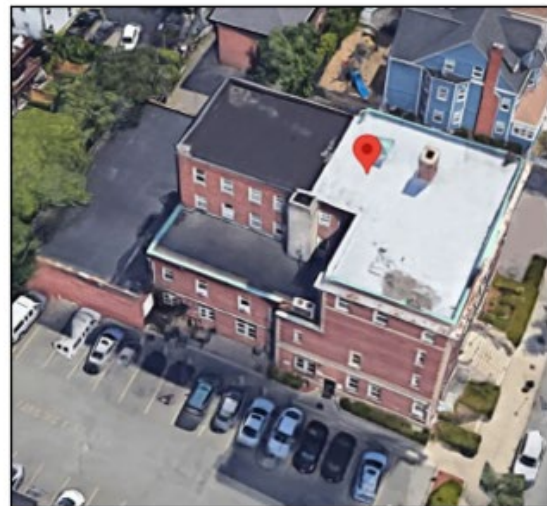
Above: Fig 1



Above: Fig 2



Above: Fig 3



Above: Fig 4

Fig 1: 1925 Sanborn Map, close-up of 101 Highland Ave

- The 1925 Map shows that the original structure was a brick, rectangular structure with four stories in the front, one-story portions in the rear and right elevation.

Fig 2: 1938 Sanborn Map, close-up of 101 Highland Ave

- The 1938 Map shows that to the left of the middle of the structure is a two-story section. It is likely that this was just an oversight in the 1925 Map rather than two stories were removed.

Fig 3&4: 2023 Satellite images of 101 Highland Ave

- These images largely reflect the same building footprint as the 1925 structure.

## IV. ARCHITECTURAL DESCRIPTION

Please see the section immediately below which discusses location, design, materials and any alterations as the same information would be written here, just in longer form.

*The National Park Service identifies historic integrity as the ability of a property to convey significance. A property should possess sufficient integrity to convey, represent or contain the values and qualities for which it is judged significant; therefore, the following is an identification and evaluation of these qualities and alterations as they affect the ability of the subject property to convey significance.*

### 1. 101 Highland Avenue



The period of relevance for the house starts c.1904

a. Location: The structure is in the original location and was built on-site.

b. Design:

1. Front Elevation: The structure is four stories with a red brick and white brick façade. The white brick on the four story, front portion of the building creates the appearance of quoining at the corners of the building. Stone steps lead to the entrance with white brick balustrade walls on either side of the steps with capstones. There is an early 20<sup>th</sup> century center metal railing and two side metal railings secured to the balustrade walls. The ground floor design uses a white brick in a running bond capped with cast capstones. Windows at this level are capped with a flat arch made with the same white bricks and appear to be painted or enclosed. Above this on the first floor the exterior stone steps lead to a gothic revival entryway made from cast stone with three stone pinnacles, one on each side of the doorway and one protruding from the pinnacle of the arch over the doorway. The original doors were wood with a glass pane in each door; now a modern set of French glass doors exists flanked with single-pane sidelights on either side. A sunburst window is above the double glass French door replicating the original sunburst window. Fenestration at this level consists of two sets of windows, one each on either side of the entrance and consist of three over three windows with the top set of panes shorter than the panes below; they appear to be fixed. The windows have cast stone block window aprons, and white bricks in a flat arch that create the lintels above each window with a stone keystone. Another band of white brick in a running bond are capped by dimensional stone banding. The second and third floors are marked by a two-story decorative window arrangement consisting of cast stone with gothic revival pinnacles on either side. This decorative feature includes five, one-over-one, double-hung sash windows topped with cast stone



paneling and another five windows on the third floor above the paneling; . These windows on the third floor each have a precast stone arch. Each third-floor window was once arched to meet the shape of the cast stone arches; however only the center window remains – a double casement window with two over three muntin pattern; the other four windows are one-over-one double-hung sash windows with the space above each window enclosed. Above the windows are cast stones stating the name ‘YOUNG MENS CHRISTIAN ASSOCIATION’; a small metal French fleur-de-lis sits on either side of this, secured to the red brick. On either side of the above mentioned feature on the second floor is a one-over one double hung sash window with a white brick flat arch and cast stone window apron, directly above each of the second floor windows are the same type of windows on the third floor, but with decorative cast stone gothic revival arches; a band of white brick in a running course separates the third and fourth floors; five windows directly mirror the placement of the five windows on the second and third floors; each of these windows are separated by red brick mullions; two sets of windows are placed on either side of the center five windows; this is topped with a further band of the white brick coursing and a steep wood or stone cornice with a red brick stepped cornice roofline.

2. Right Elevation: The ground floor design uses a white brick in a running bond capped with cast capstones. Above this on the first floor the fenestration consists of four, single, one-over-one, double-hung sash windows with a three-pane transom above, and a set of double, one-over-one, double-hung sash windows with three pane transoms above. The windows have cast stone block window aprons, and white bricks in a flat arch create the window lintels above each window with a cast stone keystone. Another band of white brick in a running bond are capped by a dimensional stone band. The second and third floors are marked by a two-story decorative window arrangement consisting of cast stone with gothic revival pinnacles on either side. This decorative feature includes five, one-over-one, double-hung sash windows topped with cast stone paneling and another five windows above. Outside of the second-floor windows is a 20<sup>th</sup> century iron balcony. The windows on the third floor each have a precast stone arch. Each third-floor window was once arched to meet the shape of the stone arches, but now the windows are one-over-one double-hung sash windows with the space above each window enclosed. On the fourth floor are five windows of the same design and function as below, this is topped with a further band of the white brick coursing and a steep wood or stone cornice with a red brick stepped cornice roofline.

Towards the rear behind this front portion of the building on the right elevation is a four-story segment with undecorated windows. To the right of this is a one-story portion of the building. A wood garage door opens on to the front of this portion of the building, white brick creates the effect of stone quoining on the right edge and is used as a flat arch above the door; a decorative roofline is made with white brick and dentil detailing. Windows on the right elevation of this portion are fully enclosed with brick. Further down on this one-story structure the building is a plain brick wall.

3. Rear Elevation: The rear of 101 Highland is a one-story building with large arched cementitious glass blocks with rounded brick arches above and stone aprons.
4. Left Elevation: The ground floor design of the four-story portion of the building uses a white brick in a running bond capped with cast capstones; above this on the first floor, the fenestration consists of four, single one-over-one double-hung sash windows with three pane transoms above, and a set of double one-over-one,

double-hung sash windows with three pane transoms above; the windows have cast stone blocks window aprons, and white bricks in a flat arch that create the window lintels above each window with a cast stone keystone. Another band of white brick in a running bond is capped by a dimensional stone band. Windows on the second and third floor are one-over-one, double-hung sash windows with cast stone aprons and brick flat arch lintels. On the fourth floor are three windows of the same design and function as below, this is topped with a further band of white brick coursing and a steep wood or stone cornice with a red brick stepped cornice roofline.

Past the four-story portion of the building, it becomes a two-story building. On the bottom floor are what appear some of the few remaining original, or early replacement, windows. These are wood one-over-one double hung sash windows with multi-pane pivot transoms above. The second story has unadorned, replacement one-over-one, double-hung sash windows with stone aprons. Farther to the rear is the one-story portion which is unadorned with the exception of a garage door opening on the front elevation as well as a 20<sup>th</sup> century metal staircase leading to its roof.

- c. Materials: White brick; red brick; cast stone; wood windows; cement parged chimney; vinyl windows; glass and aluminum doors; cementitious glass block windows; wood garage door; vinyl or aluminum and glass front replacement door; stone steps; metal balcony and stairs.
- d. Alterations: Replacement windows; replacement doors, cement parged chimney; 20<sup>th</sup> century balcony; 20<sup>th</sup> century metal staircase; early replacement of roof; enclosure of window arches on front and right elevations; enclosure of windows on one-story portion on right elevation.
- e. Evaluation of Integrity of 97 Highland Ave Based on the observations of the building and a study of the historic maps, it is Staff's position that the building largely retains the integrity of its original form. Alterations have occurred to this structure; but they do NOT obscure original architectural details; the original massing remains largely intact.

## V. DETERMINATION

The HPC must determine one of the following for **the building at 101 Highland Ave:**

- 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.

## VI. FINDINGS

### a. Preferably Preserved

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

- *That the demolition of the building at **101 Highland Ave** will 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 this position.

**b. Not Preferably Preserved**

If the HPC makes the above finding, the Commission must state their reasons why they take this 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 building at **101 Highland Ave** does 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.

**VII. VOTE**

When bringing the matter to a vote, the HPC must include the reasons why the building at **101 Highland Ave** is or is not “preferably preserved”.