



City of Somerville

HISTORIC PRESERVATION COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

2023 OCT 31 A 9 07

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ADDRESS: 101 Highland Avenue

CASE: HP23-000025

APPLICANT: Somerville Young Men's Christian Association, 101 Highland Ave,
Somerville, MA 02143

OWNER: Same as Applicant

DETERMINATION: Preferably Preserved

DECISION DATE: October 17, 2023

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their October 17, 2023 meeting regarding the preferably preservation of 101 Highland Ave. The applicant for 101 Highland Avenue had previously 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 moved on to the second step in the demolition review process, which called for the HPC to determine whether or not the building should be "Preferably Preserved".

SUMMARY OF PROPOSAL

The Applicant proposes to demolish all structures located at **101 Highland Ave.**

DETERMINATION

The HPC voted 7-0 that the buildings at 101 Highland Ave are Preferably Preserved such:

That the demolition of the building(s) at 101 Highland Ave would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.

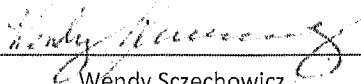
In their deliberations, the HPC found that the building has functioned historically for the City as the YMCA; the building's architectural style is Classic Revival with Tudor, Gothic Revival, and Romanesque elements; and the building is important within the streetscape and extends the civic theme within the streetscape.

Therefore, in accordance with Demolition Review Ordinance (DRO), **101 Highland Ave** has been determined to be "preferably preserved" and an 18-month demolition delay is imposed.

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Submitted on behalf of the HPC:



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Preservation Planner, Zoning & Preservation
