



City of Somerville

## HISTORIC PRESERVATION COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

Eric Parkes

*Chair*

Robin Kelly

*Vice-Chair*

Adam Wylie, A/t.

*Secretary*

Alan Bingham

Ryan Falvey

Eric Parkes

DJ Chagnon, A/t.

ADDRESS: 51 Broadway

CASE: HPC.DMO 2022.01

APPLICANT: Ben Rogan, 100 Winchester St, Medford, MA 02155

OWNER: CDA Realty, LLC, 45 Broadway, P.O. Box 45459, Somerville  
MA 02145

DETERMINATION: Historically Significant

DECISION DATE: February 15, 2022

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their February 15, 2022, meeting regarding the historic significance of the **principal structure** located at **51 Broadway**.

### SUMMARY OF PROPOSAL

The Applicant proposes to demolish the structure located at **51 Broadway**.

### DETERMINATION

It has been determined that **the principal structure at 51 Broadway** is "at least 75 years old," and the HPC voted 4-0 that it is **Historically Significant** according to criteria **b** of the **Demolition Review Ordinance (DRO)** which reads as follows:

- b. The findings for historical and/or architectural significance of a historic property address the period, style, method of building construction and association with a reputed architect or builder of the subject property, either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.*

In their deliberations, the HPC discussed that the building retains its architectural form and massing, and that it is part of a consistent streetscape of structures built at the same time in the same design.

Therefore, In accordance with the Demolition Review Ordinance (DRO), the HPC shall next conduct a public hearing during which the Commission will discuss whether or not the principal structure at **51 Broadway** should be "preferably reserved".

Submitted on behalf of the HPC:

93 Highland Avenue  
Somerville, MA 02143  
(617)-625-6600 ext.2500

[www.somervillema.gov](http://www.somervillema.gov)

[historic@somervillema.gov](mailto:historic@somervillema.gov)

Wendy Sczechowicz

Preservation Planner, Zoning & Preservation



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Dick Bauer  
Ryan Falvey  
DJ Chagnon, Alt.

ADDRESS: 51 Broadway

CASE: HPC.DMO 2022.01

APPLICANT: Ben Rogan, 100 Winchester St, Medford, MA 02155

OWNER: CDA Realty, LLC, 45 Broadway, P.O. Box 45459, Somerville, MA 02145

DETERMINATION: Preferably Preserved

DECISION DATE: March 15, 2022

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their March 15, 2022, meeting regarding the preferable preservation of **51 Broadway**.

### SUMMARY OF PROPOSAL

The Applicant proposes to demolish the principal structure located at **51 Broadway**.

### DETERMINATION

The HPC voted 4-0 that the structure at **51 Broadway** is Preferably Preserved such:

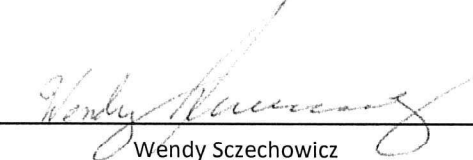
*That the demolition of the building(s) at 51 Broadway would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

In their deliberations, the HPC found that the structure retains its original form and massing. The Commission noted that the building's elevated basement and four-story height are rare and worthy of preservation.

Therefore, in accordance with Demolition Review Ordinance (DRO), **51 Broadway** has been determined to be "preferably preserved" and an 18-month demolition delay is imposed.

Submitted on behalf of the HPC:

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