



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*

Dick Bauer

Ryan Falvey

DJ Chagnon, *Alt.*

ADDRESS: 36 Hancock Street

CASE: HPC.DMO 2023.04

APPLICANT: Zachary John Jackowski, Trustee of Zachary John Zackowski 2022,  
Trust 9 Arcadia Park, Apt 3 Somerville, MA 02143

OWNER: Same as Applicant

DETERMINATION: **NOT** Historically Significant *WITH CONDITIONS*

DECISION DATE: March 21, 2023

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their March 21, 2023, meeting regarding the Historic Significance of **the principal structure** located at **36 Hancock St.**

### SUMMARY OF PROPOSAL

The Applicant proposes to move the structure three feet to the left on the same parcel at **36 Hancock Street.**

### DETERMINATION

In their deliberations, the HPC stated that they believed the building itself is Historically Significant but *where* the building is located on the lot is not. The Commission thus noted that they did not think that moving the building three feet to the left on the same lot negatively impacted the historic importance or integrity of the building. The overall project would result in the restoration of the original building while allowing for later, incongruous changes to be remedied.

With the above noted, the HPC sought to find a way to allow the project to move forward; they did not want to delay the Applicant by determining the building Historically Significant as such a determination would automatically trigger a hearing for a determination of Preferably Preserved, a delay of an additional month to the applicant.

As means of resolution, the Applicant's attorney, Adam Dash, volunteered to add a condition on the Decision. This Decision follows the building, not the owner. Atty. Dash offered that the owners/applicants shall:

- Not demolish the building in the future (except for specified components listed in the condition set)
- Record this HPC decision with the Registry of Deeds and provide proof of recording to Preservation Planning Staff

The HPC voted 4-0 in favor that the building at 36 Hancock St is **NOT** Historically Significant with Conditions, in accordance with Section 7-28 (b) of the DRO.

The HPC vote 4-0 in favor of adopting findings as follows: The HPC intends their decision of "Not Historically Significant" to refer only to the location of the building on the lot, not of the building itself, which they believe to be historically significant. The HPC further found

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that moving the building three feet to the left of its current location on the lot at 36 Hancock St would not be detrimental to the architectural, cultural, political, economic, or social heritage of the City. The HPC also found that portions of the building proposed for removal (the rear addition, enclosed front porch, rear deck, exterior spiral rear egress stair, existing foundation, enclosed rear porch) are not historically significant.

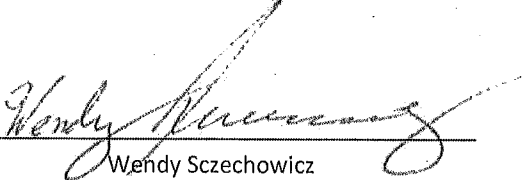
Therefore, in accordance with Section 7-28(e)(3)b of the DRO, 36 Hancock Street has been determined to be NOT "historically significant with conditions".

The following conditions apply. Failure to comply with this certificate and the conditions added thereto may result in delays to final sign-offs and/or other changes/ delays.

#### CONDITIONS

1. The building shall not be demolished, with the exceptions as noted below, but may be moved to a new foundation three feet from where it is now.
  - a. The Applicant can demolish the rear addition, rear deck, enclosed front porch, exterior spiral rear egress stair, existing foundation, enclosed rear porch.
2. The Applicant shall record this decision with the Registry of Deeds and submit the recorded decision to Preservation Staff.
3. The stamped and recorded version of this decision must be uploaded to Citizenserve and must accompany all permit types applied for by the Applicant and future owners.

Submitted on behalf of the HPC:

  
Wendy Szczechowicz  
Planner, Zoning & Preservation

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# HANCOCK STREET

DEMO UNCONDITIONED  
ENCLOSED PORCH &  
REPLACE W/ NEW  
COVERED PORCH

LIFT AND MOVE MAIN  
2.5 STORY STRUCTURE

3'

NEW EXTERIOR  
BASEMENT ACCESS  
STAIR

DEMO & REBUILD  
SINGLE STORY MODERN  
REAR ADDITION

DEMO ENCLOSED  
PORCH ADDITION &  
REPLACE W/ NEW  
EXTERIOR REAR  
ENTRY STEPS W/  
COVERED LANDING

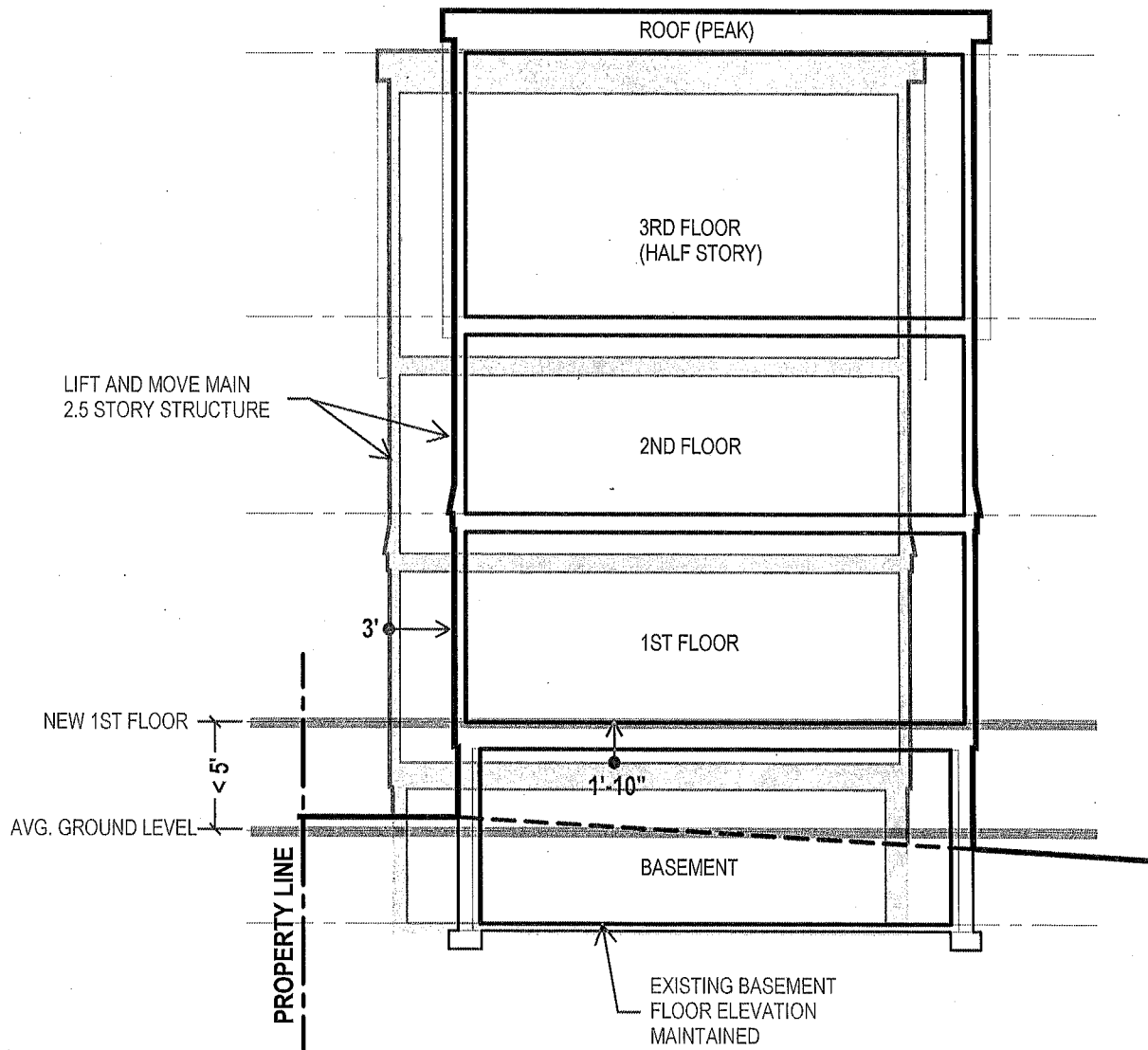
DEMO EXTERIOR  
EGRESS STAIR THAT IS  
NO LONGER NEEDED

DEMO & REPLACE  
EXTERIOR DECK

## RUNCIBLE STUDIOS

36 Hancock Street Reno  
Somerville, MA  
17 February 2023

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NOT FOR CONSTRUCTION,  
APPLICATION FOR BUILDING  
PERMIT, OR PRICING.



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