



City of Somerville

URBAN DESIGN COMMISSION

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

DESIGN REVIEW RECOMMENDATION

199 Elm St

May 13, 2025

The Urban Design Commission (UDC) met virtually via Zoom on February 11th, 2025, to review a General Building proposed at 199 Elm St in the Mid-Rise 4 (MR4) zoning district of the Davis Square neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Policy and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of one meeting and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred façade design concepts. At the meeting on February 11, 2025, Andrew Arbaugh, Deborah Fennick, Tim Talun. At the meeting on February 11, 2025 recommendations that were incorporated into the design through the review process included to provide more detail, possibly using color to distinguish the retail entry, and to add depth to accommodate a larger signage band.

Following a presentation by the Applicant and review of the design guidelines for the Mid-Rise 4 (MR4) district, the Commission provided the following final guidance and recommended modifications:

1. To provide more detail, possibly using color, to distinguish the retail entry
2. To add depth to accommodate a larger signage band.

Commissioner Fennick made a motion to recommend approving the preferred façade , incorporating the guidance and modifications listed above. Blank commissioner seconded. Motion was approved unanimously (3-0).

Commissioner Arbaugh made a motion that the design guidelines for (MR4) district have been met. Commissioner Fennick seconded. Motion was approved unanimously (3-0).

Attest, by the voting membership:

Andrew Arbaugh
Deborah Fennick
Cheri Ruane
Tim Talun
Frank Valdes

Attest, by the meeting Co-Chairs:

Sarah Lewis
Estello Raganit

Preferred Option: Option 1

Preferred Option

Buff Brick on Charcoal Base



