



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

*Joseph A. Curtatone*

*Mayor*

***HISTORIC PRESERVATION COMMISSION***

KRISTENNA CHASE, *PRESERVATION PLANNER*

SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

**Case #:** HPC 2018.005

**Determined Significant:** March 20, 2018

**Recommendation:** Not Preferably Preserved

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**PRESERVATION STAFF REPORT**  
*for*  
**Determination of Preferably Preserved**

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**Site:** 8-10 Hardan Road

**Applicant Name:** DiPierro & Brown Construction, Inc.

**Applicant Address:** 85 Prospect Street, Woburn, MA

**Owner Name:** Horizon Enterprises LLC

**Owner Address:** 60 Highland Road, Somerville, MA

**Petition:** Applicant seeks to demolish the 2-story concrete block outbuilding.

**HPC Hearing Date:** March 20, 2018



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**I. PROJECT DESCRIPTION**

1. **Subject Property:** The subject property is a c.1916 2- story concrete block structure.
2. **Proposal:** The Applicant seeks to demolish the existing structure.

**I. MEETING SUMMARY: Determination of Significance**

On February 20, 2018, the Historic Preservation Commission, in accordance with the Demolition Review Ordinance (2003-05), made a determination that the outbuilding at 8-10 Hardan Road is Significant. Per Section 2.17.B, this decision is found on the following criteria:

*Section 2.17.B - The structure is at least 50 years old;*

**and**

*(i) The structure is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth;*

**and**

*(ii) The structure is historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures.*

The Commission found **the outbuilding at 8-10 Hardan Road** to be importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth. The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with the World War I era expansion of affordable motorized vehicles.

The Commission also found **the outbuilding at 8-10 Hardan Road** historically and architecturally significant due to the unusual form of the utilitarian concrete block building and its purpose as a motorcycle repair shop at a time when the United States was falling in love with motorized transportation.

## II. ADDITIONAL INFORMATION

No additional information has been received.

### *Comparable Structures:*

There are few structures to compare with the subject structure due to the construction technique and various uses of the building type.



*55 Vernon Street, (c. 1905), 185 Cedar Street (c. 1926), 203 Cedar Street (c. 1920s?)*



337 Somerville Avenue (c.1927)

## II. PREFERABLY PRESERVED

*If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a preferably preserved building or structure. (Ordinance 2003-05, Section 4.2.d)*

*A determination regarding if the demolition of the subject building is detrimental to the architectural, cultural, political, economic, or social heritage of the City should consider the following:*

*How does this building or structure compose or reflect features which contribute to the heritage of the City?*

a) *What is the remaining integrity of the structure? The National Park Service defines integrity as the ability of a property to convey significance.*

- The exterior of the structure (the only portion of the building within the purview of the HPC), retains a high degree of architectural integrity. See determination of significance for a summary of the historic architectural features of this structure.

*What is the level (local, state, national) of significance?*

- The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with the World War I era expansion of affordable motorized vehicles.
- The Commission also found the outbuilding at 8-10 Hardan Road historically and architecturally significant due to the unusual form of the utilitarian concrete block building and its purpose as a motorcycle repair shop at a time when the United States was falling in love with motorized transportation

*What is the visibility of the structure with regard to public interest (Section 2.17.B.ii) if demolition were to occur?*

- The structure is set back from the street with a large front yard. Any additions to the building would be constructed in front of it obscuring the original structure.

a) *What is the scarcity or frequency of this type of resource in the City?*

- There are many concrete block structures throughout the City. This one is unusual as a two-story structure with a loft on the second floor. Unlike some of the other buildings this one does not have either an unusual form of block or lend itself easily to reuse.

***Upon a consideration of the above criteria is the demolition of the subject building detrimental to the architectural, cultural, political, economic, or social heritage of the City?***

The Staff while finding the building intriguing, does not find that its removal would be detrimental to the heritage of the City. Retaining the building would not give any public benefit to the City as it would not be visible if a new addition or structure were to be placed on the lot. It is not sufficiently rare as a building type although its form was unusual.

### **III. RECOMMENDATION**

***Based on the information provided and an assessment of the building, Staff recommends that the Historic Preservation Commission do NOT find the outbuilding at 8-10 Harden Road to be PREFERABLY PRESERVED.***