



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

**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 11 Benedict Ave

Case: HPC.DMO 2022.03

Applicant: Ben Rogan

Owner: Christopher & Loren Galvin

Legal Ad: The Applicant seeks to demolish
a principal structure constructed
a minimum of 75 years ago.

HPC Meeting Date: March 15, 2022



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

I. SUMMARY OF February 15, 2022 MEETING

At their regular public meeting on February 15, 2022, the HPC declared the structure at 11 Benedict Ave to be "Historically Significant". Due to this determination, 11 Benedict Ave moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be "Preferably Preserved". A determination of "preferably preserved" does not permanently halt demolition of a building.

II. BUILDINGS UNDER CONSIDERATION

The building at 11 Benedict Ave is a 2 and 1/2-story, front gable residential structure. 11 Benedict was constructed at some time around 1874.

Right: 11 Benedict Avenue



Right: Left Elevation

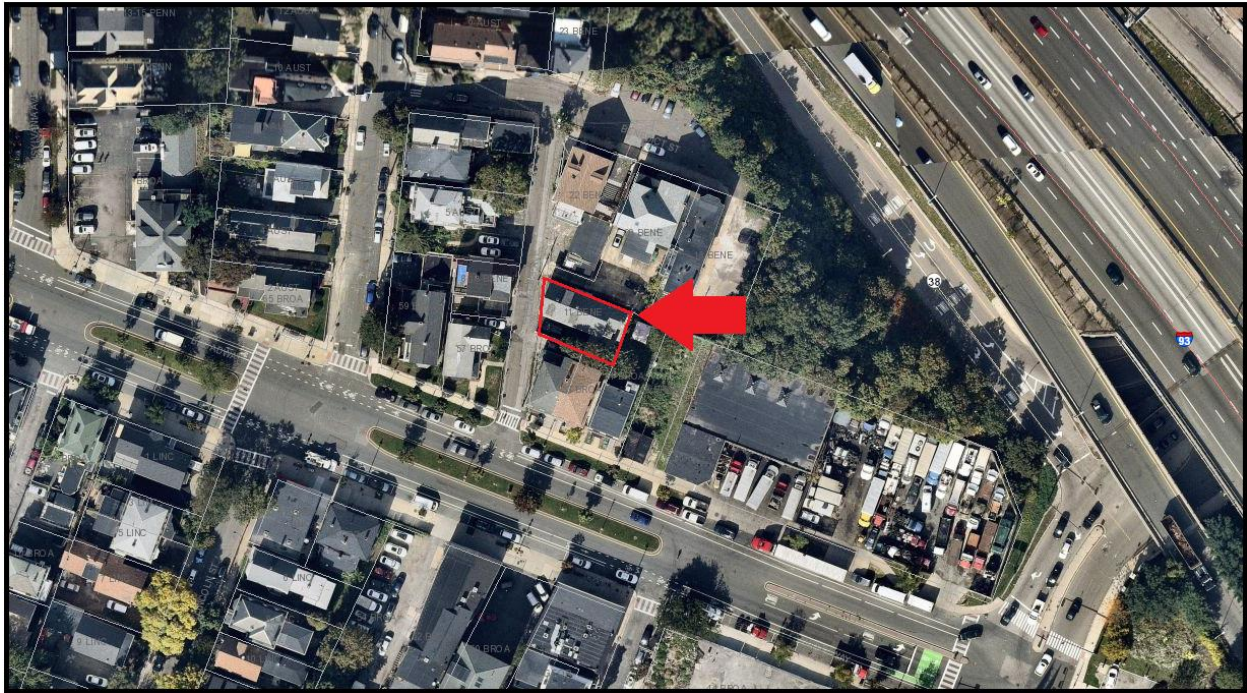


Right: Rear



Right: Right Elevation





Above: Context Map for 11 Benedict Ave.

III. ADDITIONAL INFORMATION

Preservation Planning has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding structure at 11 Benedict Ave and a general history of the area, see the February 15, 2022, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for the structure at **11 Benedict Ave**:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance

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V. FINDINGS

The HPC need to make determinations of whether the structure is to be preferably preserved and adopt findings.



11 Benedict Ave

a. Preferably Preserved

For a determination of preferably preserved, the HPC must make the following finding:

- *That the demolition of the structure at **11 Benedict Ave** would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

c. Not Preferably Preserved with Conditions

For a determination of NOT preferably preserved with Conditions, the HPC must make the following finding:

- *That the structure at **11 Benedict Ave** do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the structure at **11 Benedict Ave** is or is not “preferably preserved”.