



September 15, 2023

To: Community Preservation Act Committee

CC: Roberta Cameron, OSCPD

From: Molly Kaviar, Just A Start

**Re: 24 Webster, Expedited Decision**

Just A Start is pleased to submit an application for funding to the Somerville Community Preservation Act Committee for the preservation of a large Turkish-style window and full Colonial Revival surround at 24 Webster Avenue. The project will be a new all affordable multifamily building in the Union Square neighborhood. Just A Start is requesting funding from CPA just for the removal, restoration, and re-installation of the window and surround. The project is also receiving financial support from the Somerville Affordable Housing Trust, the Somerville HOME Program, and is pursuing funding from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC).

Funding Timeline

Just A Start is submitting its second OneStop application for 24 Webster Ave to EOHLC in September 2023 for its mini-round. The mini-round is an invitation only funding round and is reserved for highly ready projects. It is also extremely competitive. While we believe we are submitting a great project deserving of a funding award, we are prepared to resubmit to EOHLC in their January 2024 funding round if needed.

Expedited Decision

We are requesting an expedited decision on this CPA application so that we may have a CPA commitment letter in hand by the end of 2023. If the project is awarded funding in the EOHLC mini-round we will be notified by December 2023 and will need to be ready to close the deal within 3 months. If the project is not awarded funding in the mini-round, a commitment letter from the CPC will be a vital component of showing EOHLC that the project is ready for a funding award in the next round. Either way, the commitment letter will be a huge aid to the project.

A full description of the project and funding request is included in this application packet. We look forward to discussing the project with you and answering any questions you may have.

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# mollykaviar@justastart.org

24 Webster Ave

Submission Date Sep 15, 2023 9:58 AM

Project Name: 24 Webster Ave

Project Location: 24 Webster Ave

Please indicate all categories that apply to this project:

Historic Preservation

CPA Funding Request 113440

Total Budget for Project 29870635

Applicant(s) Name / Organization: Just A Start

Contact Person: Molly Kaviar

Email [mollykaviar@justastart.org](mailto:mollykaviar@justastart.org)

Phone Number (617) 917-4913

Description: 24 Webster Avenue will be a new all affordable multifamily building in the Union Square neighborhood. As agreed upon in a Memorandum Of Agreement with the Somerville Historic Commission, Just A Start plans to preserve the large Turkish-style window and full Colonial Revival surround located at the entrance of the existing building. The window will be removed from the building, restored by a historic preservation expert, and re-installed in the interior of the entrance to the building. Interpretive signage detailing the history of the site will also be installed.

Purpose: The historic window at 24 Webster Avenue has crowned the building's entrance since 1921. While the building itself will be demolished, preserving this window and surround allows a piece of the history and the existing neighborhood character to endure as part of the new housing.

The proposed design situates the window at the interior of the entrance to the new building. Its placement will allow it to be seen from both Webster Avenue and Everett Street. Visitors and residents will be able to interact with it as they pass through the vestibule or enjoy the community room.

Just A Start has worked with the community, the Somerville Historic Commission, and Icon Architecture to develop a design that allows for eye-level interaction with the public. Just A Start met with community groups and held two public neighborhood meetings about the design of the overall building, including the window. Just A Start also presented to the Somerville Historic Commission in which they expressed unanimous support for the design.

CPA Objectives:

This project meets many of the CPA general and historic priorities. The project is consistent with community values in that it will allow the window to be accessible to the wider public by bringing it to eye-level, increasing its visibility, and making it safer through the de-leading process.

The overall project has support from the Somerville Historic Commission, the Somerville Affordable Housing Trust, City Councilors, and has funding from the City HOME program.

The general building is being designed to Passive House standards, which means that will be ultra energy efficient and meet or exceed sustainability goals.

Although Just A Start is only requesting Historic funds for the window, the project is an affordable housing building. Residents of the building will be the primary beneficiaries of this preservation project.

Within the Historic category, this project will help preserve the historic character of Somerville's neighborhoods by preserving this landmark. As a non-profit building it will also preserve access to a historic asset.

Project Scope:

CPA funds will be used for the removal, restoration, and installation of the window into the new building. Window removal will happen immediately before the demolition of the building and will include the removal of the modern front entry from under the surround and window, labeling of all pieces of surround and window, peeling the rubber membrane roofing from the window and bottom of surround, washing the sashes, dismantling of the surround and window casings, and transportation and storage of the window.

Restoration will begin with labeling and assessing all pieces of the surround and window. Depending on the assessment, repair or replacement of specific pieces may be involved. Glass will be removed from the window sashes and the remaining glaze will be removed. Paint will be stripped from all pieces of the surround and window using lead-safe methods. All pieces will be sanded, and preservative will be applied. Any necessary repairs will be made. All pieces of the surround and window will be primed using an oil-based primer. Replacement glass will be cut as needed. Sashes will be glazed and the entire window and surround will be re-painted. The window will need to be stored until ready for installation.

The general contractor will be responsible for providing a frame and drywall for the window to be attached to. The window will be installed into this frame.

Cost Estimate:

Just A Start is requesting \$113,440 for this work. Just A Start found that there are a limited number of firms qualified and capable of a historic restoration project at this scale. Just A Start accepted a proposal from Heritage Restoration, which is attached to this application. HRI quoted \$83,000 for the removal, restoration, and re-installation. An additional \$19,000 was added in soft costs for architectural design and project and construction management. \$1,000 was added for interpretive signage. An additional \$10,315 was added for contingency.

Funding Sources:

Between the Affordable Housing Trust and the HOME Program, the City of Somerville has committed \$5,100,000 to fund the affordable housing piece of the project. Just A Start is pursuing \$6,250,000 in subordinate debt sources from the state's Executive Office of Housing and Livable Communities. Just A Start expects to receive \$151,000 in Passive House incentives an additional \$18,256,195 in state and federal LIHTC equity, and \$5,600,000 in Tax Exempt bonds. CPA is the sole source for the historic window restoration part of the project.

Just A Start will work with the development team, including the architect,

general contractor, and restorer to identify value engineering opportunities in the construction.

Anticipated Future Funding:

The overall project is dependent on funding from EOHLC. If funding is not awarded in the fall 2023 mini-round, Just A Start plans to apply in the next round. If CPA funding is not awarded, Just A Start will pursue other sources, and would consider deferring developer fee to cover the cost of the historic window.

This application is requesting funds for the entirety of the project. It is not a phased project, but construction is expected to take approximately 18 months to complete.

Applicant Description:

Just A Start is a non-profit Community Development Corporation with over 50 years of experience developing affordable housing. Just A Start primarily works in Cambridge, though has one other affordable housing building in Somerville. Just A Start has extensive experience with historic renovations, including mixing new construction and historic preservation. The most recent example of this is the Squirrelwood Project in Cambridge, which received Historic Tax Credits but did not request CPA funds.

Project Coordination:

Just A Start is the developer of the building and plans to maintain ownership in perpetuity. The project will be managed by Molly Kaviar with oversight by Just A Start's Director of Development, Noah Sawyer. Just A Start will contract with Maloney Properties to manage the property once it is operational. Maloney Properties inspects all windows monthly and window washing and painting occurs as needed. Since the window will be located in the interior of the building, we expect it will need to be maintained less frequently. However, it will be included in the monthly inspection.

Timeline:

As described in the attached memo, Just A Start is in the process of requesting funds from the state's Executive Office of Housing and Livable Communities (EOHLC). An application will be submitted in EOHLC's mini round this fall and Just A Start should hear whether the project has been funded or not by mid-December 2023. If funded, the project should be ready to close within 3 months. If the project is not funded, Just A Start will be prepared to resubmit in the January 2024 round. Either way, receiving a commitment letter from the Somerville CPA will be immensely helpful in being able to close the project quickly or in displaying that all sources are committed in the resubmission.

Project Feasibility:

The project has been approved by the Somerville Historic Commission and the Massachusetts Historical Commission. All other local sources of funding have been secured and the project will not need approval by Planning and Zoning ; the development complies with zoning's Affordable Housing overlay. State funding still needs to be secured and a building permit will need to be obtained. As already mentioned, Just A Start will be submitting an application for the funding to the state in September 2023.

Compliance with Standards:

The project design complies with applicable ADA and MAAB regulations. The window will be located in an accessible public location. Three accessible parking spaces will be available to the building, all entrances will be zero-step and there will be an elevator providing access to all units and amenity spaces, including the historic window and adjacent lobby and community room. The historic window restoration will comply to the relevant U.S. Secretary of the Interior's Standards for Rehabilitation including repair, rather than replacement, when possible, and no chemical or physical treatments will be used.

Required Restrictions/Public Access:

The historic window and surround will be visible to both Webster Avenue and Everett Street.

General

\* Budget Summary Form

\* Itemized budget of all project costs, including the proposed funding source for each cost (Use CPA Itemized Budget Template or your own

budget format)

\* Three written quotes for project costs. If Quotes cannot be secured, detailed cost estimates may be used with a thorough explanation of how the estimates were derived.

Proof of secured funding (e.g., commitment letters or bank statements), if applicable. If providing bank statements, please redact identifying information such as account numbers, as your application is a public record under the MA Public Records Law.

Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources.

Print and fill out the Budget Summary Form.

FY24 CPA Budget Summary Form Fillable.pdf

Please submit General attachments here.



1. 24 Webster CPA Expedited Decision ... .pdf  
128.17 KB



2. 24 Webster Budget Summary Form.pdf  
115.22 KB



3. 24 Webster Itemized Budget.pdf  
334.89 KB



4. 24 Webster Written Quote.pdf  
316.69 KB



5. 24 Webster Proof of Funding - SAHT.pdf  
367.74 KB



6. 24 Webster Timeline.pdf  
140.04 KB

Visual

Map of the property location showing all features pertinent to the project, including current or future rapid transit stations

\* Photos of the project site (not more than 4 views per site)

Please submit Visual attachments here.



7. Map.pdf  
92.15 KB



**8. Photos.pdf**  
1.51 MB

Ownership/Operation

Copy of current recorded deed, and/or condominium documents or purchase and sale agreement, if applicable

501(c)(3) certification, if operating as a non-profit

Please submit  
Ownership/Operation files here.



**9. Ownership Documents.pdf**  
710.98 KB

Historic Resources Projects

\* Letter of Approval from the Historic Preservation Commission

\* Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville

Please submit Historic Resources  
documents here.



**10. Somerville Historic Comission Appro... .pdf**  
120.75 KB



**11. Somerville Historic Commission Mem....pdf**  
526.63 KB



**12. MHC Approval.pdf**  
244.15 KB

Plans and Reports (if available)

Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests

Please submit plans and reports  
here.



**13. Heritage Restoration Proposal and As... .pdf**  
316.69 KB



**14. Architectural Plans.pdf**  
3.96 MB

**CITY OF SOMERVILLE, MASSACHUSETTS**  
**FY24 CPA FUNDING CYCLE BUDGET SUMMARY FORM**

PROJECT NAME: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

<b>SUMMARY OF PROJECT COSTS</b>							
<i>In addition to this form please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>							
PROPOSED SOURCE		EXPENSES					
		STUDY	SOFT COSTS <sup>(1)</sup>	ACQUISITION	CONSTRUCTION <sup>(2)</sup>	CONTINGENCY <sup>(3)</sup>	TOTAL
1	Somerville CPA						
2							
3							
4							
5							
<b>TOTAL PROJECT COSTS</b>							

<sup>(1)</sup> Soft costs include design, professional services, permitting fees, closing costs, legal, etc.  
<sup>(2)</sup> Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses.  
<sup>(3)</sup> A 15% contingency is strongly recommended for all construction projects.

<b>EXPLANATION OF FUNDING SOURCES</b>			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please attach documentation from the funding source (e.g., commitment letter, bank statement).</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1			
2			
3			
4			
5			

## Community Preservation Application Budget Form

[illegible]



## PROPOSAL

April 15, 2023

### PROPOSAL SUBMITTED TO:

Molly Kaviar  
Just A Start  
1035 Cambridge Street #12A  
Cambridge, MA  
(617) 917-4913  
[mollykaviar@justastart.org](mailto:mollykaviar@justastart.org)

### PROJECT DESCRIPTION:

24 Webster Ave  
Somerville, MA  
Turkish Window and Surround

This Proposal is based on the observations, discussions, and notes, completed on February 15, 2023. Heritage Restoration, Inc. is dedicated to sustainability, best building practices and enriching the owner to building experience. We are interested in direct and forthright communication.

### OBSERVATIONS

Just A Start contacted Heritage Restoration, Inc. to prepare a scope of work for the removal, restoration, and reinstallation of the Turkish window and surround at 24 Webster Ave in Somerville, MA.

The building is intended to be demolished, however, the surround and Turkish window will be carefully removed, labeled, restored, and reinstalled into the new structure that will be built in the location of the demolished building.

The surround opening is approximately 10' x 8'. The Turkish window sits approximately 3 1/2' inset into the surround and is approximately 9 1/2' tall and 6' wide. The window itself is made up of two sashes, a seven (7) lite over a fourteen (14) lite. Both the surround and window are completely made of wood. There is a plexi glass panel screwed to cover both sashes.

Overall, the window and surround are in good conditions. The panels that make up the surround are separating slightly at the joints, but there is no major wood deterioration or rot except at the bottom of the columns on the plinth blocks on either side of the surround opening. The paint is extremely deteriorated. The glaze on the sashes is almost completely deteriorated and there are at least two pieces of broken glass.

### SCOPE OF WORK

#### Removal

- Remove modern front entry from under surround and window
  - *Demolition of front entry and roof to be done by others not Heritage Restoration, Inc.*
- Label all pieces of surround and window with blue tape prior to removal including orientation of each piece
- Peel back rubber membrane roofing from bottom of window and bottom of surround
- Carefully remove sashes from window opening
  - Wrap in packing blankets to prevent any breakage of glass
- Dismantle all of surround and window casings carefully to avoid damage to decorative wood pieces
- **OPTIONAL** (*If removal is completed prior to demolition beginning on building*): Upon completion of removal of surround and window, install plywood to block opening left on façade
- Transport all pieces back to Heritage's shop in Providence, RI for storage and restoration

## **In Shop Restoration**

- Label all pieces of surround and window
  - Labeling method will be approved by Owner prior to labeling
  - A drawn, sketch map of the surround with corresponding numbers will be provided to Owner
- Assess all pieces of surround and window
  - Any pieces that require major repair will have repair/replacement scope approved by Owner prior to any repairs/replacement being completed
- Remove glass from window sashes
  - Glass will be labeled prior to removal
  - Some glass may break during removal process
  - Strip all remaining glaze from glazing beds
- Strip paint from all pieces of surround and window
  - Methods of stripping will be heat (either heat gun or infrared gun)
  - Achieve all necessary lead safe certifications
- Sand all pieces of surround and window
- Apply a coat of preservative to all pieces of surround and window
- Complete any necessary repairs
  - Any major wood repairs will be completed after scope is approved by Owner
  - Smaller areas that need to be filled will be done with Abatron and/or West System epoxy
  - Any major wood replacement or repairs will be with wood that is solid, vertical grain, rot resistant wood such as SIPO mahogany
- Prime all pieces of surround and window using oil-based primer
- Cut new glass to replace broken pieces for window sashes
  - All glass/glazing will be done per International Building Code requirements
- Glaze sashes
  - Glaze used will be Sarco linseed based putty
  - Allow putty to skin over before applying paint
- Finish painting
  - Apply two coats of latex based finish paint to all pieces
    - Only apply one coat to any trim that will be fastened
  - Apply 1/16" seal of paint onto glass of glaze on window sashes (this should not be visible from interior of sash when installed)
- Store all pieces until Owner is ready for installation

## **Reassembly and Installation**

- Others to frame and drywall area where window and surround will be installed
  - HRI to provide Architect with rough opening requirements
  - Details to be provided once surround is deconstructed
- Install parts inside drywall opening
- Determine attachment system with Architect
- Fill all nail holes
- Apply final coat of finish paint on all trim that required fasteners

PROJECT BUDGETS	
Budget for Removal and In Shop Restoration	\$65,000.00
Budget for Reassembly and Installation	\$18,000.00

*All efforts are assumed, and costs are subject to change based on unforeseen conditions or needs*

A **Fixed Price** is based on a specific Scope of Work, which may be adjusted by a Change Order.

A **Budget** is a rough estimate based on a broad scope with an unpredictable effort, materials, or other costs. The Budget is a lump sum representing our experience with existing buildings, previous projects and potential industry costs. Budgets can be adjusted through a Change in Budget Request. Allowances are specified where possible. Invoices, budget tracking and projections are updated weekly. Invoices summarize work completed, total labor hours and related project costs, including materials, subcontractors, and other procurements.

A **Time and Materials** defines an intent with the Client agreeing to pay for all of the labor, materials, and related project procurements with mark-up on any and all work performed for the Client for the delivery of Services. Invoices summarize work completed, total labor hours and related project costs, including materials, subcontractors, and other procurements.

*Labor includes both on-site and off-site work, i.e. mobilization, travel, and material purchases. Billing rates range from \$65-85/hr plus procurements*

Please call us to discuss any questions on the scope or costs.

Payment to be made as follows:

**\$500 scheduling deposit, billing schedule upon acceptance.**

  
Robert Cagnetta, PRESIDENT

*NOTE: This proposal may be withdrawn by us if not accepted within 30 days*



## TERMS AND CONDITIONS

### **EPA/LEAD REGULATIONS**

HRI's Staff are certified RI Lead Safe Remodelers and HRI is an EPA Lead Hazard Control Firm and a MA Lead Safe Renovation Contractor. All of our work is completed in a manner consistent with the applicable regulations. The Department of Health requires certification when performing work in known or suspected dwellings with lead paint exceeding 6 square feet per room inside or 20 square feet outside.

The Lead Hazard Control Firm must distribute the Renovate Right booklet to owners and neighbors, maintain proper records and perform the work according to EPA standards. A designated responsible party, as documented in the Lead Hazard Control Start Work Notification, must complete a lead clearance inspection in the work area once the project is complete.

*If box is checked on Acceptance of Proposal page, please read, sign and mail the Lead Safe Certified Guide to Renovate Right Pre-Renovation Form <https://www.cpsc.gov/s3fs-public/renovateright.pdf> If applicable, final lead clearance test by Others.*

### **GENERAL CONDITIONS**

Heritage Restoration, Inc. (HRI) shall provide all of the labor, materials and equipment to complete the project. HRI shall provide all on-site management for the project, including: material and equipment procurement, scheduling and work procedures. Working hours are typically 7AM-5:00PM Monday-Friday. The Owner is to provide all electric, water and bathroom facilities necessary to complete the project.

The project methodology shall be to preserve existing sound and functional elements. All workmanship shall be completed to the highest expectations, while maintaining awareness to scope, time and costs.

All material is guaranteed to be as specified. All work shall be completed in a workmanlike manner according to standard practices. This proposal is based on the observations and analysis completed by HRI in order to formulate this scope of work and estimate/budget. Any alteration or deviation from above specifications involving extra costs shall be executed only upon written or verbal orders, and shall become an extra charge over and above the Budget or Estimate. Owner shall be responsible for all costs related to this proposal, with additional items billed on a fixed price or time and material basis. All agreements are contingent upon strikes, accidents or delays beyond our control.

Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Our company has full liability insurance. RI Contractor's Registration #19624. MA Home Improvement Contractors Registration number 172979 as Heritage Restoration and Preservation, Inc.

### **5-65-18. MECHANICS LIEN NOTICE**

As applicable to and in accordance with section 5-65-18 et seq., all written contracts entered into between a contractor under this chapter and a property owner must contain a statement that the contractor, subcontractors, or materials persons may file a lien in accordance with the Rhode Island Mechanics Lien Act.

### **6-28-4. NOTICES REQUIRED ON AGREEMENT AND AT THE TIME OF SALE- CANCELLATION- RETURN OF DEPOSIT**

You may cancel this agreement if it has not been signed at the main office or a branch office of the seller, provided you notify the seller at his or her main office or branch office shown in the agreement by registered or certified mail, which shall be posted not later than midnight on the third calendar day after the day on which the buyer signs the agreement, excluding Sunday and any holiday on which regular mail deliveries are not made.

### **40 CFR Part 745. TOXIC SUBSTANCES CONTROL ACT**

Lead; Renovation, Repair, and Painting Program Applies to all renovations performed for compensation in housing and child-occupied facilities built before 1978 that contain lead. The Act requires individuals performing renovations regulated under the Act to be properly trained; renovators and firms performing these renovations are certified; and the work practices in the Act are followed during renovations. Heritage Restoration Inc.'s staff are Rhode Island Lead Safe Remodeler/Renovators and the company is an EPA Lead-Safe Certified Firm.



8 Robin Street, Providence, RI 02908  
401.490.0888 [www.HeritageRestoration.net](http://www.HeritageRestoration.net)

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## ACCEPTANCE OF PROPOSAL

April 15, 2023

**PROPOSAL SUBMITTED TO:**

Molly Kaviar  
Just A Start  
1035 Cambridge Street #12A  
Cambridge, MA  
(617) 917-4913  
[mollykaviar@justastart.org](mailto:mollykaviar@justastart.org)

**PROJECT DESCRIPTION:**

24 Webster Ave  
Somerville, MA  
Turkish Window and Surround

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*If acceptable, please sign, date and return one copy with a deposit check.*

Signature \_\_\_\_\_

Date \_\_\_\_\_

Acceptance authorizes Heritage Restoration, Inc. to complete the **Project** under the **Terms and Conditions** stated in this **Proposal**.

Payments are due upon invoicing. Payments made after 30 days of invoicing will have an interest of 1.5% per month of balance charged to the Customer.

Signature \_\_\_\_\_

Date \_\_\_\_\_

*Thank you for your business*

**CITY OF SOMERVILLE, MASSACHUSETTS**  
**SOMERVILLE AFFORDABLE HOUSING TRUST FUND**  
*KATJANA BALLANTYNE*  
*MAYOR*

***Managing Trustee***  
Andrea Shapiro

***Trustees***  
Brielle Calderan  
Mary Cassesso  
Michael Feloney  
Kathryn Gallant  
David Gibbs  
Donna Haynes  
Councilor Charlotte Kelly

March 10, 2023

Mr. Noah Sawyer  
Real Estate Director  
Just-A-Start Corp.  
1035 Cambridge Street, #12  
Cambridge, MA 02141

*Sent via email to [noahsawyer@justastart.org](mailto:noahsawyer@justastart.org) and by US mail*

RE: 24 Webster Ave. (the "Project")

Dear Mr. Sawyer:

On behalf of the City of Somerville's Affordable Housing Trust Fund (the "SAHTF"), I am pleased to inform you that funds in the amount of Four Million Six-Hundred Thousand and 00/100 Dollars (\$4,600,000.00) of non-Community Preservation Act (non-CPA) Trust funds, have been reserved by the SAHTF for a loan for the Project to support the development of the Project located at 24 Webster Ave., Somerville, MA 02143, subject to the terms stated herein. The Trust loan will be made to the Limited Liability Company to be created by Just-A-Start ("JAS") to take title to the Project at the permanent closing.

This conditional funding reservation is issued pursuant to and in reliance on your funding requests submitted to the Trust on September 22<sup>nd</sup> and October 20<sup>th</sup>, 2022 and the terms are for 2% interest over a 40-year term with annual cash flow repayments and is given with the understanding that other financing is currently being sought. This reservation is further contingent upon meeting the conditions herein and your agreement to provide forty-one (41) units of Trust-assisted rental housing units at \$112,195 per unit, that will remain affordable in perpetuity, at the Area Median Income ("AMI") tiers and bedroom types noted in the following unit matrix continued on the next page:

<b>AMI Restriction</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3BR</b>	<b>Total</b>
30% AMI	0	3	1	2	6
60% AMI	5	5	14	11	35
<b>Total</b>	<b>5</b>	<b>8</b>	<b>15</b>	<b>13</b>	<b>41</b>

To accomplish this affordability goal, loan documents using MassDocs will be executed at the time of the construction closing that will contain appropriate restrictions on the use of the Project and a perpetual affordable housing restriction meeting the statutory requirements of G.L. c.184 and will be recorded with the Middlesex South District Registry of Deeds.

As collateral for the loan, the SAHTF will take a mortgage and security agreement on the real property comprising the Project. A change in ownership of the Project or in the legal form of the owner of the Project, the refinancing or placing of additional encumbrances on the Project without the prior written consent of OSPCD, failure to maintain the Eligible Use for the Project, or default under senior mortgage loans, shall be among the events of default under the Trust loan. Additionally, any significant changes to the Project design, including the number, size and overall mix of bedroom types and AMI of units provided, must be presented to and approved by the SAHTF. Failure to do so will negatively impact the conditional funding reservation.

As the project moves forward, the SAHTF will require the following conditions to be satisfied:

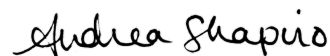
- Copy of the firm commitment from the other lenders for the Project and on such terms as are acceptable to the SAHTF;
- Detailed updates on project and design;
- Detailed updates on current tenants within the existing building at 24 Webster;
- updated development and operating pro formas;
- Insured as Mortgagee on property;
- detailed timelines for the rehabilitation of the Project, including construction completion date, funding schedule, and occupancy of the Project;
- documentation of the bid process, contractor selection process, and plan for monitoring of rehabilitation;
- documentation that the general contractor is bonded or has a Letter of Credit for a minimum of 10% of the construction contract;
- Advance review of Tenant Selection Plan and Management Plan with a request for up to 70% local preference;
- Use of Trust funds shall be limited to the allowable spending purposes as defined under M.G.L c. 44 § 55C;
- Detailed reports from the construction inspector for the lenders;
- Participation in MassDocs closing calls;

This Conditional Funding Reservation will expire one (1) year from the date herein. If you become aware that the Project will not be able to meet all requirements for closing within one year, please immediately

contact Michael Feloney, Housing Director of the Mayor's Office of Strategic Planning and Community Development.

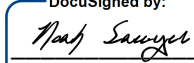
We congratulate you on receiving this conditional funding reservation of funds from the Somerville Affordable Housing Trust Fund and on your commitment to creating affordable housing opportunities for low and moderate-income households. We look forward to seeing the project move toward a successful completion.

Sincerely,



Andrea Shapiro  
Managing Trustee

Borrower acceptance:  
Just a Start Corporation

DocuSigned by:  
  
Noah Sawyer

Real Estate Director, Just-A-Start Corporation

Cc: Michael Feloney, Housing Director, OSPCD  
Kelly Donato, Assistant Housing Director and Housing Counsel, OSPCD  
Thomas Galligani, Acting Executive Director, OSPCD  
Lisa Davidson, Grants Manager, OCPCD  
Paul Goldstein, Housing Programs Coordinator, OSPCD



## 24 Webster: Projected Timeline

Community Process	Fall 2022 – Summer 2023
Historic Window Design	June – September 2023
Somerville Historic Commission Review	September 5 <sup>th</sup> , 2023
Somerville CPA Application	September 15 <sup>th</sup> , 2023
Executive Office of Housing and Livable Communities (EOHLC) Mini-Round Application	September 29 <sup>th</sup> , 2023
Mini-Round Awards Announced	December 2023
If Awarded in Mini-Round:	
• Construction Closing	March 2024 (within 3 months of award)
• Construction	April 2024 – October 2025 (18 months)
If Not Awarded in Mini-Round:	
• EOHLC Application	January 2024
• EOHLC Awards Announced	June 2024
• Construction Closing	Fall 2024
• Construction	Spring 2025



















**24 Webster Ave: Just A Start Ownership Documents**

1. Deed
2. Just A Start Corporation 501c3 Determination Letter
3. 24 Webster Land LLC Operating Agreement

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 241157
Document Type	: DEED
Recorded Date	: December 17, 2020
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Receipt Number	: 2573456
Recording Fee (including excise)	: \$17,939.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 12/17/2020 11:43 AM  
Ctrl# 330417 22402 Doc# 00241157  
Fee: \$17.784.00 Cons: \$3.900.000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)



4

Property Address: 24 Webster Avenue, Somerville, MA 02143

## QUITCLAIM DEED

Marc Rudnick and Jonathan W. Stulgis, Trustees of The 24 Webster Building Trust u/d/t January 22, 1997, and recorded with Middlesex South Registry of Deeds in Book 27009, Page 532 with a usual place of business in Somerville, Massachusetts

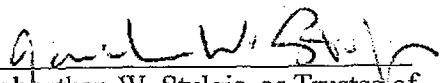
For consideration of Three Million Nine Hundred Thousand and 00/100 Dollars (\$3,900,000.00) paid,

Grant to 24 Webster Land LLC, a Massachusetts limited liability company, with its usual place of business at 1035 Cambridge St. #12, Cambridge, Massachusetts 02141

With Quitclaim Covenants

See Exhibit "A"

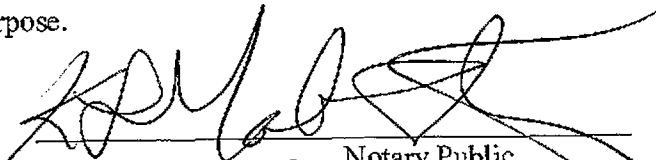
For Grantor's title, see Deed dated January 22, 1997, and recorded with the Middlesex South Registry of Deeds in Book 27009, Page 537.

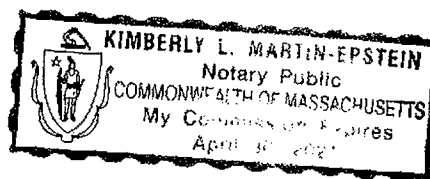
  
Jonathan W. Stulgis, as Trustee of  
The 24 Webster Building Trust u/d/t  
January 22, 1997

COMMONWEALTH OF MASSACHUSETTS

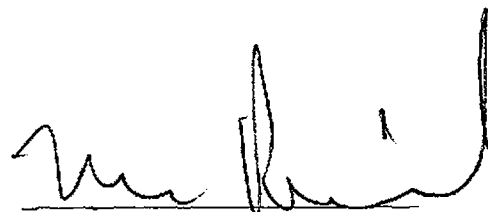
Middlesex, ss

On this 17<sup>th</sup> day of December 2020, before me, the undersigned notary public, personally appeared Jonathan W. Stulgis, proved through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed above, and acknowledged to me that he signed voluntarily for its stated purpose.

  
- Notary Public  
My commission expires:



Witness our hands and seals this 14th day of December, 2020.

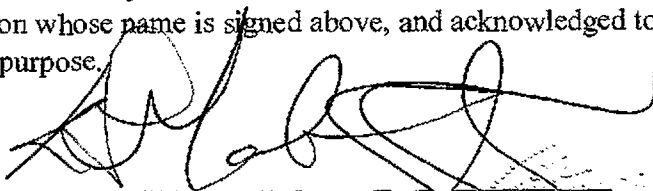


Marc Rudnick, as Trustee of  
The 24 Webster Building Trust  
u/d/t January 22, 1997

COMMONWEALTH OF MASSACHUSETTS

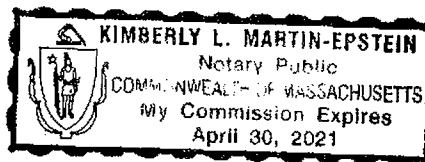
Middlesex, ss

On this 14th day of December 2020, before me, the undersigned notary public, personally appeared Marc Rudnick, proved through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed above, and acknowledged to me that he signed voluntarily, for its stated purpose.



- Notary Public

My commission expires:



## Exhibit "A"

Two certain parcels of land, with the buildings thereon, situated on the Easterly side of Webster Avenue, now known as 24 Webster Avenue, Somerville, Middlesex County, Massachusetts, being shown as Lots 20, 21 and 7 feet of Lot 22 on the plan entitled "Plan of Lots in Somerville, Owned by the late Robert Vinal," drawn by W.A. Mason, Surveyor, dated July 1852, and recorded with Middlesex South Registry of Deeds in Plan Book 9B, Plan 59, bounded and described as follows:

Parcel 1. Being Lot 20 on said plan:

Beginning at the Northwesterly corner of said Lot 20 and running

SOUTHERLY on Webster Avenue, 70 feet; thence turning and running

EASTERLY on land now or formerly of Robert Vinal, 80 feet; thence turning and running

NORTHERLY on other land now or formerly of said Vinal, 70 feet to Everett Street; and thence turning and running

WESTERLY on said Everett Street, 80 feet, to the point of beginning.

Containing 5,600 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described

Parcel 2. Being Lot 21 and 7 feet of Lot 22 on said plan:

Beginning at a point on said Webster Avenue on land now or formerly of John S. Ware, thence running

EASTERLY on land now or formerly of Ware, 80 feet to land now or formerly of Robert Vinal; thence

SOUTHERLY on land now or formerly of said Vinal and land formerly of Samuel Grover, 63 feet to other land of said Vinal; thence

WESTERLY on other land now or formerly of said Vinal, 80 feet to said Webster Avenue; thence

NORTHERLY on said Webster Street, 63 feet to the point of beginning.

Containing 5,040 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described.

DEPARTMENT OF THE TREASURY



District Director

Internal Revenue Service

Date MAY 20 1971

In reply refer to

AU:EO:GT

Just A Start Corporation  
320 Cambridge Street  
Cambridge, Mass. 02141

Gentlemen:

Purpose: Charitable

Accounting Period Ending: December 31

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character of purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

Pending issuance of regulations under section 509 of the Code, we are unable to make a determination as to whether you are a private foundation as defined in that section. Upon issuance of the regulations we will evaluate your application and make a determination as to whether you are a private foundation.

You are required to file the annual return, Form 990, on or before the 15th day of the 5th month after the end of your annual accounting period. Failure to file the Form 990 by this date may subject you to a penalty of \$10 for each day during which such failure continues, up to a maximum of \$5,000.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities is unrelated trade or business as defined in section 513 of the Code.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to your local Internal Revenue Service office, as should any questions concerning excise, employment or other Federal taxes.

This is a determination letter.

Sincerely yours,

*William E. Williams*

WILLIAM E. WILLIAMS

District Director

If upon issuance of the regulations we determine that you are a private foundation, you will be required to comply with the provisions of section 508(e), which specifies that a private foundation is not exempt unless its governing instrument includes certain provisions set forth in that section and the regulations thereunder. Failure to comply with the requirements of section 508(e) will result in retroactive revocation of this determination.

Address any reply to: J.F.K. Federal Bldg. Boston, Mass. 02203

DEPARTMENT OF THE TREASURY  
P.O. Box 9081, J.F.K. Post Office

District Director

Internal Revenue Service

Date: FEB 22 1972 In reply refer to  
ATTN: GAE



Just A Start Corporation  
320 Cambridge Street  
Cambridge, Mass. 02141

Gentlemen:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have re-evaluated your foundation status notice and have determined it is not a private foundation within the meaning of Section 509(a) of the Code because it is an organization in the following Code Sections:

- X       Section 509(a)(1)
- Section 509(a)(2)
- Section 509(a)(3)
- Section 509(a)(4)

This classification is based on the assumption that your operations will continue as stated in your application. All changes in your purposes, character or method of operation must be reported to your District Director so he can consider their effect on your status.

Very truly yours,

*William E. Williams*

WILLIAM E. WILLIAMS  
District Director

## **24 WEBSTER LAND LLC**

### **Operating Agreement**

JUST-A-START CORPORATION, a Massachusetts nonprofit corporation (the “Member”), being the sole member of 24 WEBSTER LAND LLC (the “Company”), a Massachusetts limited liability company organized pursuant to a Certificate of Organization filed with the Secretary of State of Massachusetts on November \_\_, 2020 (the “Certificate”), hereby adopts this Operating Agreement as of November \_\_, 2020.

#### **1 General Character of Business**

The general character of the business of the Company is set forth in the Certificate.

#### **2 Separateness**

The Company shall conduct its business and operations in its own name and shall maintain books and records and bank accounts separate from those of any other person.

#### **3 Management**

The Company will be managed by the Member, which shall exercise full and exclusive control over the affairs of the Company. The Member may appoint officers and agents for the Company and give them such titles and powers as the Member may choose. Any action taken by the Member in the name of the Company, and any action taken by an officer or agent of the Company in the name of the Company and with the proper authorization of the Member, shall be an action of the Company.

#### **4 Allocation of Profit and Loss**

All profits and losses of the Company (and items of income, deduction, gain, or loss) will be allocated 100% to the Member.

#### **5 Capital Contributions and Distributions**

The Member shall from time to time make certain capital contributions to the Company and shall from time to time take certain distributions of capital, all as it may deem advisable, and all such capital contributions and capital distributions shall be recorded on the books of the Company. All distributions with respect to the Member’s interest in the Company will be made 100% to the Member.

#### **6 Dissolution**

The Company will dissolve upon the first to occur of (i) the sale or other disposition of all or substantially all of the Company’s property and the Company’s receipt of all or substantially all of the proceeds thereof, or (ii) the determination of the Member to dissolve.

#### **7 No Liability of Member and Others**

The Member, its officers, employees and agents, and any officers and agents of the Company shall not be liable for the Company's liabilities, debts or obligations, all of which shall be the sole obligation of the Company. The failure by the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs



under this Operating Agreement shall not be grounds for imposing personal liability any such person.

**8 Indemnification**

The Company shall indemnify and defend the Member, its officers, employees and agents, and any officers and agents of the Company, from and against all costs, losses, liabilities and damages incurred by or asserted against any such person in connection with the Company's business to the fullest extent provided or allowed by law.

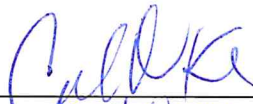
**9 Amendment**

This Operating Agreement may be amended only by written instrument executed by the Member and indicating an express intention to amend this instrument.

[Signature appears on following page]

IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement under seal as of the date first written above.

JUST-A-START CORPORATION

By:   
Name: Carl Nagy-Koechlin  
Title: Executive

## 24 Webster Ave

**Sarah White**

Wed 9/20/2023 12:06 PM

Roberta Cameron <rcameron@somervillema.gov>

Hi, Roberta -

At their regular meeting on September , 2023, the HPC heard a brief presentation from Molly Kaviar representing the project team. The Turkish Revival window and accompanying architectural surround is the subject of a Memorandum of Agreement (MOA) between the owner of the property (Just A Start) and the City. The MOA requires the owner to restore and re-install the window and surround as an integral part of the building that is to be constructed on this site.

The applicant seeks CPA-HP funds to restore and install the Turkish Revival window and surround on the interior of the new building, but in such a manner that it will be visible to the public from the public ways on Webster Ave and Everett St.

The HPC was pleased with the restoration proposal provided by the Applicant's restoration contractor and was also please with the proposed location of the installation of the restored items.

The HPC provided no guidance regarding the restoration work as they felt that it had been addressed appropriately in the restoration contractor's proposal. The HPC is enthusiastically in support of the proposal.

Any questions, please let me know.

**Sarah White, MDS-HP**

Senior Planner

Planning, Preservation, & Zoning Division (PPZ)

*Se habla español*

### City of Somerville Public Records Notice

*Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions under the Massachusetts Public Records Laws.*

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 217179
Document Type	: CERT
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Recorded Time	: 08:27:23 AM
Recorded Book and Page	: 78822 / 475
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2725762
Recording Fee	: \$105.00

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)



MEMORANDUM OF AGREEMENT BETWEEN  
THE CITY OF SOMERVILLE,  
AND THE 24 WEBSTER LAND, LLC  
REGARDING  
24 WEBSTER AVENUE, SOMERVILLE, MASSACHUSETTS

This Memorandum of Agreement ("MOA") is entered into this 18<sup>th</sup> day of MAY, 2021, between the Somerville Historic Preservation Commission, of 93 Highland Avenue, Somerville, Massachusetts 02143 (the "HPC"), and **24 WEBSTER LAND, LLC**, its successors and assigns.

WHEREAS, **24 WEBSTER LAND, LLC** seeks to demolish the existing structure located at 24 Webster Avenue, Somerville, Massachusetts, being on Somerville Assessor's Map 82, Block G, Lot 1 and being a portion of the property described in the Deed dated December 14, 2020 and recorded in the Middlesex South District Registry of Deeds in Book 76458, Page 8 (the "Premises"); and,

WHEREAS, **24 WEBSTER LAND, LLC** sought Demolition Review of the existing structure at the Premises from the HPC; and,

WHEREAS, after a hearing, the HPC found the existing structure at the Premises to be Historically Significant on September 15, 2020; and,

WHEREAS, after a hearing, the HPC found the existing structures at the Premises to be Preferably Preserved on October 20, 2020;

NOW THEREFORE, the HPC and **24 WEBSTER LAND, LLC** hereby agree that the demolition of the existing structure at the Premises may occur, and that it is agreed that the following shall occur in order for the demolition of the existing structure to be permitted:

**A. Digital photographs (interior & exterior)**

Digital photographs consistent with the standards set by the Massachusetts Historical Commission (MHC) shall be taken of each elevation of the building as well as of the building interior.

Digital photographs consistent with the standards set by the Massachusetts Historical Commission (MHC) shall be taken of each elevation of the building after the current siding has been removed so that the City can better understand the construction, skinning, and changes to the original building.

Detailed photographs of the Turkish-style window and the Colonial Revival surround shall also be provided.

Digital files shall be named indicating the portion of the building represented in the photograph (elevation (right, left, front, rear), interior room use, etc.) Digital photos shall be submitted to Preservation Planning in OSPCD on a jump (thumb) drive and via email at [historic@somervillema.gov](mailto:historic@somervillema.gov).

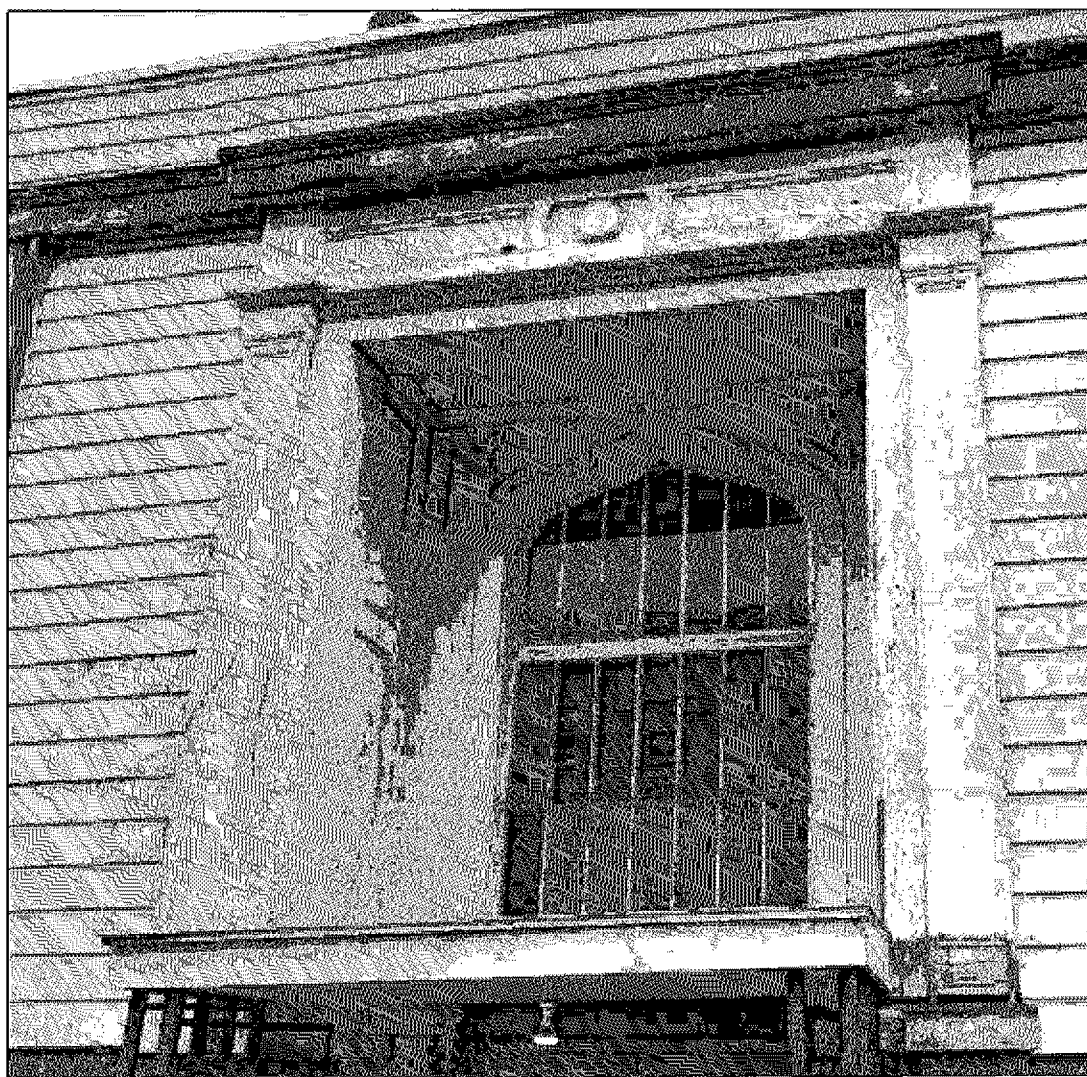
Property: 24 Webster Avenue, Somerville, MA

**B. Salvage/re-use of historic materials**

The Turkish-style window and full Colonial Revival surround (image below) shall be carefully removed from the exterior of the building and best efforts shall be made to re-use these features on the exterior of the new structure. Installation on the new building shall be executed in a manner that ensures that the Turkish-style window is recessed as it is on the current building. Should it not prove

possible for these features to be installed on the exterior of the building, the Applicant/Owner shall be required to contact Preservation Planning at [historic@somervillema.gov](mailto:historic@somervillema.gov) and work to find a solution to install these features on the interior of the new structure.

Should any portion of the window or the detailed surround be found to be in poor repair, such elements may be repairs in-kind (material, detail, dimensions). Preservation Planning shall be notified should such circumstances occur and shall be consulted prior to undertaking repairs.



24 Webster Avenue - MOA

C. Interpretive signage

Interpretive signage detailing the history of the site, the building to be demolished and the relationship of the building/site to the greater Union Square neighborhood shall be installed along the Webster Avenue frontage of the new building in such a location that it can be easily read by passing pedestrians. Text, photos, size, materials, and layout to be determined by Preservation Planning Staff. This will be an iterative process between Preservation Planning Staff and the Applicant/Owner team.

Should the property be sold before or after the recording of this Memorandum of Agreement, the terms of this Memorandum shall be included as part of any purchase and sale agreement to any future successors or assigns.

24 WEBSTER LAND, LLC shall produce proof to the CITY (Preservation Planning in OSPCD and the Inspectional Services Department (ISD) that this Memorandum has been recorded at the Southern Middlesex Registry of Deeds prior to issuance of a building permit).

EXECUTED UNDER SEAL on the day and year first written above.

SIGNATURES FOLLOW



By: \_\_\_\_\_  
CHAIR, SOMERVILLE HISTORIC PRESERVATION COMMISSION

By:  \_\_\_\_\_  
24 WEBSTER LAND, LLC

## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 23<sup>rd</sup> day of September, 2021, before me, the undersigned notary public, personally appeared Carl Nagel - Kuehly, the Executive Dir. of Just A Shot, Manager for 24 Webster Ltd. LLC, proved to me through satisfactory evidence of identification, which was, personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged that they executed the foregoing instrument voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

  
 Notary Public
My Commission Expires: 11/16/23

GERALDINE M. ZIPSER  
 Notary Public  
 Commonwealth of Massachusetts  
 My Commission Expires  
 November 16, 2023



RECEIVED

OCT 24 2022

MASS. HIST. COMM

RL72284

## 950 CMR: OFFICE OF THE SECRETARY OF THE COMMISSION

APPENDIX A  
**MASSACHUSETTS HISTORICAL COMMISSION**  
 Massachusetts Archives Building  
 220 Morrissey Boulevard  
 Boston, MA 02125  
 617-727-8470, Fax: 617-727-5128

**PROJECT NOTIFICATION FORM**

Project Name	<u>24 Webster Ave</u>	After review of the MHC's files and the materials you submitted, the MHC has determined that the proposed project will have "no adverse effect" on significant historic or archaeological properties.
Location / Address	<u>24 Webster Ave</u>	
City / Town	<u>Somerville</u>	
Project Proponent		
Name	<u>Molly Kaviar, Just A Start</u>	<u>Brona Simon 11/22/22</u>
Address	<u>1035 Cambridge Street #12A</u>	<u>Brona Simon</u> Date
City / Town	<u>Cambridge</u>	Executive Director
Telephone #	<u>(617) 917-4913</u>	State Historic Preservation Officer Massachusetts Historical Commission

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name:Type of License or Funding (specify)

MA DHCD

Low Income Housing Tax Credit (LIHTC)

**Project Description (narrative):**

This Project consists of the construction of a new, mixed-use building on the Project site. The new facility is intended to create quality affordable housing within the criteria of the Somerville Affordable Housing Overlay, provide open space, and create new commercial activity in Union Square along Webster Ave. The project scope includes 46 units within a seven-story building, with additional space devoted to management offices, lobby space, amenities for tenants, and approximately 2,500 square feet of commercial space at ground level. Nine parking spaces will be incorporated as well as bicycle parking, with the vehicular and pedestrian entrance to the parking area along Everett Street. The project is designed to meet Passive House certification and open space on the site will meet the 15% zoning requirement, consisting of manicured grass and several tree plantings along the southeastern and northeastern elevations.

Proposed demolition of the existing Saint Joseph's Girls' Roman Catholic Church Parochial School Annex (SMV.1457) has been reviewed by the Somerville Historic Preservation Commission (HPC) and resulted in the execution of a Memorandum of Agreement (MOA, Attachment 5, see demolition discussion below). The MOA was executed and signed by the HPC Chair and a representative of 24 Webster Land, LLC (property owner) on May 18, 2021.

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

24 Webster Land, LLC seeks to demolish the existing building given its inability to substantially meet the needs of a proposed multi-family residential facility. The project includes demolition of the entire existing building (SMV.1457), aside from salvaging the existing ogee window and surround as stipulated in the MOA. The building occupies a corner lot and was constructed ca. 1910 according to a historic photograph found by the HPC staff. It consists of a two-story rectangular structure resting on a brick foundation. The Colonial Revival-style building is capped with a flat roof and includes tall regularly-spaced fenestration along the northwestern and southwestern street-facing elevations. The principal entrance is recessed and centrally located within the northwestern façade, containing an ogee window with vertical metal bars, flanked by wood panelling and surrounded by engaged pilasters supporting a transom with a dentiled cornice. The majority of windows have been either replaced or infilled, and the building is currently clad with aluminum siding. The building was constructed in 1921 and it originally provided additional space for the St. Joseph's Church girls' parochial school, with later uses including as a warehouse and workshop space.

Proposed demolition of the building has been reviewed by the HPC and resulted in the execution of a MOA (Attachment 5). On September 15, 2020, the HPC voted the building to be "historically significant" at the local level. On October 20, 2020, the HPC voted the building to be "preferably preserved." In a resulting MOA between the City of Somerville and 24 Webster Land, LLC, it is stated that demolition of the existing building may occur provided that the interior and exterior of the building is documented through digital photography per Massachusetts Historical Commission (MHC) standards; that the existing main entrance including the ogee window and Colonial Revival surround are salvaged and re-incorporated into the new building in consultation with the HPC; and that interpretive signage documenting the history and significance of the site is installed along the Webster Avenue frontage of the new building, the design of which shall be in consultation with the HPC. The MOA was executed and signed by the HPC Chair and a representative of 24 Webster Land, LLC on May 18, 2021. No construction work has started and the mitigation stipulations are anticipated to move forward in the next few months.

**Does the project include rehabilitation of any existing building? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

The project does not include rehabilitation of any existing buildings.

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

The project includes construction of an approximately 56,500-square-foot multifamily building that includes 46 units of new affordable housing, as well as a small ancillary commercial space. The development is conceived as 46 units in a seven-story building, with 17 one-bedroom apartments, 13 two-bedrooms, and 16 three-bedrooms. Floors two through four include approximately 1,800 square feet of residential amenity space. The fourth floor also includes an outdoor roof deck along the northeast elevation. The project was designed with 69% of the units being family-sized. Six units in the project will be restricted to households at incomes of 30% AMI or below, and the remaining 40 units will be restricted to households at incomes of 60% AMI or below. Approximately 2,500 square feet of commercial space will be located at the ground level of the property, and additional space in the building will be devoted to four management offices, lobby space, and amenities for tenants. Parking for nine cars, as well as bike parking, will be provided. The building design will include incorporation of the ogee window and surround from the existing building along with interpretive signage communicating the history of the existing building and site. These elements will be developed in consultation with the HPC, as detailed within the MOA executed on May 18, 2021 between the City of Somerville and 24 Webster Land, LLC.

The project is designed to meet Passive House certification, focusing on sustainable materials and energy efficiency. The design will utilize high performance windows, cement board siding, PVC trim, continuous exterior insulation, and a focus on air-tight sealing. The building will be constructed using steel and concrete for the structure of the first two floors with wood framing above.

Please see Attachment 4, Project Plans.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

A review of MACRIS identified that the existing building (Saint Joseph's Girls' Roman Catholic Church Parochial School Annex, SMV.1457) has been inventoried but was not reviewed for an MHC eligibility opinion. It originally served as additional classroom space for the girls' school until 1965, after which the parish divested themselves of the building. Since then, it has hosted a variety of commercial uses and has functioned as a warehouse and workshop space. Although the building retains overall integrity of form, a significant number of key architectural components and details have been lost, which is also noted in the HPC meeting summary from October 20, 2020.

What is the total acreage of the project area?

Woodland	<u>0</u>	acres	Productive Resources:		
Wetland	<u>0</u>	acres	Agriculture	<u>0</u>	acres
Floodplain	<u>0</u>	acres	Forestry	<u>0</u>	acres
Open space	<u>0</u>	acres	Mining/Extraction	<u>0</u>	acres
Developed	<u>0.24</u>	acres	Total Project Acreage	<u>0.24</u>	acres

What is the acreage of the proposed new construction?

There is no proposed change in acreage to the existing 0.24-acre parcel.

What is the present land use of the project area?

The entire site is occupied by the building previously known as Saint Joseph's Girls' Roman Catholic Church Parochial School Annex (SMV.1457), which currently hosts a variety of commercial businesses and workshop spaces. The building is closely surrounded by mature tree plantings along the northeast and southeast elevations.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

Please see Attachment 1, USGS Map.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form Molly Kaviar Date: 10/20/22

Name: Molly Kaviar, Just A Start  
Address: 1035 Cambridge Street #12A  
City / Town: Cambridge  
Telephone: (617) 917-4913

#### REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St.1988, c.254.

Attachments: USGS Map  
Photographs  
Proposed Site Plan  
Project Plans  
MOA