



CITY OF SOMERVILLE, MASSACHUSETTS
Office of Strategic Planning and Community Development
JOSEPH A. CURTATONE, MAYOR

Office of the Executive Director

MEMORANDUM

TO: Mayor Joseph A. Curtatone

FROM: Monica R. Lamboy, Executive Director *ml*

DATE: July 8, 2010

SUBJECT: An Ordinance Amending the Local Historic District Map to create one (1) new Multi-Building District known as the Morrison Avenue Historic District by combining two existing Single-Building Districts at 197 and 222 Morrison Avenue and adding one new property, 221 Morrison Avenue

The Office of Strategic Planning and Community Development (OSPCD) respectfully requests that you forward to the Board of Aldermen (BOA) for their review and approval a proposed map amendment establishing the Morrison Avenue Local Historic District (LHD). The attached ordinance, prepared in conformance with the City's Historic Districts Ordinance of 1985 as amended, will create a new multi-building LHD, by combining two existing single-building districts, 197 and 222 Morrison Avenue, and by adding one new property, 221 Morrison Avenue.

The Historic Preservation Commission held their public hearing on Tuesday, July 6th to consider the proposed map amendments. OSPCD staff made a presentation about the significance of the properties and a justification of the boundaries for the proposed district. Following public comment, the Commission voted to recommend approval of the proposed district and to forward a Final Report (Attachment I) to the Board of Aldermen for consideration and a vote. Due to the lengthy process for designation set forth by the City's Historic District Ordinance as well as MGL, Chapter 40C, and due to the full support of all of the affected property owners, the Board may wish to act promptly on this map amendment.

OVERVIEW

The Somerville Historic Preservation Commission was petitioned by Ron and Lynde Dynneson, owners of 221 Morrison Avenue, for their property to be designated as a Local Historic District so that they could expand their existing B&B business under the new Historic Bed and Breakfast zoning use category. The Dynnesons have operated the Morrison House B&B since 1996. Over

the years, they have gradually made changes to the historic structure to bring it more in line with its original configuration. They wish to continue this work in order to increase the number of lodging rooms available. If the BOA approves designation of this property and the special permit is approved by the Zoning Board of Appeals, 221 Morrison Avenue will be the first to take advantage of the new Historic Bed and Breakfast ordinance.

The two other properties proposed for inclusion in this Morrison Avenue LHD have been designated as single-building historic districts for over two decades, since 1985 and 1989, respectively. To support the City's objective of creating larger multi-building historic districts and given their proximity to the 221 Morrison Avenue house, the Commission has found it appropriate at this time to consolidate these three buildings into one multi-building district. The owners of these previously designated properties both support the creation of the new Morrison Avenue LHD.

In keeping with the designation process set forth in the City's Historic Districts Ordinance, both the Somerville Planning Board and the Massachusetts Historical Commission have reviewed and commented on the Preliminary Study Report submitted earlier this spring. Both bodies favor the proposed designation. (See Attachment III and IV).

RECOMMENDATION

It is recommended that the Board of Aldermen:

1. Adopt the attached Ordinance amending the City of Somerville Historic District Ordinance #2003-1 as amended, by creating a new district to be known as the Morrison Avenue Historic District with three properties, and
2. Authorize OSPCD staff to record a historic district designation form for the new property, and file a revised map incorporating the two previous single-building districts at the Middlesex South District Registry of Deeds.

List of Attachments

- I. Ordinance Amending the Local Historic District Map
- II. Final Report of the Somerville Historic Preservation Commission, including inventory forms for:
 - a. 221 Morrison Avenue (proposed for designation)
 - b. 222 Morrison Avenue (currently designated as single-building district)
 - c. 197 Morrison Avenue (currently designated as single-building district)
- III. Map of Proposed Morrison Avenue Historic District
- IV. PB recommendation letter
- V. MHC recommendation letter