



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

HISTORIC PRESERVATION COMMISSION

ALTERATION TO A HISTORIC PROPERTY STAFF REPORT

Site:	19 Highland Avenue	c. 1884 brick Dutch Colonial apartment building
Case:	HPC 2018.113	Single-Building Local Historic District
Applicant Name:	Burt Faulkner III, Owner	
Applicant Address:	82 Thurston Street, Somerville, MA 02143	
Date of Application:	December 17, 2018	
Legal Notice:	<i>Install chimney cap</i>	
Staff Recommendation:	Certificate of Appropriateness	
Date of Public Hearing:	January 15, 2019	

I. BUILDING DESCRIPTION

ARCHITECTURAL DESCRIPTION: See the Form B attached.

II. PROJECT DESCRIPTION

1. Proposal of Alteration:

1. Install a chimney cap on the active chimney.

The Applicant has repointed the chimney and installed a chimney cap without Commission review. He would like to install a copper chimney cap to match the copper flashing to be installed when he re-roofs the building this year.

See the final pages for details and photos.



13-15 Highland Avenue, December 17, 2018

II. FINDINGS FOR ROOFS

Chimneys are not specifically covered in the current Design Guidelines. Chimneys are an important architectural detail that, in most cases, contributes to the architectural integrity of the structure and overall roof form. The chimneys on a historic building form the backbone of its structure; they indicate the building's interior layout and the uses of the rooms inside. Certain chimney styles are associated with particular styles of 18th and 19th century

buildings. The style and shape of a chimney, as well as the form of its bricks, may reflect the aspirations of the building's original owners.

1. *Preserve the integrity of the original or later important roof shape.*
2. *Retain the original roof covering whenever possible. If the property has a slate roof, conserve the roof slates. Slate is a near-permanent roofing material, and deterioration is generally caused by rusted roofing nails.*
3. *Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture and installation detail.*
4. *Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.*
5. *New dormers will be permitted if they are related to the forms, proportions, size and arrangement of existing windows, and constructed in matching materials and colors. If possible, new dormers should be confined to the rear of the house.*
6. *Skylights with flat profiles may be installed on the rear of the property.*
7. *Utility equipment, such as television antennae, air conditioners, solar collectors and other mechanical units should be restricted to the rear of the property or on portions of the roof that are not visible from a public way. If no other placement is possible, air conditioning and other cooling units on street facades should be of the slim-line type or set flush with the surface of the building and painted the same color as the window trim.*

The chimneys were not discussed in the Form. Staff finds the chimney cap is visible from Highland Avenue and Walnut Street. The addition of a chimney cap will not alter the existing fabric.

The proposed cap would be in a copper finish and stylistically very simple so as to not detract from the existing chimneys.

III. RECOMMENDATIONS

The Staff recommendation is based on a complete application and supporting materials, as submitted by the Applicant, and an analysis of the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features of buildings and structures in the area, in accordance with the required findings that are considered by the Somerville Historic District Ordinance for a Historic District Certificate. This report may be revised or updated with new a recommendation or findings based upon additional information provided to Staff or through more in depth research conducted during the public hearing process.

Staff recommends that the Historic Preservation Commission grant Burt Faulkner III, owner of 17-19 Highland Avenue, a Certificate of Appropriateness for the installation of a chimney cap.

1. Install a copper termination cap on top of the existing chimney.

