



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

THOMAS F. GALLIGANI, JR.
ACTING EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 394 Broadway

Case: HPC.ALT 2022.60

Applicant: Capital Construction
Contracting, Inc.

Owner: Alex Candelas

Legal Ad: *The Applicant seeks a
Certificate of Appropriateness for the
Removal and replacement of wood clapboard.*

HPC Meeting Date: November 15, 2022



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is not a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.

I. PROJECT DESCRIPTION

Subject Property: The locus is the c.1874 Second Empire structure. This property is located within the Winter Hill neighborhood. A full description of the property is available in the Form B survey held by the Massachusetts Historical Commission (MHC).

Proposal: The Applicant proposes the following:

- a. Replace existing wood clapboard and replace with James Hardie clapboard.

II. FINDINGS

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. Applicable regulations are discussed below.

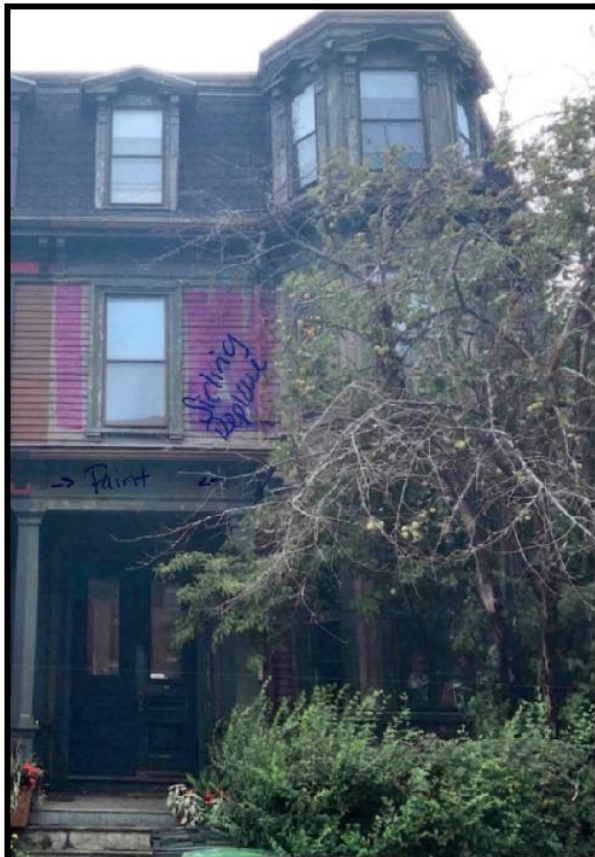
C. Altering existing windows openings

The applicable Somerville LHD Design Guidelines is A. *“Exterior Walls”*

Due to the change of exterior features the HPC has purview over this work.

Applicant Proposal

The Applicant is proposing to remove the wood clapboard from the exterior of the structure and replace it with James Hardie siding. The Applicant has stated that the existing wood clapboard has deteriorated, and they would like to replace with Hardie plank to prevent future wood degradation.



Left: Existing front elevation of 394 Broadway



Above: Existing right elevation of 394 Broadway

Preservation Planning Assessment:

The most relevant portion of this Design Guideline is as follows:

Synthetic siding (aluminum, vinyl, artificial stone or brick) is prohibited because it severely compromises the appearance and integrity of old buildings.

The proposed work does not comply with the above referenced section of the Design Guidelines as it will remove wood clapboard and replace it with synthetic siding.

Ideally, the Applicant would assess the current siding and repair the existing wood siding where possible, and repair, in-kind, those sections that cannot be repaired. However, should the Commission find the clapboard too deteriorated to repair and replace Preservation Staff recommends that the Applicant replace the extant clapboard with wood clapboard that matches the material, dimensions, and details of the current wood clapboard.

Should the HPC vote in favor of replacing the wood clapboard, Preservation Staff recommends the following conditions be included. Staff has included these in Section IV 'Recommended Conditions' below.

1. The replacement clapboard shall be made of wood.
2. Replacement siding shall reproduce the dimensions of the original clapboard, including its relationship to corner boards, window trim and other architectural details, all of which must be retained. The reveal must also be the same as that of the existing wood clapboarding.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project.

III. VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position.

IV. RECOMMENDED CONDITIONS

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.
2. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level re-issuance of the Certificate.
3. The replacement clapboard shall be made of wood.
4. Replacement siding shall reproduce the dimensions of the original clapboard, including its relationship to corner boards, window trim and other architectural details, **all of which must be retained**. The reveal must also be the same as that of the existing wood clapboarding.
5. Any changes to this proposal made prior to the commencement of work shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.
6. **In-the-field changes are not permitted without the prior review and approval of the HPC or its Staff. Failure to comply with this condition will delay the sign-off on the project from Preservation Planning and, in turn, will delay the final sign-off from ISD.**
7. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to **Preservation Planning** with a copy to the Inspectional Services Department with a copy to at least fifteen (15) business days in advance of a request for a final inspection. **Photos of all work are also required.**





Replace Siding →

Paint —

Paint —

Paint —

Replace Siding

Replace

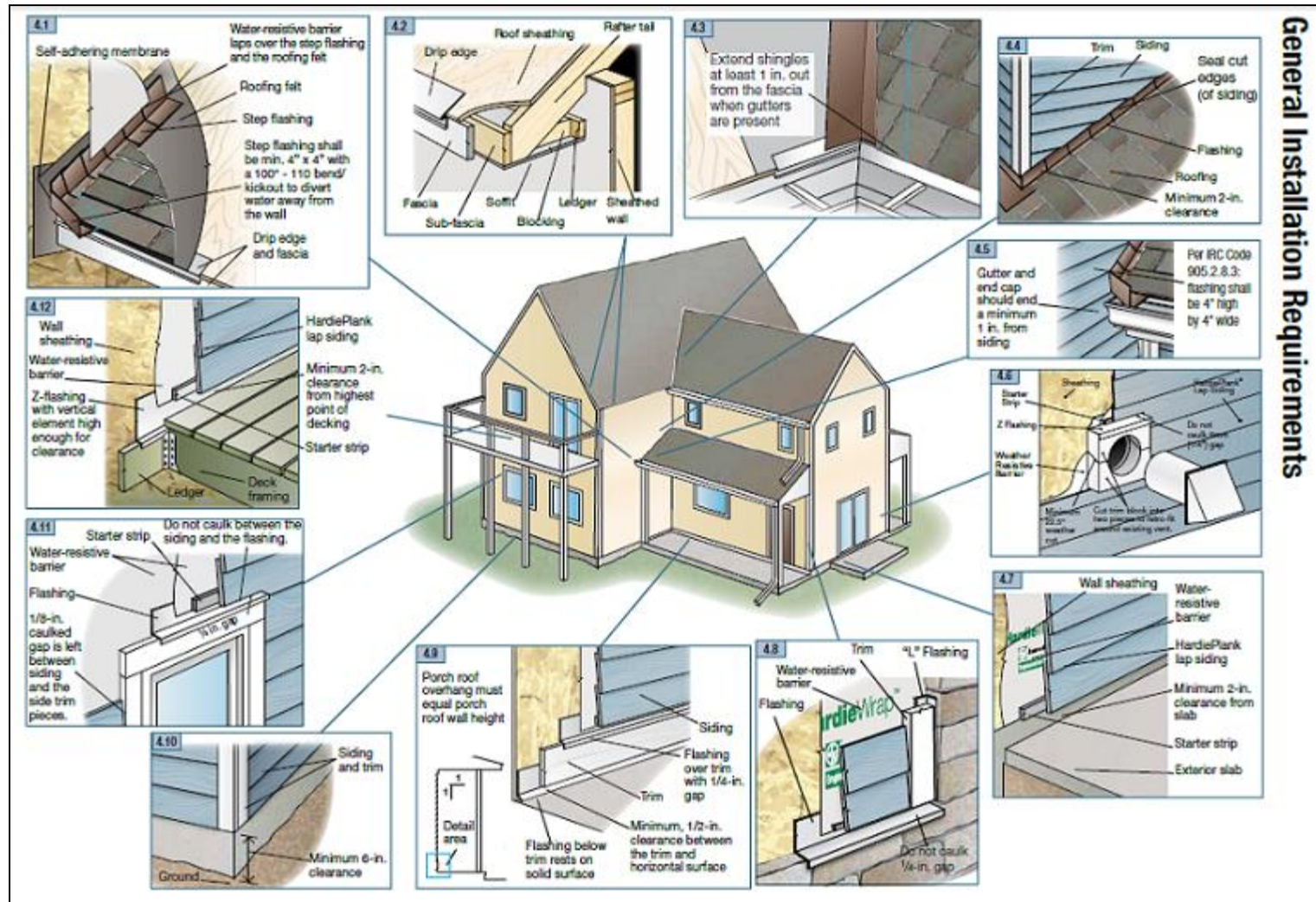
Replacing Siding

Paint —



JAMES HARDIE INSTALLATION BEST PRACTICES

General Installation Requirements

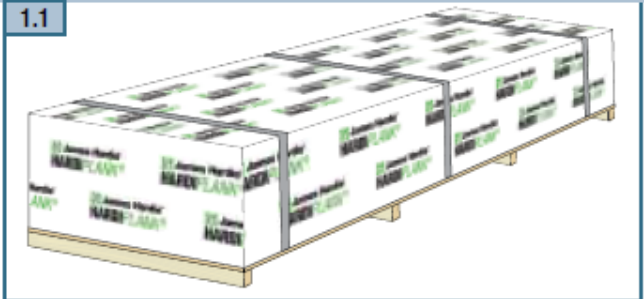


Storage

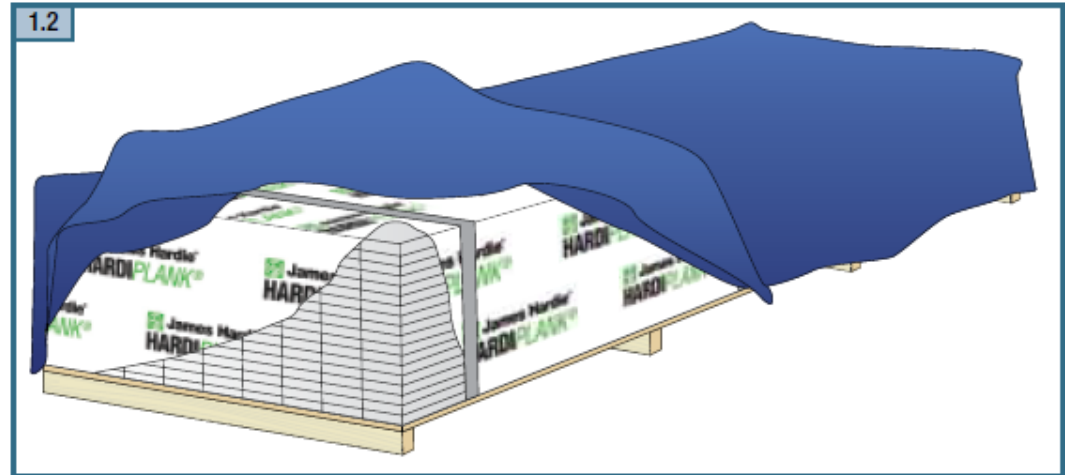
JOBSITE STORAGE OF JAMES HARDIE® PRODUCTS

The James Hardie family of siding and trim products, including James Hardie® products with ColorPlus® Technology, should be stored in their original packaging in a garage, shed, or in some other covered area protected from weather whenever possible. These products must be kept covered on a pallet off of the ground; they must never be stored in direct contact with the ground.

If James Hardie products are stored outside they should be protected with an additional waterproof covering. All scrap siding and trim pieces, cutoffs or material left on scaffolding must be covered and protected from the elements. If James Hardie products become saturated, they must be laid on a flat surface and allowed to dry completely prior to installation.



James Hardie products stored in their original packaging.



If stored outside protect with an additional waterproof covering.

Protective Laminate

COLORPLUS® PRODUCTS WITH PROTECTIVE LAMINATE SHEET

When installing HardieTrim® 5/4, 4/4 boards with ColorPlus® Technology, leave the protective laminate sheet on the board during cutting and installation. To install HardieTrim 5/4, 4/4 boards with ColorPlus® Technology, first fasten the trim using a finish nailer with the nails driven through the laminate sheet. Using a touch-up pen that matches the color of the trim, cover up the nail heads through the laminate sheet at the point of entry. After the nailing and touch-up are complete, remove the protective laminate sheet.



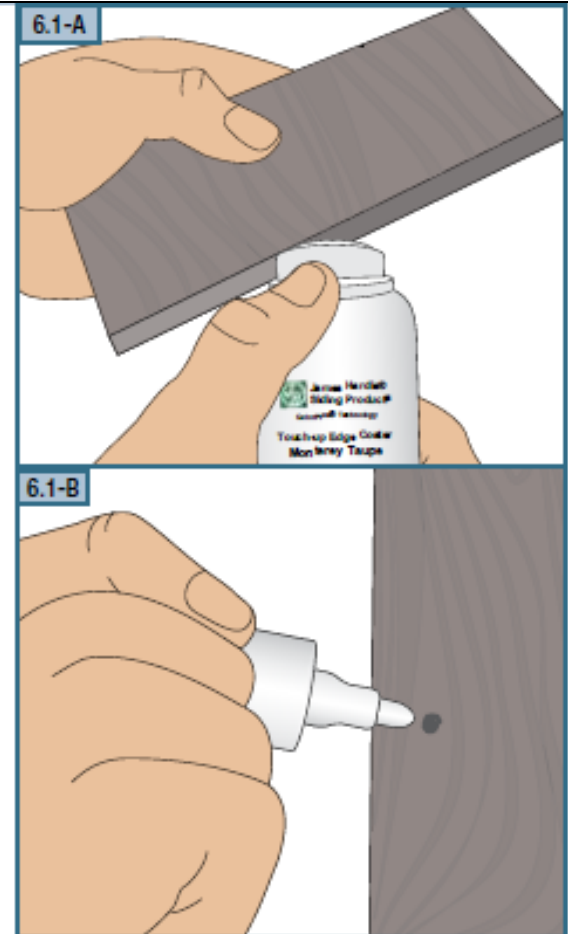
When installing other products such as HardiePlank® Lap Siding and HardiePanel® Vertical Siding with ColorPlus® Technology, leave the protective laminate sheet on the board during cutting and installation. Once the product is installed the laminate sheet should be removed.

Touch Up Requirement

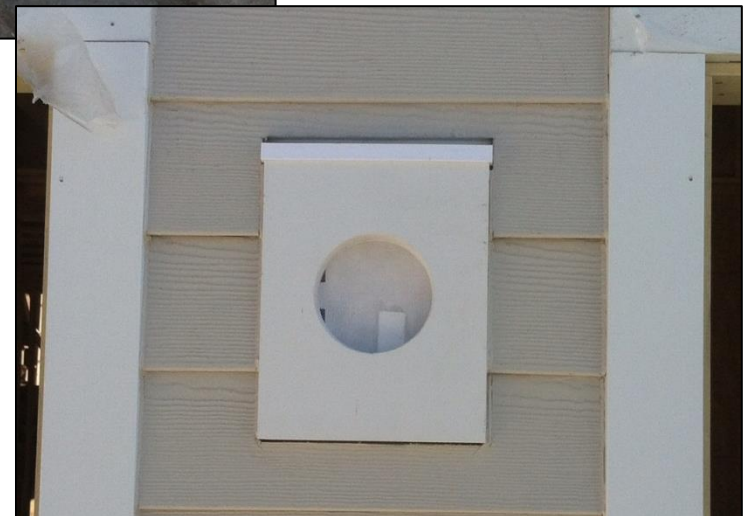
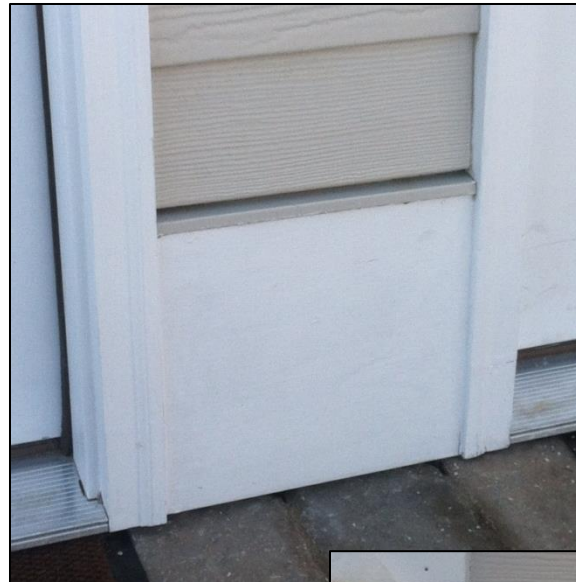
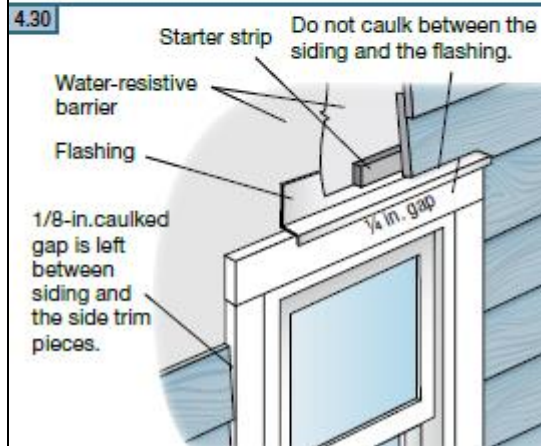
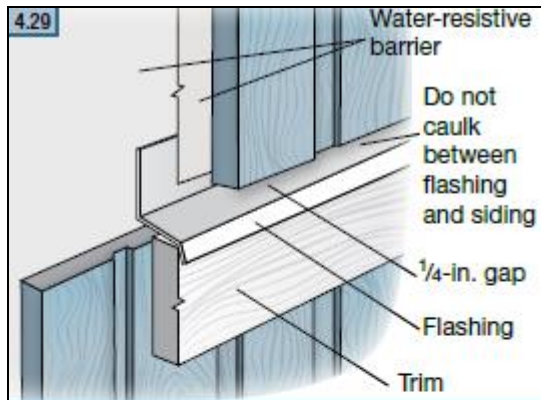
Nicks, scrapes and nail holes may occur during the installation of James Hardie siding and trim products with ColorPlus® Technology. Touch-up pens and edge coaters with matching colors are available at ColorPlus product dealers.

Touch-up pens should be used sparingly. If any area larger than a dime requires touch-up, replace the damaged siding with a new section of ColorPlus plank or panel.

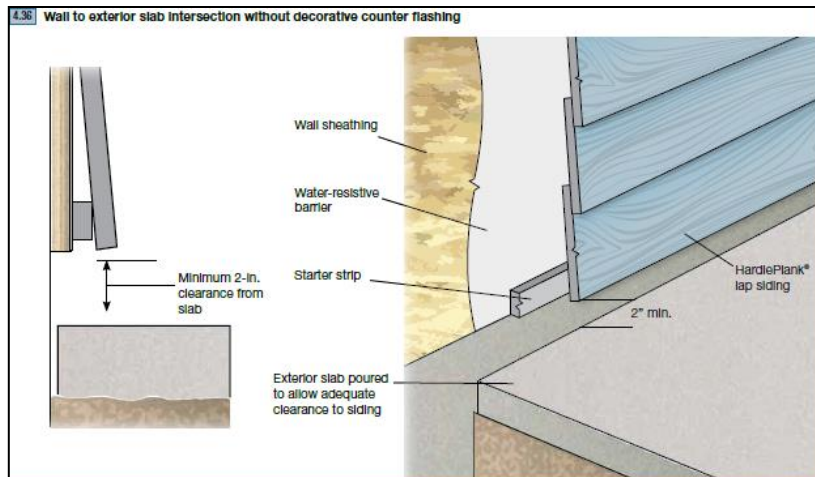
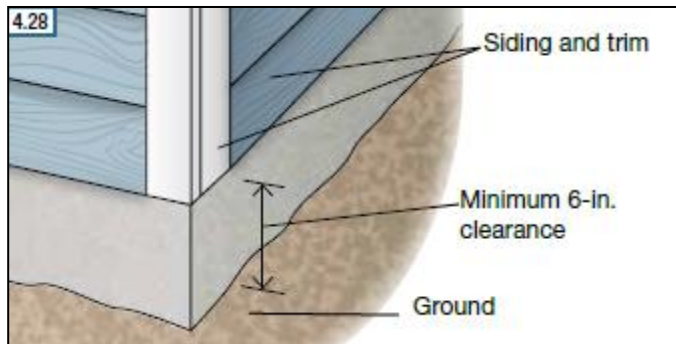
Edge coating is required for any cuts made in ColorPlus products. Edge coating seals the cut edges of the board as well as making joints and seams in the boards less visible. ColorPlus edge finishes can be applied with the James Hardie Edge Coater.



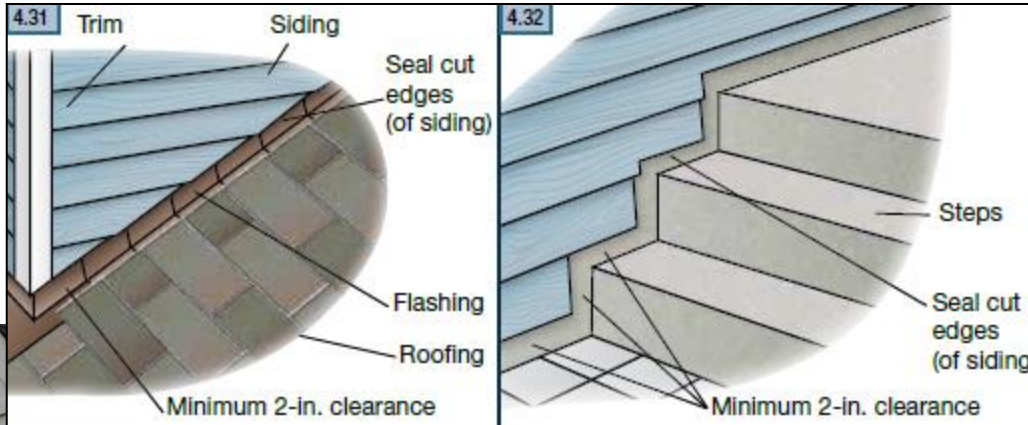
¼" Siding to Flashing Clearance



Grade/ DPP Clearance



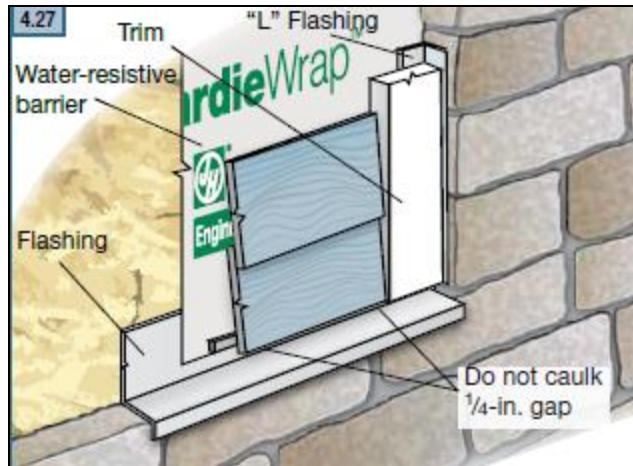
2" Siding and Trim Clearance



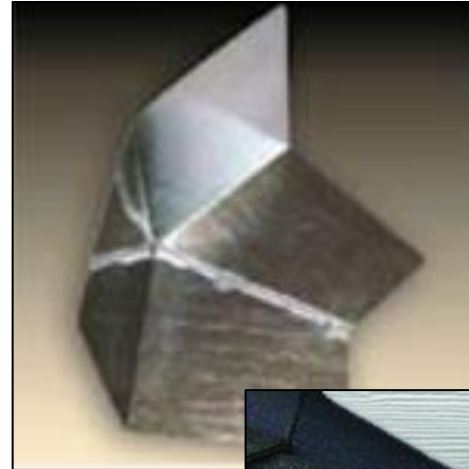
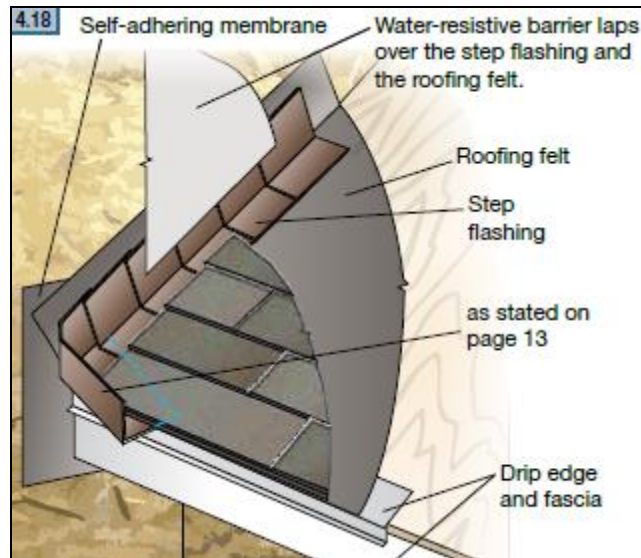
1/8" Siding to Trim Gap



Brick/Stone Transition



Kick Out Flashing



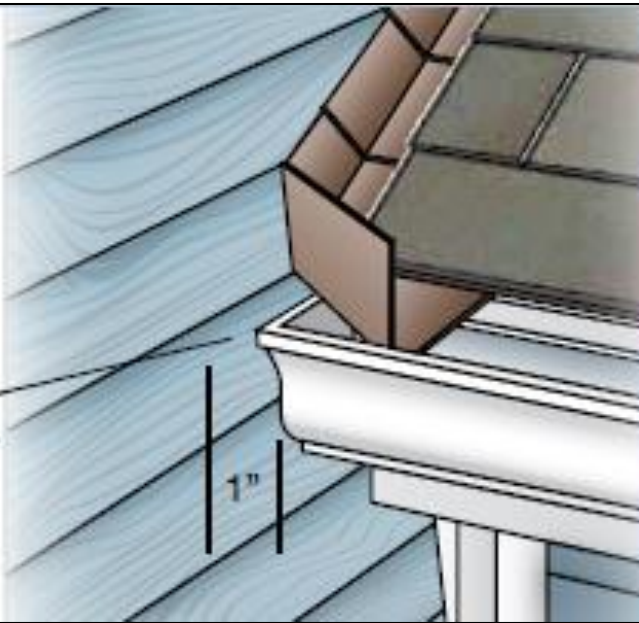
WARNING

Caution: The kickout flashing shall be min. 4" x 4" as required by IRC code R905.2.8.3 and be angled between 100° - 110° to deflect water from dumping behind the siding and the end of the roof intersection

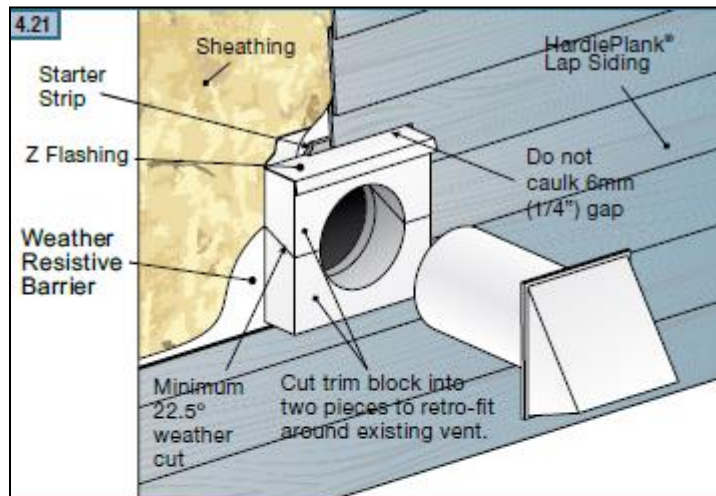
Gutter Clearance

4.19

Gutter and end cap should end a minimum 1 in. from siding.



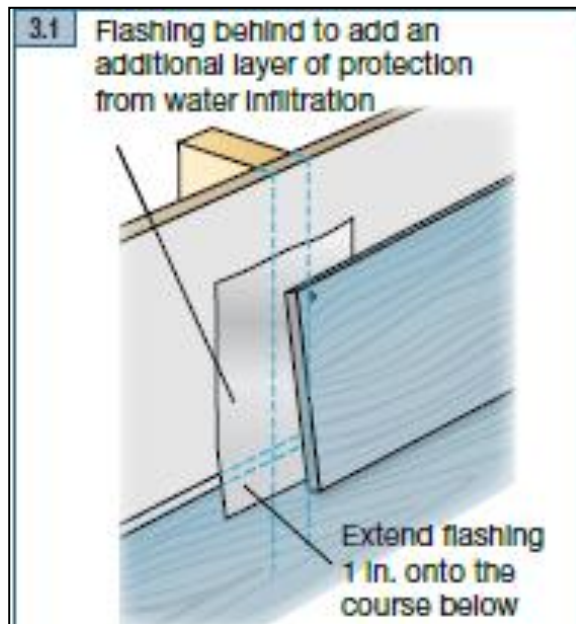
Blocking Penetrations



SturdiMount.



Butt Joint Flashing



Install Manager Info

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.334
Historic Name:	
Common Name:	Downer, Cutler Double House
Address:	392-394 Broadway
City/Town:	Somerville
Village/Neighborhood:	Winter Hill
Local No:	
Year Constructed:	c 1874
Architect(s):	
Architectural Style(s):	Second Empire
Use(s):	Multiple Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BA: Somerville Single Building Local Historic District
Designation(s):	Local Historic District (10/31/1989)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Pt. WINTER
US. BOSTON
SECT A
LHD-10/31/89
(all three)

AREA

Winter Hill

FORM NO.

334



SOMERVILLE

SS 392-394, 396-398, 400 Broadwa

ric Name Cutler Downer (develope

1023

1024

Present residential

Original residential

PTION

ca. 1874

maps/ directories

Second Empire

Architect

Exterior Wall Fabric clapboard, syntheti
siding, asphalt brick

Outbuildings

Major Alterations (with dates)

synthetic sidings

Condition fair

Moved Date

Acreage 6400 + 6390 + 5638 sq. ft.

Setting Three building on the southeas
corner of Broadway and Central, on
heavily travelled route undergoing
constant change, residential & comme

Carole Zellie - 1980

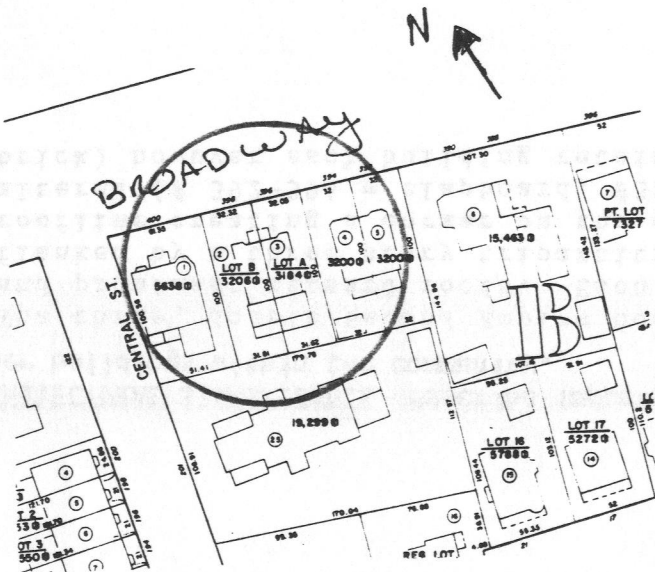
Recorded by Gretchen Schuler - 1988

Somerville Historic

Organization Preservation Commission

Date May, 1988

Sketch Map: Draw map showing property's location
in relation to nearest cross streets and/or
geographical features. Indicate all buildings
between inventoried property and nearest
intersection(s).
Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The three, double Second Empire houses have similar plans, exterior facades and prominent mansard roofs. Each has a center entrance of two doors flanked by a three story tripartite bay which is carried through the roofline creating a dormer on the double houses. The siding has been altered (# 392-394 = clapboard, #396-398 = synthetic siding, #400= asphalt brick) however each building retains the brackets and dentil details.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Much of Broadway developed after the Civil War and many of the substantial homes, belonging to locally prominent businessmen, were in the Second Empire Style. From many of these houses, sited on natural summits, one enjoyed vistas of Charlestown and the Mystic River. Local industry and workers' housing was confined to areas north of Broadway in the Ten Hills area. Most of the large Broadway homes were owned by the occupants, with the exception of some speculative development of which these three double mansard rowhouses are examples.

Cutler Downer, who lived at #170 Central Street and owned large tracts of land in the area, built these three houses. Subsequent owners and occupants had various jobs in Boston and Somerville. For example, Edward Waldron who lived at #396 Broadway was a general agent for the International Steamship Company in Boston.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("Cutler Downer", all three), 1884 ("Sarah Lathrope", no name on two), 1895 ("Gustaf Lyon & Henry H. Upham, Edward Waldron, Martha Noyes")
2. City Directories, 1870s-1890s.
3. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
4. Registry of Deeds, Middlesex County: Book Page .