



City of Somerville

HISTORIC PRESERVATION COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 57 Columbus Avenue
PERMIT NUMBER: HP23-000051
OWNER: David Bell & Monique Cole
OWNER ADDRESS: 57 Columbus Ave, Somerville, MA 02143
APPLICANT: Same as Applicant
APPLICANT ADDRESS: Same as Applicant
DECISION: **Grant Conditional Certificate of Appropriateness** for replacement of gutters, the mudroom addition, installation of a dormer, replacement of front door, left side door installations, rear windows,
Deny Certificate of Appropriateness for alterations to front portico, the removal of the north chimney, replacement of the original bay windows, and installation of rear railings.

2024 APR -8 P 2: 57

CITY CLERK'S OFFICE
SOMERVILLE, MA

DECISION ISSUED: March 19, 2024

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property at 57 Columbus Ave**

SCOPE OF WORK

- The Applicant seeks a Certificate of Appropriateness to alter the exterior of an LHD property through the removal of existing exterior features and the installation of new exterior features.

DETERMINATION

Under the Somerville Historic Districts Ordinance (HDO) proposed alterations of Local Historic District (LHD) properties must conform to specific criteria set out in the *Design Guidelines*. In the instance of **57 Columbus Ave**, the proposal meets the following criteria set out in A. "Exterior Walls", B. "Roofs", C. "Windows & Doors", and D. "Porches, steps, trim and other architectural elements".

The HPC voted 4-0 to **approve the mudroom addition on the right elevation, replace non-historic windows; install new stained-glass window on left elevation; alter appearance of the two-story section of the rear; replace existing siding with fiber cement clapboard; replace existing gutters with K style Duragutter and replace downspouts; install rear door leading to deck; install door on left elevation leading to yard; and install dormer on right elevation**. In discussing the application, the Commission discussed additional conditions for this application including that there be an amendment to; condition #6 to strike the word "wood"; to remove condition #8; and that the applicant should come back to the Commission to further discuss the chimney, portico, and back railing. The Commission voted to deny the replacement of the historic bay windows, and to deny without prejudice the back railing, portico, and rear chimney.

Due to the description of the work, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Conditional Certificate of Appropriateness for replacement of gutters, the mudroom addition, installation of a dormer, replacement of front door, left side and rear door installations, alteration to two-story rear facade that meets the specifications as stated in the Conditions below.**

The Conditions attached to this Certificate are as follows and must be followed by the Applicant:

CONDITIONS

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 door leading onto the rooftop deck shall utilize, raised profile muntins with final design to be approved by Preservation Staff.
4. The door leading from the mudroom addition to the side yard shall utilize, raised profile muntins with final design to be approved by Preservation Staff.
5. Siding for the mudroom addition shall be horizontal clapboard to match the rest of the building's facades.
6. The Applicant shall design the rear façade of the two-story rear utilizing Option B as depicted below.



7. Replacement gutters shall be wrapped to match the portion of the building against which they rest.
8. Replacement fiber cement 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.
9. Bay windows on the right elevation shall be restored.
10. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.
11. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
12. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of fifteen (15) business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.

Issued on behalf of the Historic Preservation Commission (HPC):

Eric Parkes, *Chair*
 Dick Bauer
 Ryan Falvey
 DJ Chagnon, *Alt.*

Robin Kelly, *Vice-Chair*
 Denise Price
 Daniel Coughlin, *Alt.*