



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

**TOM GALLIGANI**  
EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

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

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**Site:** 80 Hinckley Street

**Case:** HP25-000004

**Applicant:** Erik Kortz

**Owner:** Peter Doherty

**Legal Ad:** *The Applicant seeks a Certificate of Appropriateness to alter a LHD property by removing the rear mudroom, installing an awning on the rear, and replacing the vinyl windows*

**HPC Meeting Date:** May 6, 2025



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.1890 Worker's Cottage located in the Magoun Square neighborhood.

A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

**Proposal:** The Applicant proposes the following:

- Removal of the mudroom at the rear of the property, construction of an awning in its place, and replacement of all the one-over-one existing vinyl windows with new Marvin Elevate windows (material not confirmed).

## **II. ASSESSMENT OF PROPOSAL**

Due to the proposed work of replacing window materials, removing a building component on a historic property, and instillation of a new building component, the HPC has purview over changes to these features and of the materials used.

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

Please note that the applicant did not provide all the material specifications for the proposed window replacements, just the name of the brand that manufactures the proposed replacement windows.

### **Applicant Proposal:**

#### **1. Window Replacement**

The applicant is planning on replacing all of the existing one-over-one vinyl windows on the first and second floors of the building with new Marvin Elevate windows. Please note that although the applicant did provide the brand name of the proposed new windows, they did not provide any material specs. The proposed window replacements are likely fiberglass on the exterior and wood on the interior, as the majority of the windows sold by Marvin Elevate appear to have that material makeup. All the subject windows are visible from the public way.

#### **2. Mudroom Removal and Awning Installation**

The application is planning to remove the existing mudroom located on the rear of the property, and replace it with a small awning over the rear door. The materials for the proposed awning were not specified by the applicant, but renderings were provided.



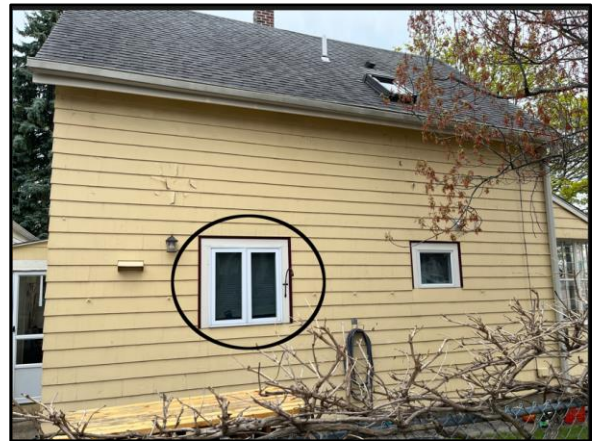
*Above: Current photo of front elevation*



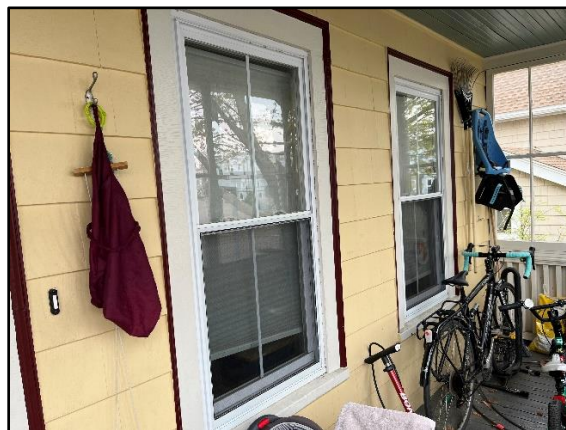
*Above: Current photo of left elevation*



*Above: Current photo of rear elevation*



*Above: Current photo of left elevation*



*Above: Current photo of front porch*

**Preservation Planning Assessment:**

Planning Staff's assessment will be organized by specific alteration (e.g. windows, mudroom removal, awning, etc.).

**Window replacements**

Pursuant to Design Guideline ii.C.1. and ii.C.2.

1. *Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*
2. *Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.*

The applicant is replacing existing windows, installing them in the same locations as the existing ones. However, the material of the existing windows is (most likely) fiberglass, whereas the existing windows are vinyl.

**Mudroom Removal**

Pursuant to Design Guidelines II.I.1. and II.I.2.

1. *Each property will be separately studied to determine if later additions and alterations can, or should be removed. It is not possible to provide a single general guideline.*
2. *Factors that will be considered include:*
  - a. *compatibility with the original property's integrity in scale, materials and character;*
  - b. *historic association with the property; and*
  - c. *quality in the design and execution of the addition.*

A rendering of the awning that is intended to replace the mudroom can be found on the next page. The mudroom does not appear on the building footprint of the building when it first appears on a historic map in 1890, but it is also not noted as a significant alteration on the form B making the timeframe of it's construction ambiguous.

**Proposed awning**

Pursuant to Design Guidelines II.G.2., II.G.3., and II.G.4.

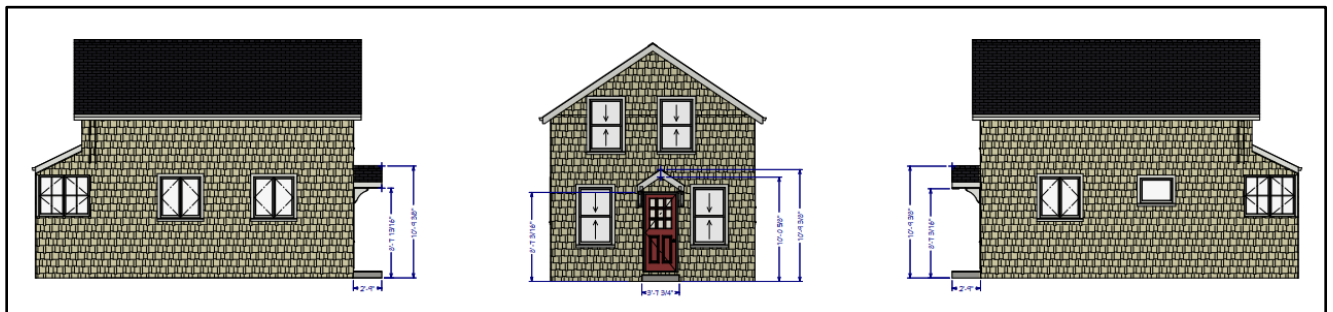
2. *New signs, marquees and awnings should not detract from the essential form of the building nor obscure its architectural features.*
3. *New signs, marquees and awnings should be of a size, material, shape and color with the building and its current use, and should also be consistent with other signs and buildings along the street.*



4. Signs, marquees and awnings applied to the face of a building should be attached in such a way that they can be removed at a later date without damaging the material to which they are fastened.



*Above: Renderings provided by applicant of proposed awning*



*Above: Renderings provided by applicant of proposed awning*

Based off of the renderings, the proposed awning appears to comply with the relevant section of the Design Guidelines. As a note, no materials were specified in the proposal for the awning, but the renderings demonstrated that it is intended to match the paint color of the building and does not appear to detract from the existing form,

### **In Summary**

Research on the manufacturer of the proposed replacement windows suggests that the applicant is planning on replacing the existing vinyl windows with fiberglass windows. Clarification from the applicant is needed to confirm this.

The proposal for the removal of the mudroom and construction of the rear awning must be evaluated based on the historic guidelines.

### **I. FINDINGS & VOTE**

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

### **II. RECOMMENDED CONDITIONS**

As currently presented, this proposed use of synthetic materials does not conform to LHD Design Guidelines. Therefore, the conditions that Staff has recommended below are general and applicable to any project and are not specific to 80 Hinckley Street. ***If*** the HPC approves any portion of the proposed project, the HPC will need to add specific conditions to the list below. 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. 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. Failure to seek approval for changes may delay final sign-offs/Cos.
4. The awning must be constructed in such a way that it can be removed at a later date without damaging the material to which they are attached, in accordance with HPC guidelines.
5. The Applicant shall contact Preservation Planning at **historic@somervillema.gov** a minimum of 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.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.1270
<b>Historic Name:</b>	Hood, James H. - Doyle, Andrew House
<b>Common Name:</b>	
<b>Address:</b>	80 Hinckley St
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Magoun - Albion;
<b>Local No:</b>	33-C-1;
<b>Year Constructed:</b>	1890
<b>Architectural Style(s):</b>	No style;
<b>Architect(s):</b>	Wilbur, Jacob W.;
<b>Use(s):</b>	Single Family Dwelling House;
<b>Significance:</b>	Architecture;
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials:</b>	Roof: Asphalt Shingle; Wall: Vinyl Siding; Wood; Foundation: Stone, Cut;
<b>Demolished</b>	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Monday, April 28, 2025 at 9:13 AM

# FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION



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e of  
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all  
c-  
tion of building features. Label streets including house numbers, if any. Circle and number the inventoried building. Indicate north.

Assessor's Number	USGS Quad	Area(s)	Form Number
33-C-1	Boston North		1270

Town Somerville 569 A

Place (neighborhood or village) Magoun Square

Address 80 Hinckley St.

Historic Name Hood-Doyle House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall suburban

Architect/Builder J.W.Wilbur

Exterior Material:

Foundation stone

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) porch enclosed  
ca.1930

see attached

**RECEIVED**

FFR 14 2006

**MASS. HIST. COMM**

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

Condition good

Moved ☒ no ☐ yes Date \_\_\_\_\_

Acreage 1797 sq.ft.

Setting tight lot in dense

residential district

near MBTA rail line



## BUILDING FORM

## ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

80 Hinckley St.

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The tract house at 80 Hinckley Street, corner of Wilton Street, was built in 1890 by J.W. Wilbur as developer for the Winter Hill Land Company, first owned by James Hood, then by Andrew Doyle. The house follows a standard suburban side hall plan of two and a half stories with gable to the street. The design is simple Queen Anne Style as seen in the gable barge boards with turned ends and in the exposed rafters of the side cornices. The front porch was remodeled as a full facade enclosure ca.1930 and one of the second story facade windows was removed, while a recent residing has replaced the original wood siding.

The Hood-Doyle House is of note as one of the original late 19th century Wilbur tract houses on Hinckley Street, set adjacent to the MBTA railroad on a residential cul de sac.

## HISTORICAL NARRATIVE

☐ see continuation sheet*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The tract house at 80 Hinckley Street, corner of Wilton Street, is dated 1890 by drainage records and deed research to Jacob W. Wilbur, a Boston area developer, and first owned by James H. Hood, and then by Andrew Doyle. The original subdivision of Lawrence (Hinckley) Street adjacent to the Boston & Maine (MBTA) Railroad was laid out in 1890 by the Winter Hill Land Company. The drainage connection is credited to Wilbur in 1890, thus dating construction. The house is listed to James H. Hood on the 1895 Atlas, although no directory or deed listing of Hood is available. In 1903 the house was sold to Andrew Doyle, listed in the 1905 Directory as a laborer. Doyle is still listed in 1925 with his wife Sarah. In 1940 the house is listed to Jane Doyle, a teacher at the Forster School, likely Doyle's daughter.

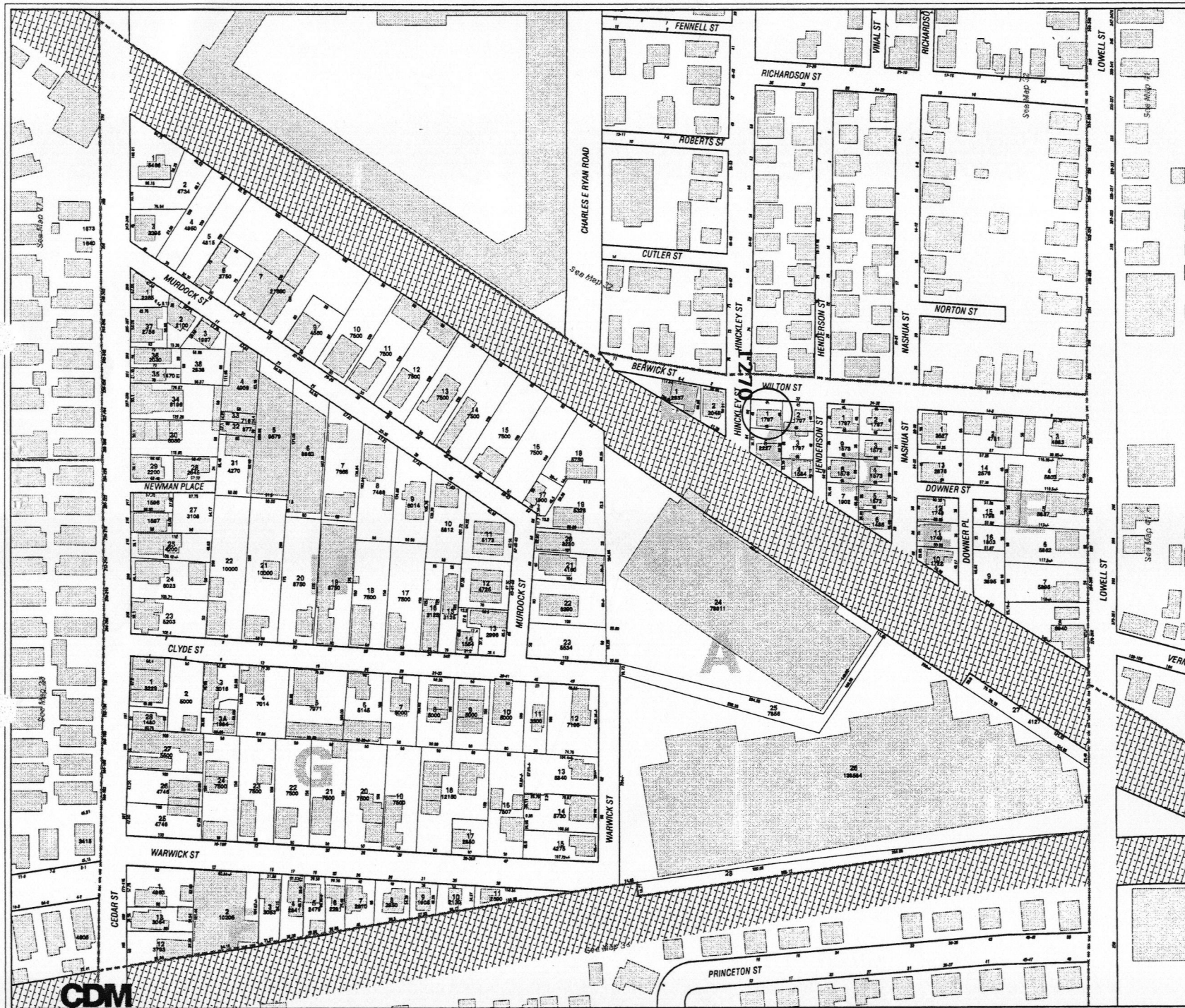
The Hood-Doyle House is notable as one of the original Wilbur tract houses from the late 19th century, owned by the Doyle family through 1940.

## BIBLIOGRAPHY and/or REFERENCES

☐ see continuation sheet

Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.  
Middlesex County Deeds. Plan Book 62-44 (1890), 2969-68  
 (1893), 3063-480 (1903).  
Somerville Directory. Boston: W.A. Greenough, 1895-1940.  
Somerville Engineering Department. Drainage cards.

☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.



City of  
**Somerville**  
Massachusetts



**Assessors Map**

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary

- Water Body
- Building
- ▨ Railroad ROW

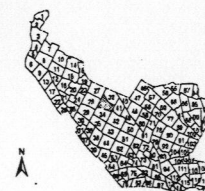
- Lot Dimensions
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1993. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.

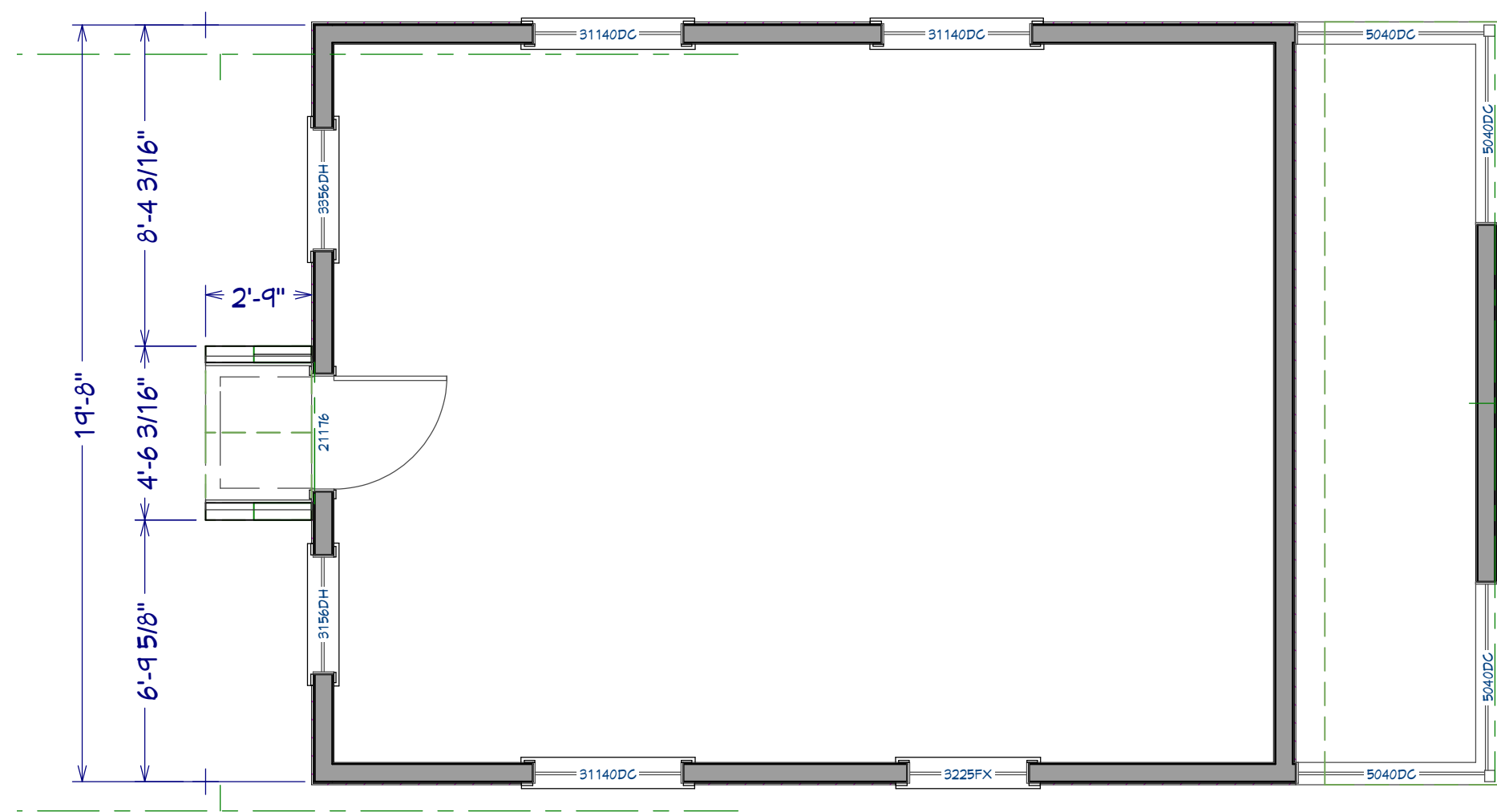


**33**

80 Hinckley St. SMV.1270

CDM



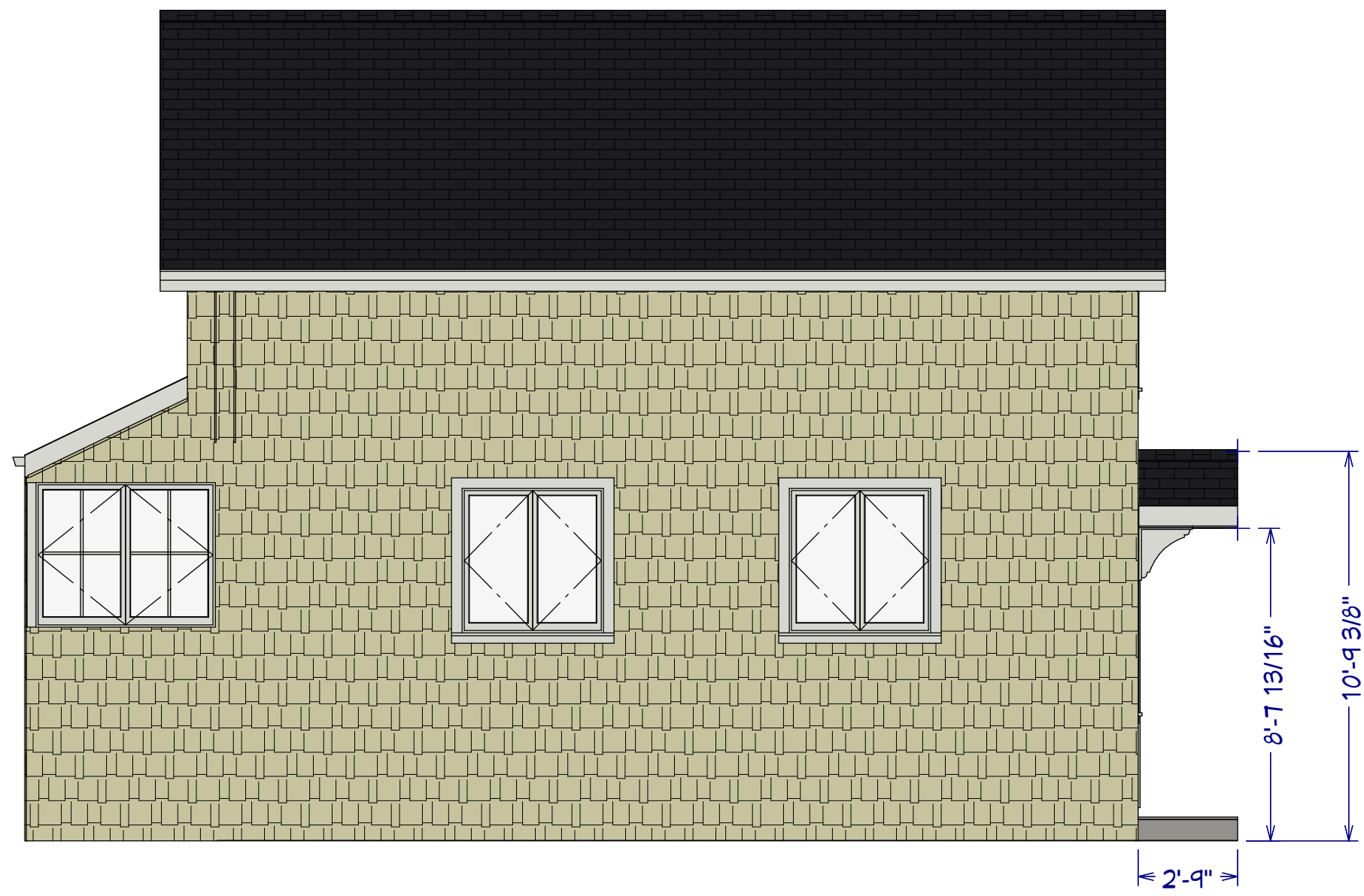


80 HINCKLEY  
614 SQ FT

1st Floor



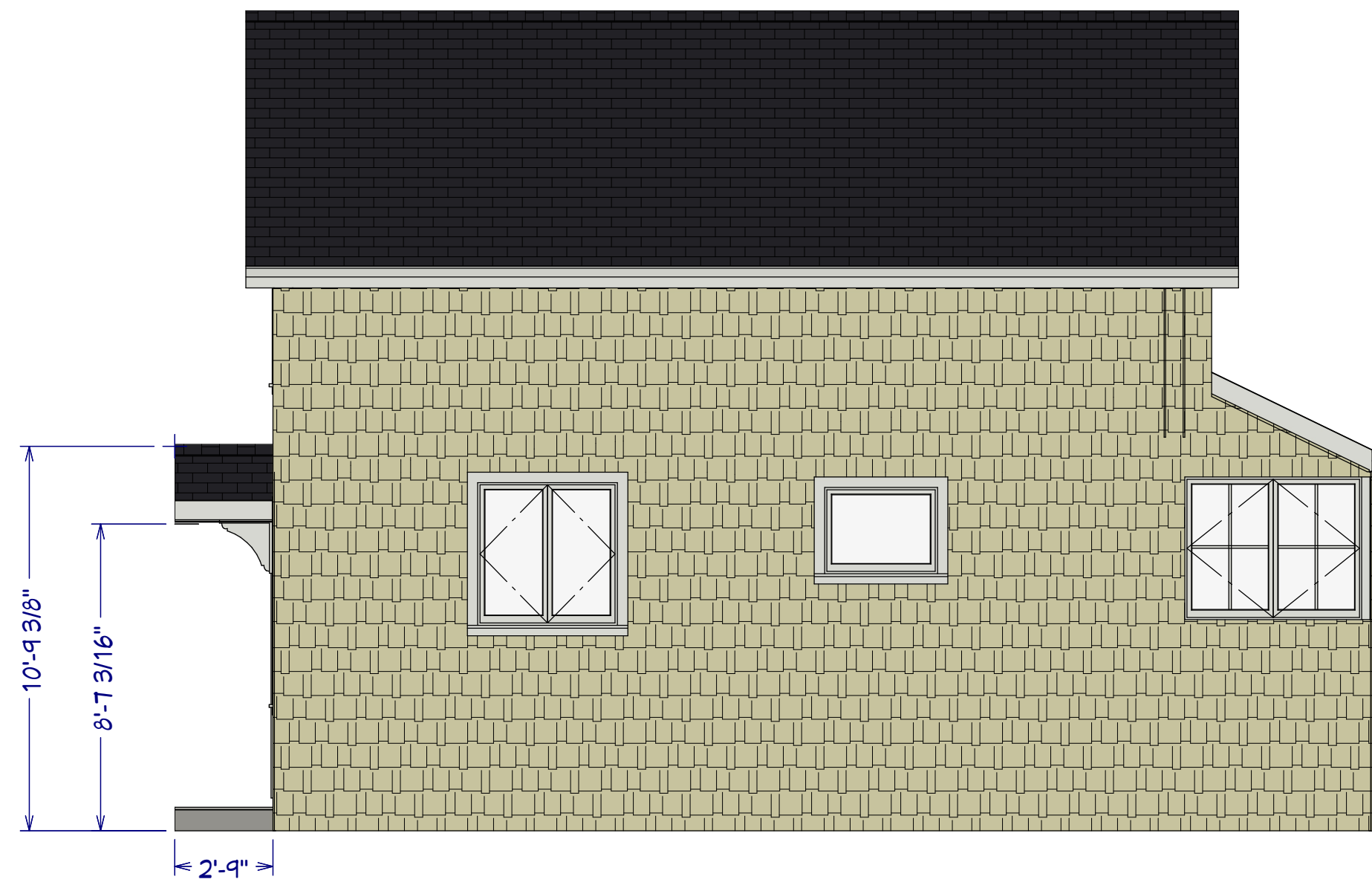
Proposed 3-Dimensional View



Elevation 1: Proposed Right Side of House



Elevation 2: Proposed Rear of House



Elevation 3: Proposed Left Side of House

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Rough Proposed  
Floor Plan & Elevations

Project Overview

DRAWINGS PROVIDED BY:  
DESIGN BY THE JONATHANS

DATE:  
1/31/2025  
SCALE:  
1/4" = 1'  
SHEET:  
P-1