



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

*HISTORIC PRESERVATION COMMISSION*

KRISTENNA CHASE, *PRESERVATION PLANNER*  
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

**Case #:** HPC 2017.080  
**Date:** October 17, 2017

**Recommendation:** Conditional Approval

---

**PRESERVATION STAFF REPORT**

---

**Site:** 25 Atherton Street

**Applicant Name:** Trustees of the Carr Schoolhouse Condominium Trust  
**Applicant Address:** 25 Atherton Street, Somerville, MA 02143  
**Owner Name:** Carr Schoolhouse Condominium Trust  
**Owner Address:** Same  
**Agent:** None

**Petition:** Carr Schoolhouse Condominium Trust, Owners, seeks permission from the Somerville Historic Preservation Commission (HPC) to demolish the existing trash shed and rebuild it on a larger footprint.

**HPC Hearing Date:** October 17, 2017

---

**I. PROJECT DESCRIPTION**

1. **Subject Property:** See attached Form B.
2. **Proposal:** The Applicant proposes to replace the existing trash shed with a larger one. The existing shed has no slab or foundation and is too small to hold the amount of trash produced by the building. They also have a rodent infestation beneath the shed. Therefore they would like to demolish the existing shed and rebuild it with deeper side walls on a concrete slab.



## II. FINDINGS FOR ACCESSORY BUILDINGS

The Somerville LHD guidelines state that accessory buildings may be treated as follows:

### E. New additions

1. *New additions should not disrupt the essential form and integrity of the property and should be compatible in size, scale, material and character of the property and its environment. Where possible, new additions should be confined to the rear of the house.*
2. *It is not the intent of these guidelines to limit new additions to faithful copies of earlier buildings. New designs may also evoke, without copying, the architecture of the property to which they are being added, through careful attention to height, bulk, materials, window size, and type and location, and detail. A building should not, however, be altered to an appearance that predates its construction.*
3. *New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.*

Other considerations for Accessory Structures by the Commission may include:

### New Accessory Structures

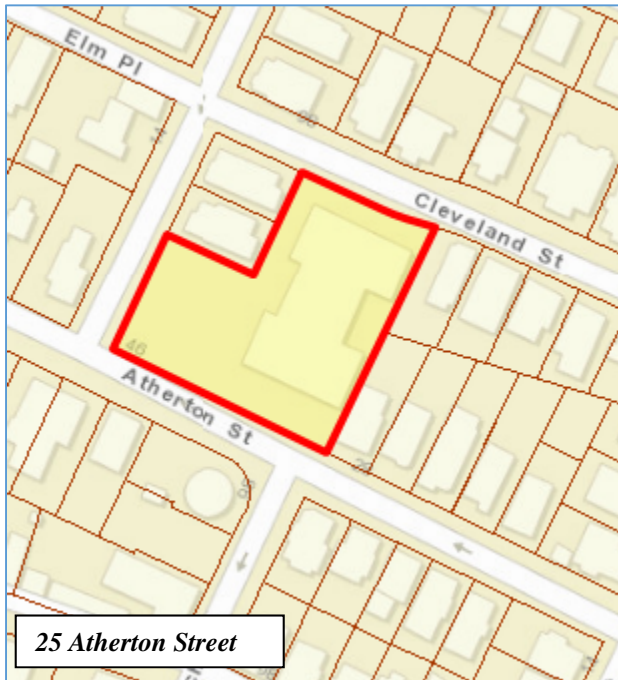
1. *New accessory structures should be designed to complement the primary building in form, materials, and architectural details.*
2. *Do not construct accessory structures that convey a false sense of historical development. New structures should not be confused with remaining historic buildings and elements on a site.*
3. *New accessory structures that are not based on historic precedent, including garages and sheds, should be constructed in rear yards and should be unobtrusive.*

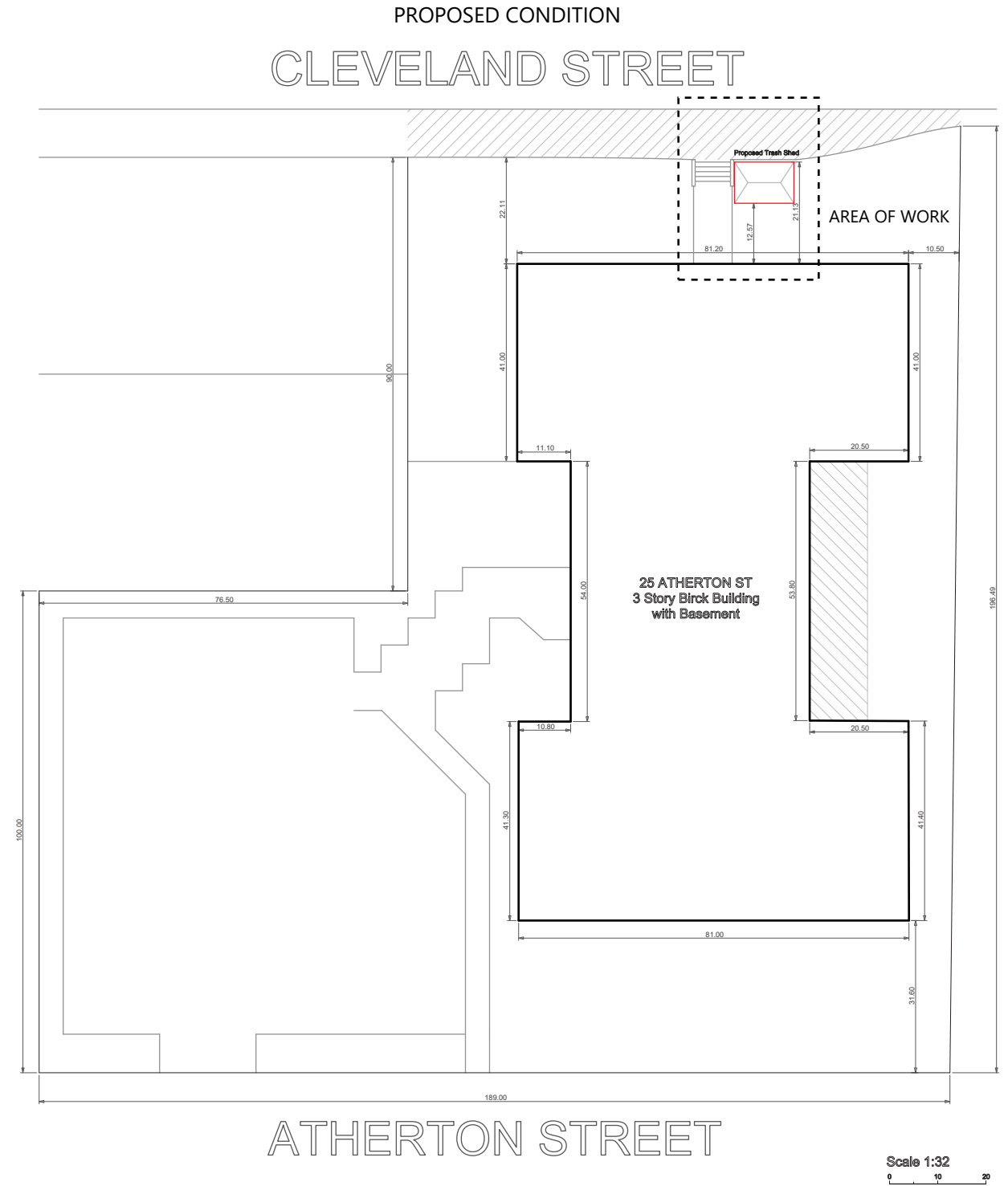
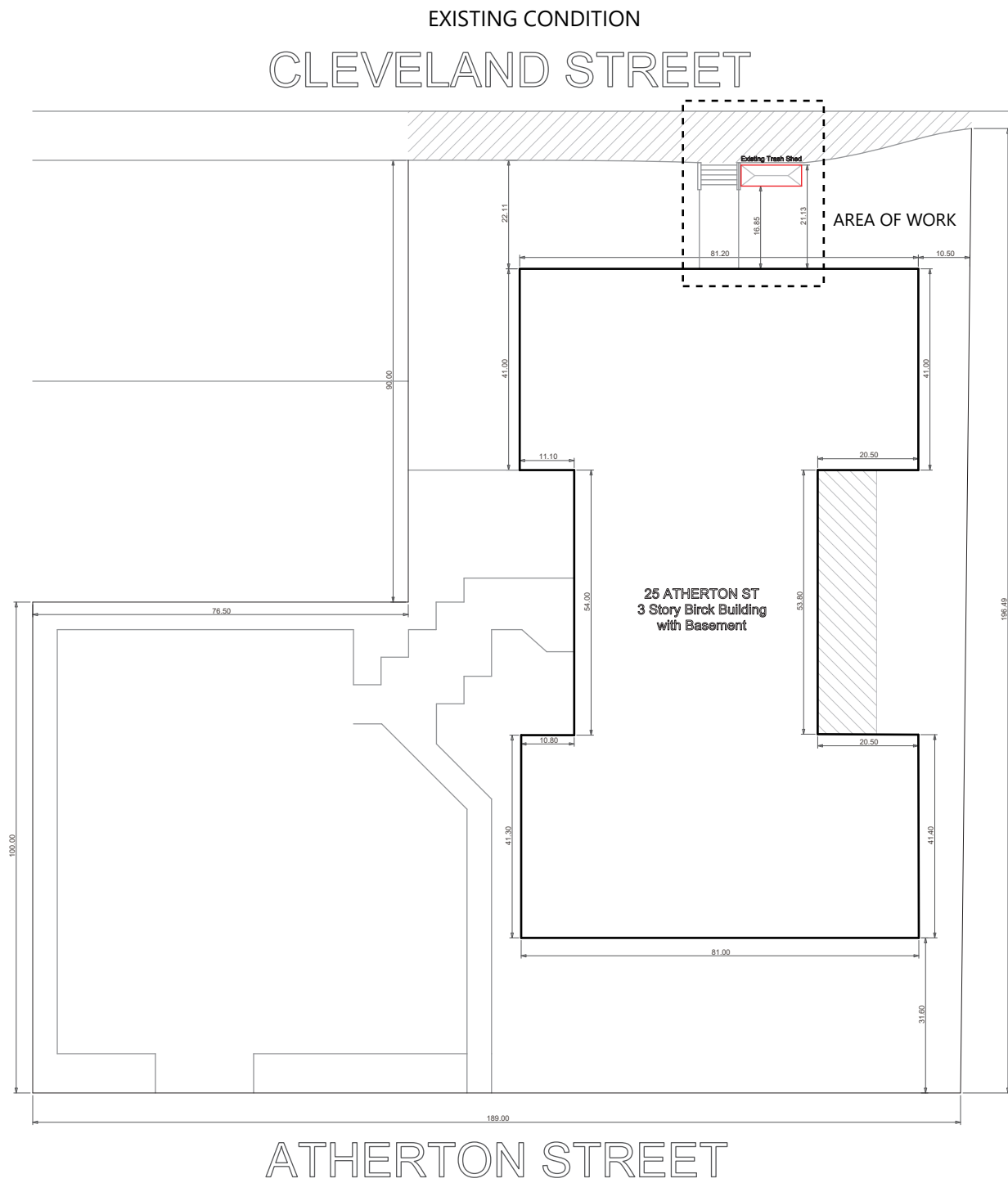
**Staff Findings:** Staff finds that there will be no alterations to the Carr Schoolhouse Building. The enlarged shed is in the same style as the existing shed and complements the building. Staff recommends that the trash shed be rebuilt as planned to match the existing in all but depth as seen on the attached plans.

## III. RECOMMENDATION

*Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends **CONDITIONAL APPROVAL** of the window replacement with the following conditions:*

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. The shed shall be rebuilt as in the attached plans.
4. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.





## PROPOSED TRASH SHED SPECIFICATIONS

COMPLIES WITH ZONING MAXIMUM SF REQUIREMENT - 120 SF; PROPOSED SF - 110 SF

COMPLIES WITH ZONING HEIGHT MAXIMUM REQUIREMENT - 15'-0"; PROPOSED HEIGHT - NO CHANGE AT REAR GRADE

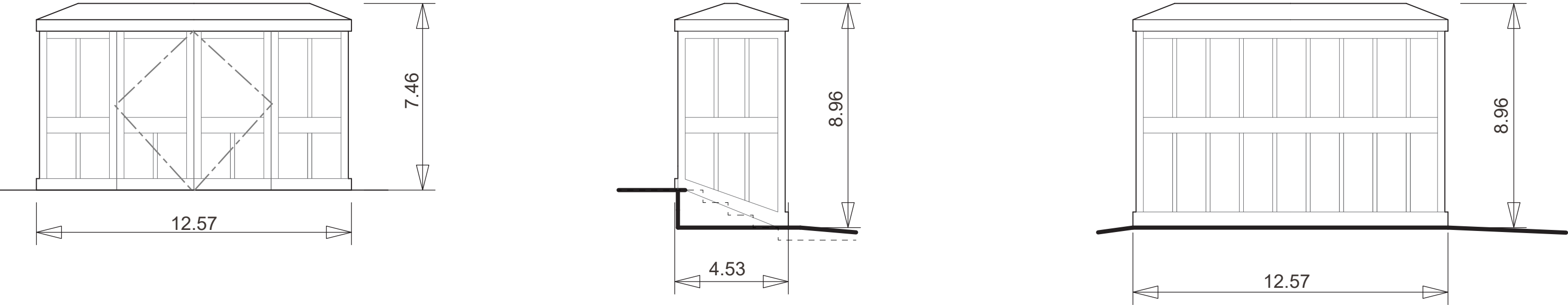
ALL FRAMING MATERIAL SHOULD BE PRESSURE TREATED

ALL EXTERIOR FINISH WOULD MATERIAL SHOULD BE CEDAR, PAINTED BLACK TO MATCH EXISTING

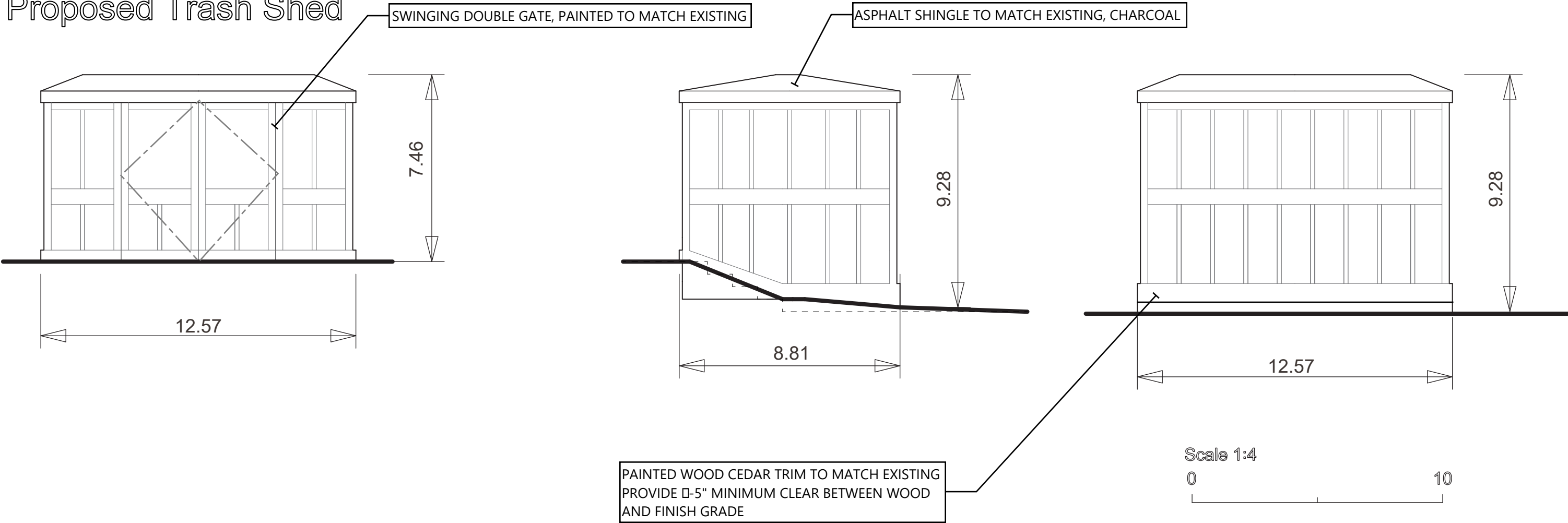
CONCRETE FLOOR | FOUNDATION SHOULD BE CONSTRUCTION FOR VERMIN CONTROL - EXTEND SLAB GRADE BEAM TO BELOW FROST DEPTH AS REQUIRED



Existing Trash Shed



Proposed Trash Shed



PLEASE DO NOT OVERLOAD  
YOUR TRUCK OR TRAILER  
WITH TOO MUCH RUBBISH  
ALL WAREHOUSE RUBBISH  
AND UNWANTED MATERIALS  
SHOULD BE REMOVED  
AS PLACED BY THE BUSINESS  
OWNER  
**THANK YOU!**







