



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 2018.048
Date: June 19, 2018

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 30 Day Street

Applicant Name: Alan Bingham
Applicant Address: 30 Day Street
Owner Name: Rosemary Broome Bingham Trust
Owner Address: same as above

Petition: The Applicant would like to remove his chain link fence and gates and replace them with iron. A Cape Cod Berm would edge the sidewalk.

HPC Hearing Date: June 19, 2018

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject church building is located on a busy side street outside Davis Square. See Form B for details.
2. **Proposal:** The Applicant proposes to remove the existing chain link fence and gates and replace them with a simple iron fence. See below for possible designs.

II. FINDINGS FOR LANDSCAPE FEATURES AND PAVING

1. *The general intent of this section is to preserve the existing or later essential landscape features that enhance the property.*



3. *The existing landforms of the site should not be altered unless shown to be necessary for maintenance of the structure or site. Additional landforms will only be considered if they will not obscure the exterior of the structure.*
4. *The original layout and materials of the walks, steps and paved areas should be maintained if significant grade changes constitute an important feature of the structure or site. Consideration will be given to alterations if it can be shown that improved site circulation is necessary and that the alterations will accomplish this without altering the integrity of the structure.*

Commission considerations regarding fences, gates, railings, pergolas & other structures

Fences and gates often define the boundary between a historic property and its surroundings, both streetscape and neighboring properties. Railings atop walls, handrails for site stairs, trellises, and similar structures are often also prominent features in the landscape. The following guidelines address these elements when they are located in the landscape.

1. Preserve historic fences, and gates whenever possible, including ironwork such as hitching posts, boot scrapers. etc.
2. **New fences and gates should be compatible with the historic property in style, scale, placement, and materials.**
3. **Fences, gates and other landscaping elements (such as plantings) should not obscure the historic building.**
4. **Front yard fences should be open and decorative. Do not use front yard fences to screen front yards.**
5. **On public ways, the height of fences is restricted according to zoning code.**
6. **The finished side of any fence should face toward public view.**
7. **Use historically appropriate materials for fences and gates.**
8. Fencing and plantings may be used to screen parking areas and mechanical systems.

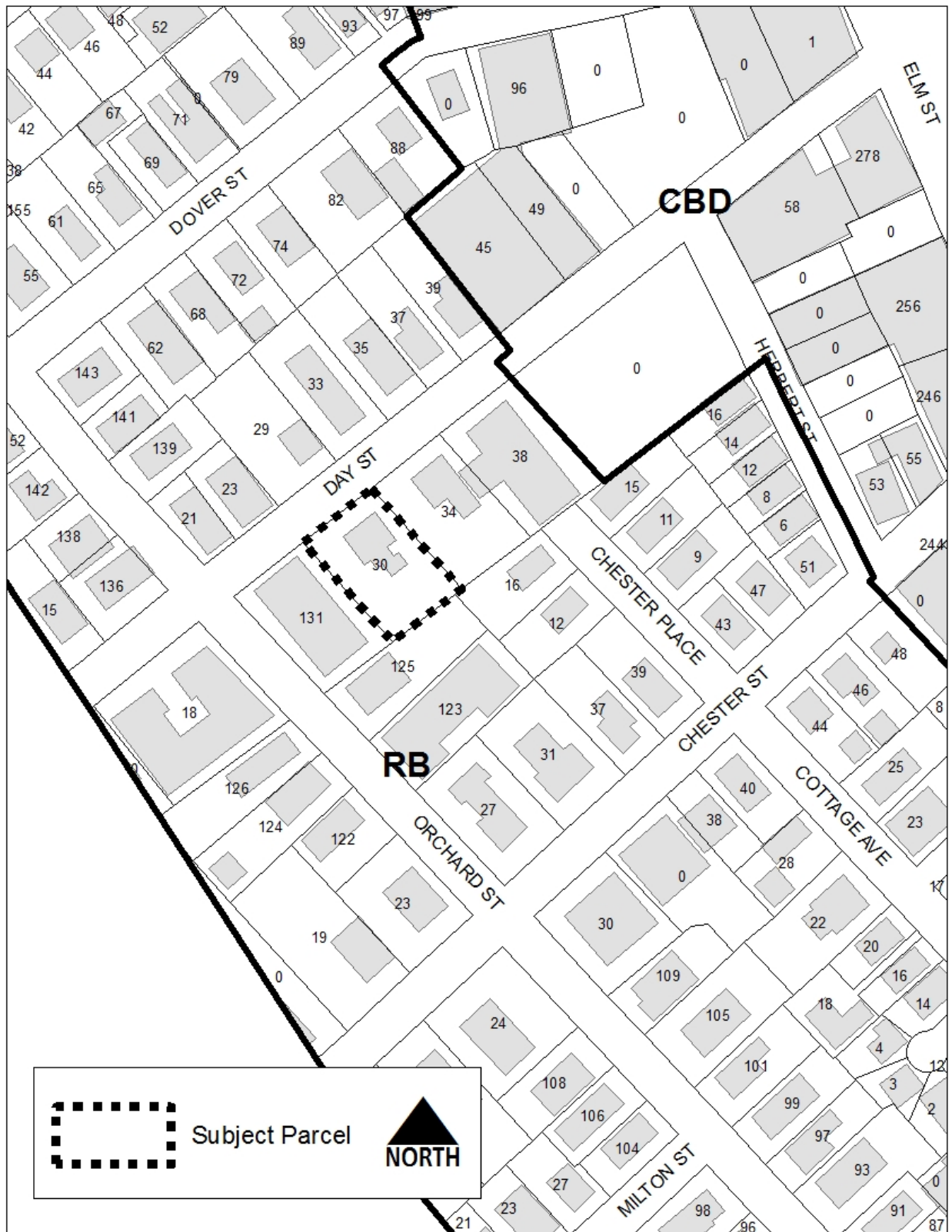
Staff Findings: Chain link fence is not an appropriate material for a 19th century residence. Staff finds that the proposed iron fence styles do not detract from the historic character of the Mansard cottage. The proposed fences are similar in feeling to one that might have been erected at this time. The proposed designs are not overly ornate and are in keeping with scale and design of the house.

III. RECOMMENDATION

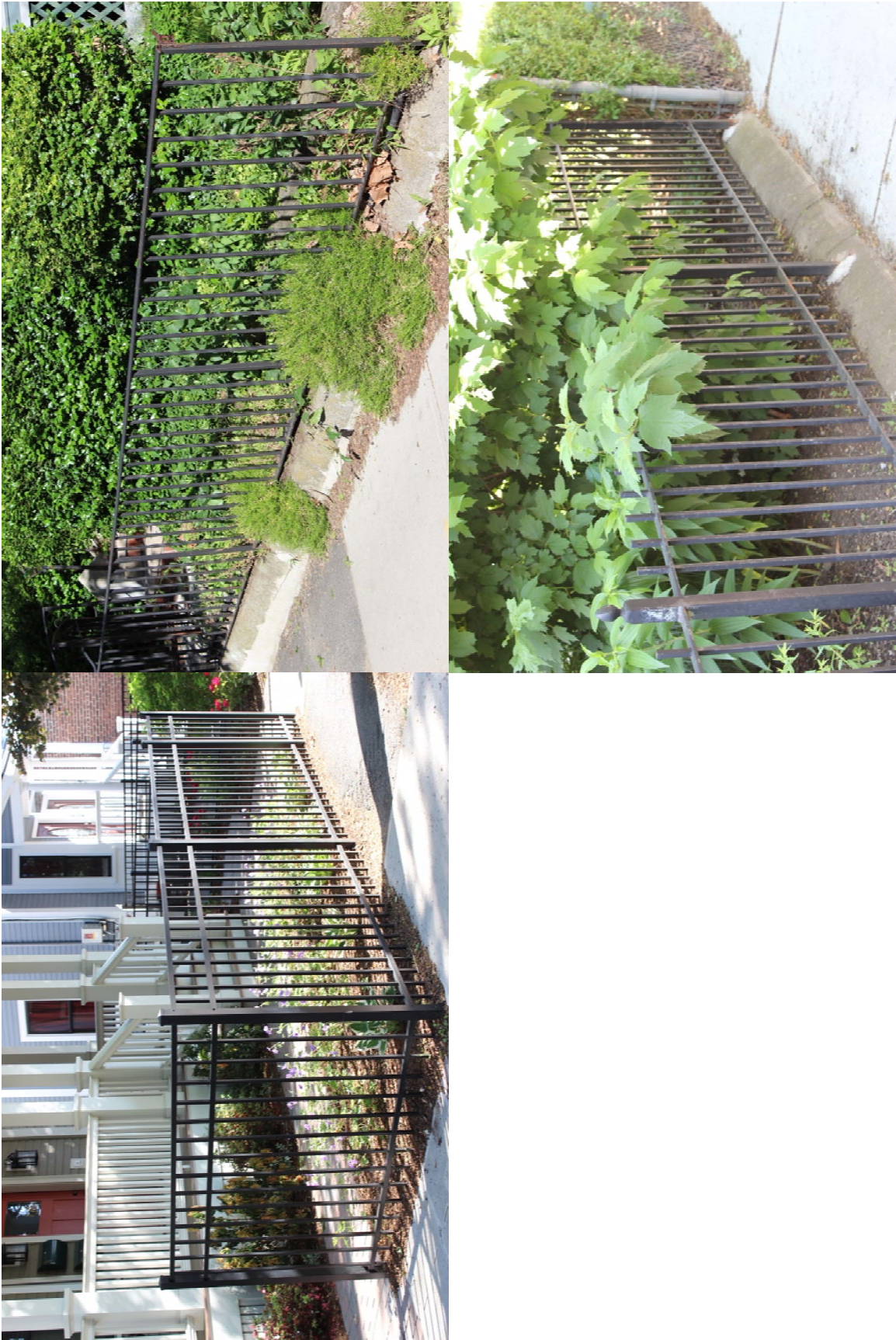
Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends A Certificate of Appropriateness for the new ADA ramps and entry with the following conditions:

Staff determines that the alteration for which an application for a Historic Certificate has been filed would not be incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district and is appropriate for and compatible with the preservation and protection of the Flint Street Local Historic District; therefore **Staff recommends that the Historic Preservation Commission grant Alan Bingham and Rosemary Broome Bingham, owners a Certificate of Appropriateness** for the installation of a fence, and gate at **30 Day Street** with the following contingencies.

1. The chain link fence on either side of the walkway shall be removed;
2. A new iron gate and short fence in any of the designs submitted and attached below shall be installed in the existing location of the chain-link fence;
3. The gate and fence shall be of simple metal pickets; and
4. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate.







FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 250 WILSTON STREET
 BOSTON, MA 02116

AREA

FORM NO.

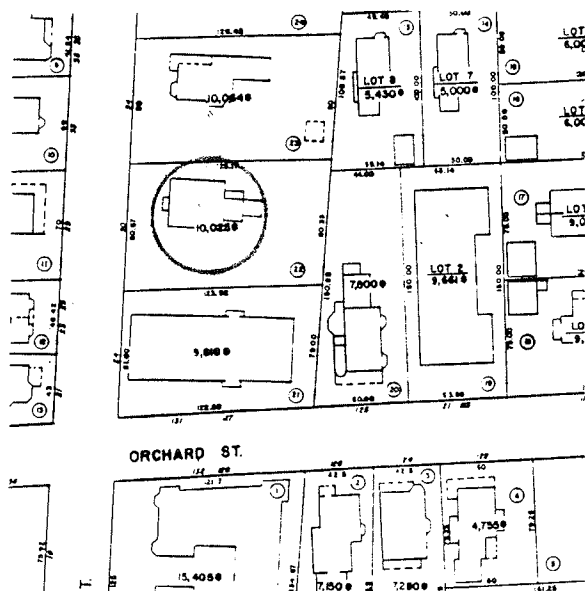
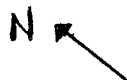
Davis
 Square

204



SOMERVILLE
30 Day Street
Eliza C. Stebbins (owner)
Mrs. Samuel Davids (boarder)
Present residential
Original residential
1878 ca 1870 (on 1874 map)
map research / deeds
Mansard Cottage

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



Architect

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition very good

Moved Date

Acreage 10,064 sq. ft.

Setting East side of residential

street with mixed architectural sty

near Davis Square commercial area.

Recorded by Gretchen Schuler - 1988
Carol Zellie - 1980

Organization Somerville Historic
Preservation Commission

Date March, 1988

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 one and one-half story cottage with a mansard roof is a well-conserved example of a popular building form used in the Davis Square area in the late 1800s, however, only a few good examples remain. Architectural details that remain on the three bay mansard include paired brackets, projecting window lintels, the pedimented dormers, and the projecting open entrance porch with arched brackets and a double entrance door.

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

This property has one of the largest building lots in the area and has not been subdivided since the 1870s when Ralph Day (of the same family after whom Day Street is named) sold the large 10,000 square foot lot to Eliza Stebbins, wife of Rufus Stebbins, both of Newton County.

The house is representative of a popular building style for modest single family dwellings built in the Davis Square area in the late 1800s. This building is among the few well-conserved examples of the mansard cottages. There are two other fine examples on this portion of Day Street. Adjacent lots have been developed with early 20th century apartment houses although there are other substantial single family dwellings on surrounding blocks of the residential neighborhood.

Much of the Davis Square area became the homes of railroad and streetcar commuters and is evidence of the suburban building boom of the late 19th century. Streetcar service along near by Massachusetts Avenue to Porter Square and to Davis Square provided easy access to Boston and Cambridge for employment. Nathaniel Stebbins who is listed as living here throughout the 1880s and 1890s worked in Boston.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("R. Day", no building), 1884 ("Stebbins"), 1895 ("Eliza C. Stebbins").
2. Directories: 1873-1890s.
3. Registry of Deeds, Middlesex County: Book 1475, Page 275; Book 2032, Page 55.