



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

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PLANNING DIVISION
HISTORIC PRESERVATION

SARAH WHITE, MDS-HP
ZONING PLANNER & PRESERVATION PLANNER

February 16, 2021
Court remand of HPC 2013.085
Site: 9-11 Aldersey Street

STAFF MEMO
9-11 ALDERSEY STREET
COURT REMAND of HPC 2013.085

REVISION TO APPROVED CERTIFICATE OF APPROPRIATENESS

I. SUBJECT PROPERTY (IMAGE)



Right: Aerial view of 9-11 Aldersey Street. Rough property lines indicated.

II. TEXT OF LEGAL NOTICE

HPC 2013.085 – 9-11 Aldersey Street (Court Remand Case)

Applicant: Gerard Meehan, Trustee for G&T Realty Trust

Owner: same as applicant

Alter plan for “Building A” that was approved by the HPC on November 4, 2020.

Applicant seeks HPC approval to eliminate from proposal the open porch on the left elevation ground story of “Building A”.

III. PRESERVATION PLANNING COMMENTS

Background

On January 6, 2021 and January 20, 2021, the ZBA, at their regularly-scheduled meetings, discussed the ZBA portion of the legal case involving this property. In their review of the plan set, the ZBA recognized that the proposed open, left elevation porch on “Building A” (the proposed building to the left of the historic Vinal House), violated the left side yard setback.

After discussion with the ZBA, the Applicant agreed to eliminate the left elevation porch from its proposal, therefore eliminating the setback violation. The ZBA added a condition to their approval of the project requiring the Applicant to bring this altered plan for “Building A” to the HPC for their review and approval.

Review by the HPC

It was the position of Preservation Planning Staff that the removal of this proposed porch did not constitute a “minor” change that Staff could approve. Therefore, the revised plan set is now back before the HPC for their review of the matter.

In terms of changes to the proposed plans, the purview of the HPC is only the removal of the left elevation porch on “Building A”. The rest of the plan set will not be revisited.

The updated plan set, approved by the ZBA, is attached to this report.

Preservation Planning Recommendations

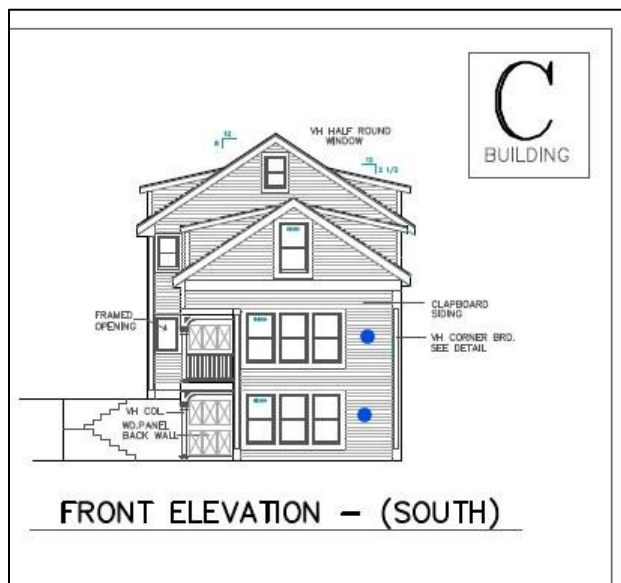
As the Court ordered the HPC to approve the overall proposal for 9-11 Aldersey Street with reasonable conditions attached, Preservation Planning Staff recommends the following:

- Approve the plans for 9-11 Aldersey Street including the design change for “Building A” that shows the left elevation open porch removed from the proposal.
- *The HPC may wish to vote to remove condition #6 as the required windows have been incorporated into the ZBA-approved plans.
- Re-affirm that all other previously-approved HPC conditions remain in effect.

The previously-approved conditions appear in Section IV below.

The Preservation Planner recommends that the following conditions specific to Building “A” and Building “C” be added to the Certificate of Appropriateness.

1. The Applicant shall submit the Certificate of Appropriateness to the Inspectional Services Department (ISD) when applying for their permits.
2. The Applicant shall have the option to alter the material type used on the siding and trim for Building “A” and Building “C” as follows, should they so choose:
 - a. Siding: shall be hardwood or cementitious. If cementitious clapboarding is used, it shall be of smooth finish.
 - b. Trim: shall be hardwood, cementitious, or composite material
 - c. Vinyl siding and/or vinyl trim shall not be permitted.
3. Railings (including top rails) and balusters for the porches on Building “C” shall be constructed of wood with the following options available:
 - a. Stained hardwood
 - b. Painted hardwood
 - c. Painted pressure-treated wood.
4. Roof shingles shall be a grey architectural shingle, with the shade of which shall be the Applicant’s choice.
5. All entry doors and garage doors shall be made of hardwood.
6. A small, square window shall be installed on the first and second story elevations of the front façade of Building “C”. This window shall contain one lite. The general location for each of the windows is indicated by the blue dots in the drawing immediately below:



7. All windows shall be one-over-one (with the exception of the two windows to be added to Building “C” as indicated in Condition #6 above) with the following stipulations:
 - a. Windows shall be of a quality such that a “warped” or mirrored reflection is not cast off from the glass.
 - b. Windows shall be solid wood OR shall be wood with an aluminum exterior that presents a matte finish.
 - c. Window casings shall comply with the materials requirements set forth in Condition #2 above. Window casings shall be installed such that they are not flush with the window itself in order to prevent the appearance of a flat façade and allow for shadow lines to be cast.
 - d. Windows shall be reviewed and approved or denied by the Preservation Planner for Building “A” and Building “C”. The Applicant shall submit photos and material specs of the windows proposed. Photos shall be color and shall show the full window in profile and the window in section.

The final review process is a collaborative and often iterative process intended to provide the owner with some flexibility relating to materials. To that end, the Applicant shall submit his proposal(s) via email to historic@somervillema.gov, together with supporting text and photo examples as well as a copy of the Certificate of Appropriateness for reference. The Preservation Planner shall exercise reasonable efforts to complete the materials review within fourteen (14) business days of the receipt of the Applicant’s email. The Applicant shall exercise reasonable efforts to respond to the Preservation Planner’s questions and/or requests for additional samples/information in order for the materials review to be completed within the 14 business day period. If the Preservation Planner does not reply to the materials review request within 21 business days, the materials shall be deemed approved.

8. Architectural panels covering the cement foundation on Building “C” and covering the south wall of the second story front porch of Building “C” shall be made of one of the following:
 - a. Painted hardwood
 - b. Painted pressure-treated wood
 - c. Painted/paintable cementitious material
 - d. Paintable composite material.
9. Should steps be required to be installed in order to access the front and/or side entries of Building “A” and Building “C”, the materials used for those steps and associated railings shall be submitted to the Preservation Planner for review and approval or denial. Vinyl rail, top-rail and baluster systems shall not be permitted.

The final review process is a collaborative and often iterative process intended to provide the owner with some flexibility relating to materials. To that end, the Applicant shall submit his proposal(s) via email to historic@somervillema.gov, together with supporting text and photo examples as well as a copy of the Certificate of Appropriateness for reference. The Preservation Planner shall exercise reasonable efforts to complete the materials review within fourteen (14)

business days of the receipt of the Applicant's email. The Applicant shall exercise reasonable efforts to respond to the Preservation Planner's questions and/or requests for additional samples/information in order for the materials review to be completed within the 14 business day period. If the Preservation Planner does not reply to the materials review request within 21 business days, the materials shall be deemed approved.

10. The architectural and design features of Building "A" and Building "C" are fixed through the issuance of this Certificate of Appropriateness to which the plans are appended. It is understood that, during the course of construction, an Applicant may wish to change some of these architectural and design features. The Applicant must submit a request to the Preservation Planner for these architectural and design changes prior to implementing them in the field.

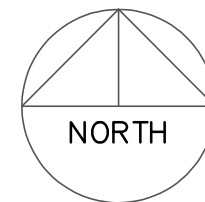
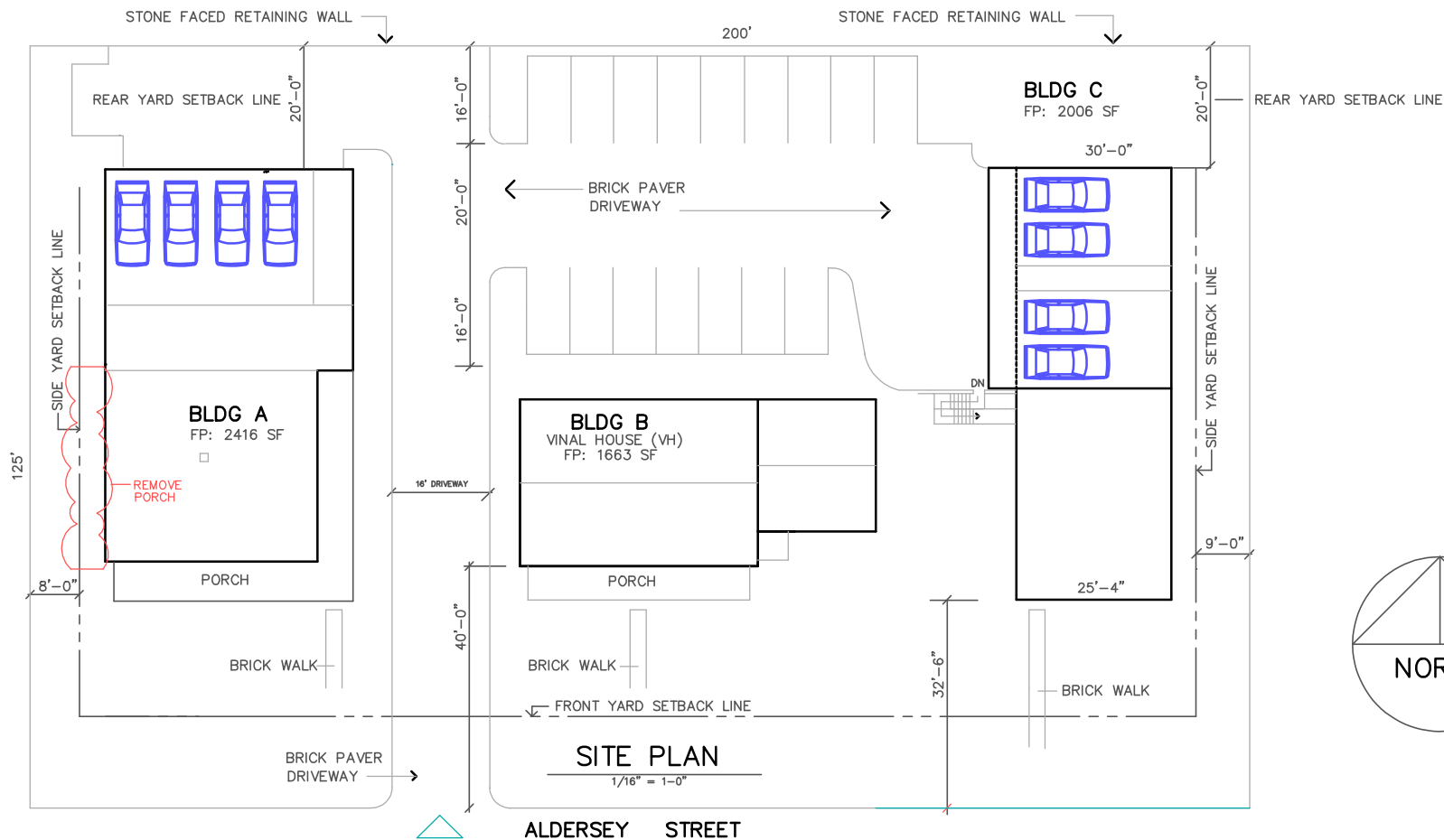
It will be up to the professional discretion of the Preservation Planner as to whether the requested changes are "minor" in nature or whether they require the review and approval of the full Historic Preservation Commission (HPC) in a duly noticed public hearing.

Changes deemed minor in nature shall be reviewed and approved, denied, or alternatives negotiated by the Preservation Planner. If the proposed changes are denied by the Preservation Planner, the Applicant may put forth his proposal to the full Commission for their consideration at a duly noticed public hearing.

11. Materials to be used for the brick walkways and brick paver drive areas shall be reviewed and approved by the Preservation Planner.

The final review process is a collaborative and often iterative process intended to provide the owner with some flexibility relating to hardscape materials. To that end, the Applicant shall submit his proposal(s) by an email to historic@somervillema.gov, together with supporting text and photo examples as well as a copy of the Certificate of Appropriateness for reference. The Preservation Planner shall exercise reasonable efforts to complete the landscaping materials review within fourteen (14) business days of the receipt of the Applicant's email. The Applicant shall exercise reasonable efforts to respond to the Preservation Planner's questions and/or requests for additional samples/information in order for the landscaping materials review to be completed within the 14 business day period. If the Preservation Planner does not reply to the landscaping materials review request within 21 business days, the materials shall be deemed approved.

12. The Applicant shall contact the Preservation Planner at historic@somervillema.gov a minimum of 21 business days prior to final ISD sign-off so that the Preservation Planner and/or their designee can confirm that the project was completed according to HPC approvals.



ALDERSEY STREET



REVISED SITE PLAN

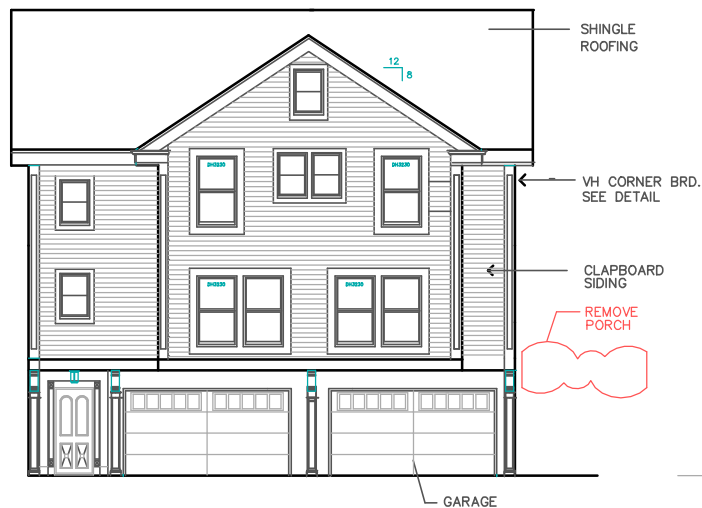
9-11 ALDERSEY STREET
SOMERVILLE, MA 02143

JAN 6, 2021

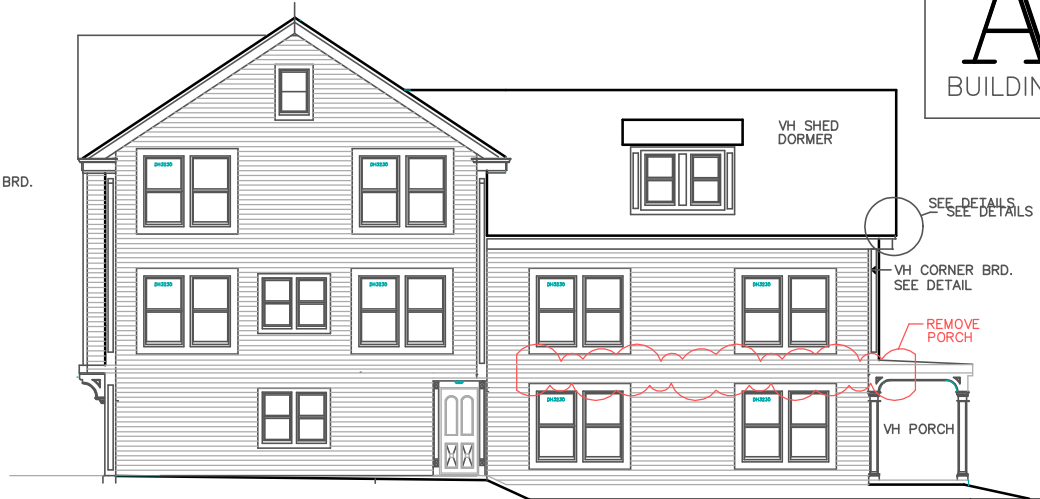
 Revised for JAN 20, 2021

KENNETH L. POOLE, AIA ARCHITECT

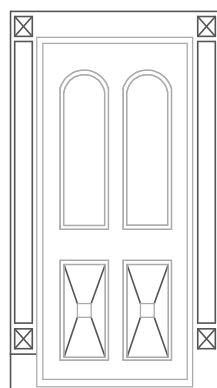
2 TEMPLE STREET MILFORD MA 01757



REAR ELEVATION – (NORTH)



LEFT ELEVATION – (WEST)



WINDOW-DOOR FRAME



BLDG A

FP: 2416 SF

9–11 ALDERSEY STREET
SOMERVILLE, MA 02143

JAN 6, 2021

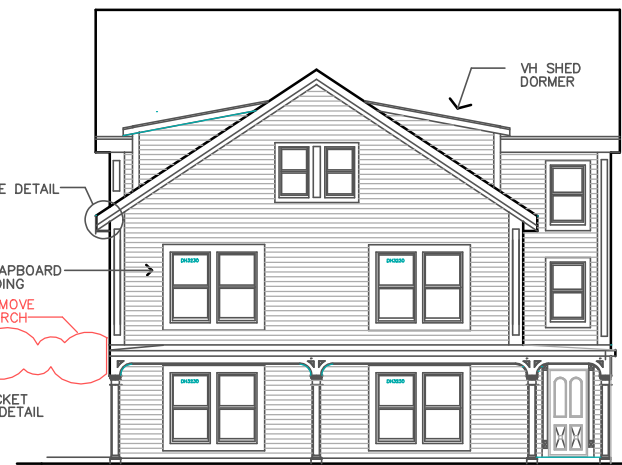
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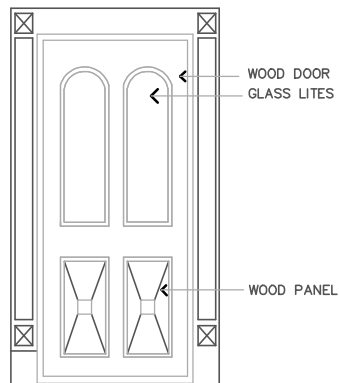
2 TEMPLE STREET MILFORD MA 01757



RIGHT ELEVATION – (EAST)



FRONT ELEVATION – (SOUTH)



WINDOW-DOOR FRAME



BLDG A

FP: 2416 SF

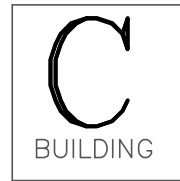
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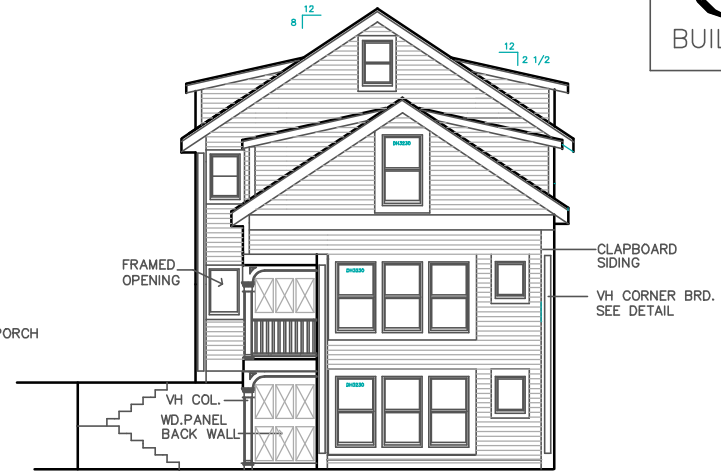
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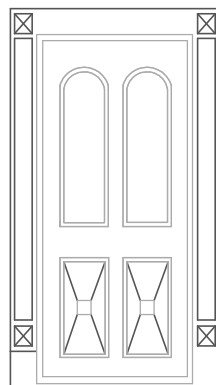
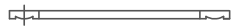
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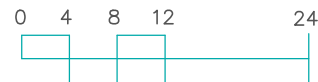
LEFT ELEVATION – (WEST)



FRONT ELEVATION – (SOUTH)



WINDOW-DOOR FRAME



BLDG C

FP: 2006 SF

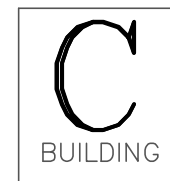
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Revised for JAN 20, 2021

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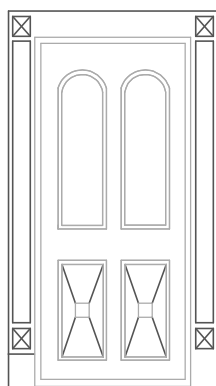


RIGHT ELEVATION – (EAST)

REAR ELEVATION – (NORTH)



WINDOW-DOOR FRAME



BLDG C

FP: 2006 SF

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JAN 6, 2021

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