



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

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EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 10 Arlington Street

Case: HPC.ALT 2021.38

Applicant: Roof Hub

Owner: Kate Williams

Legal Ad: *Installation of rear deck; Retroactive Commission approval for removal of exterior feature visible from a public way*

HPC Meeting Date: October 19th, 2021



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.1885 Italianate structure. This property is located on Arlington Street between Franklin and Lincoln Streets in East Somerville. 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:

- a. Installation of rear roof deck
- b. Retroactive Commission approval for removal of exterior feature (chimney) visible from a public way

II. FINDINGS

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

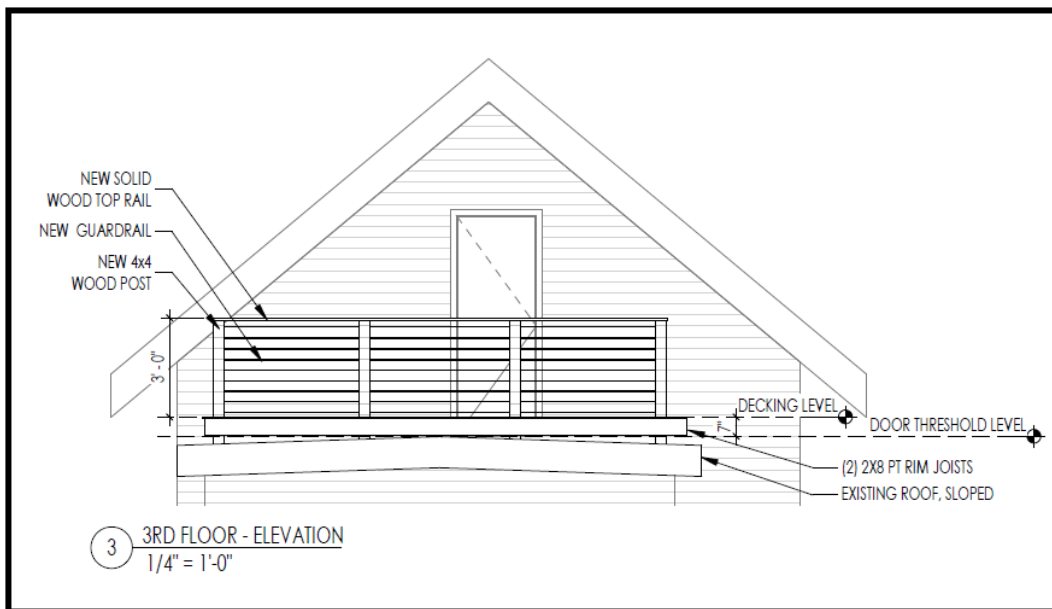
A. Installation of rear deck

The applicable Somerville LHD Design Guidelines is **B. "Roofs"**

Because portions of this proposed roof deck are visible from the public way the HPC has purview over these features and the materials used.

Applicant Proposal

The Applicant proposes to install a wood roof deck on the existing roof of the rear addition. The deck will measure 18' x 15' and have access from Unit 2 on the top floor of the structure. The deck floor will be 7" thick and placed flat to the sloped roof using joists to anchor it to the roof below. The deck will have 3' guardrail around the perimeter with horizontal wood planks secured to 4" x 4" wood posts.



Above: Elevation of proposed deck

Preservation Planning Assessment:

The proposed roof deck is located where a chimney was removed without HPC permission. The applicant is also applying in this application for retroactive approval for the removal of the chimney. The deck cannot be built in the proposed location if a chimney is rebuilt/installed in the same location as the previous chimney.

Should the HPC vote in favor of the deck installation, Preservation Staff recommends the following conditions be included in addition to those listed in **Section IV ‘Recommended Conditions’** below.

1. The Applicant/Owner shall paint the guardrail the same color as the trim of the structure.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project.

B. Retroactive Commission approval for removal of exterior feature visible from a public way

The applicable Somerville LHD Design Guidelines is **B. “Roofs”**

Due to the change of exterior features the HPC has purview over this work.

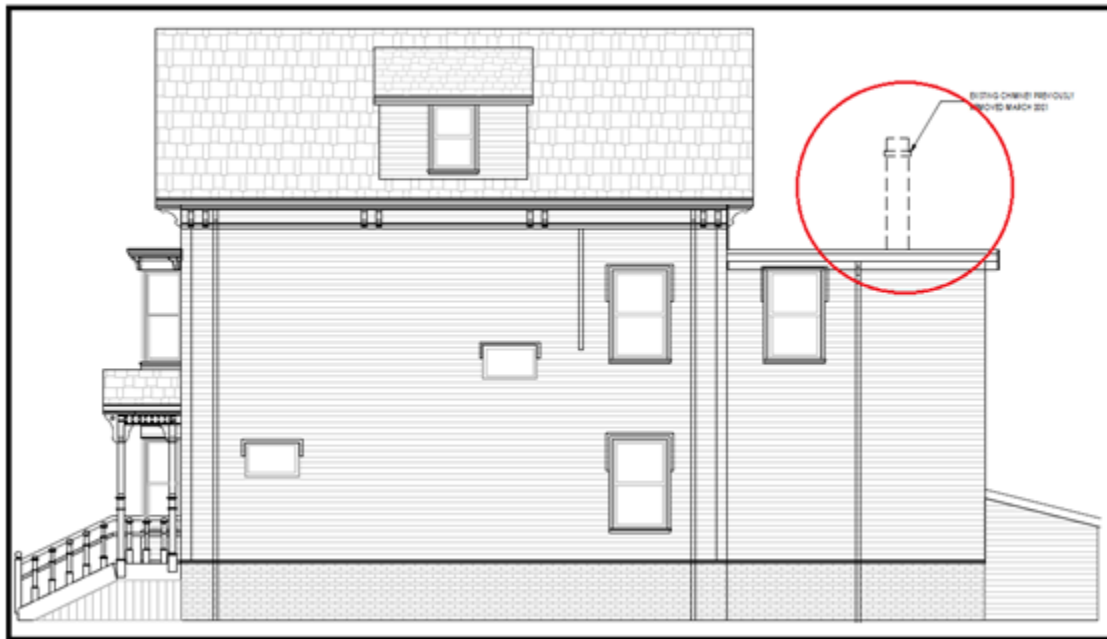
Applicant Proposal

The Applicant requests the retroactive approval for removal of a brick chimney from the roof. The chimney was located on the roof towards the rear of the structure and was removed in the process of re-roofing this portion of the roof in March 2021. The contractor for the work told the Applicant that the chimney was in poor condition and needed to be removed.

Alterations to exterior features of Local Historic District (LHD) properties require review and approval by the Historic Preservation Commission (HPC). Pursuant to the Somerville Historic Preservation Commission Design Guidelines §1(f);

The Commission will give design review priority to those portions of the property which are visible from public ways or those portions which it can be reasonably inferred may be visible in the future.

****Note: The HPC is not obligated to approve work that was done without permission.**



Above: Elevation indicating location of removed chimney

Preservation Planning Assessment:

The chimney was likely installed at the same time the two-story portion in the rear of the structure was built. Looking at the 1900 Sanborn Map (Plate 103) we know that this portion of the building has existed since at least 1900. The Design Guidelines state that the architectural features that give the roof its distinctive character should be preserved.

Should the HPC vote to deny the retroactive approval to remove the chimney, Preservation Staff recommends the following conditions be included in addition to those listed in Section IV 'Recommended Conditions' below.

1. If the original chimney is unavailable, the replacement chimney shall replicate the design and size and brick coloration of the original chimney.
2. The chimney shall be placed in the same location as the original.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project

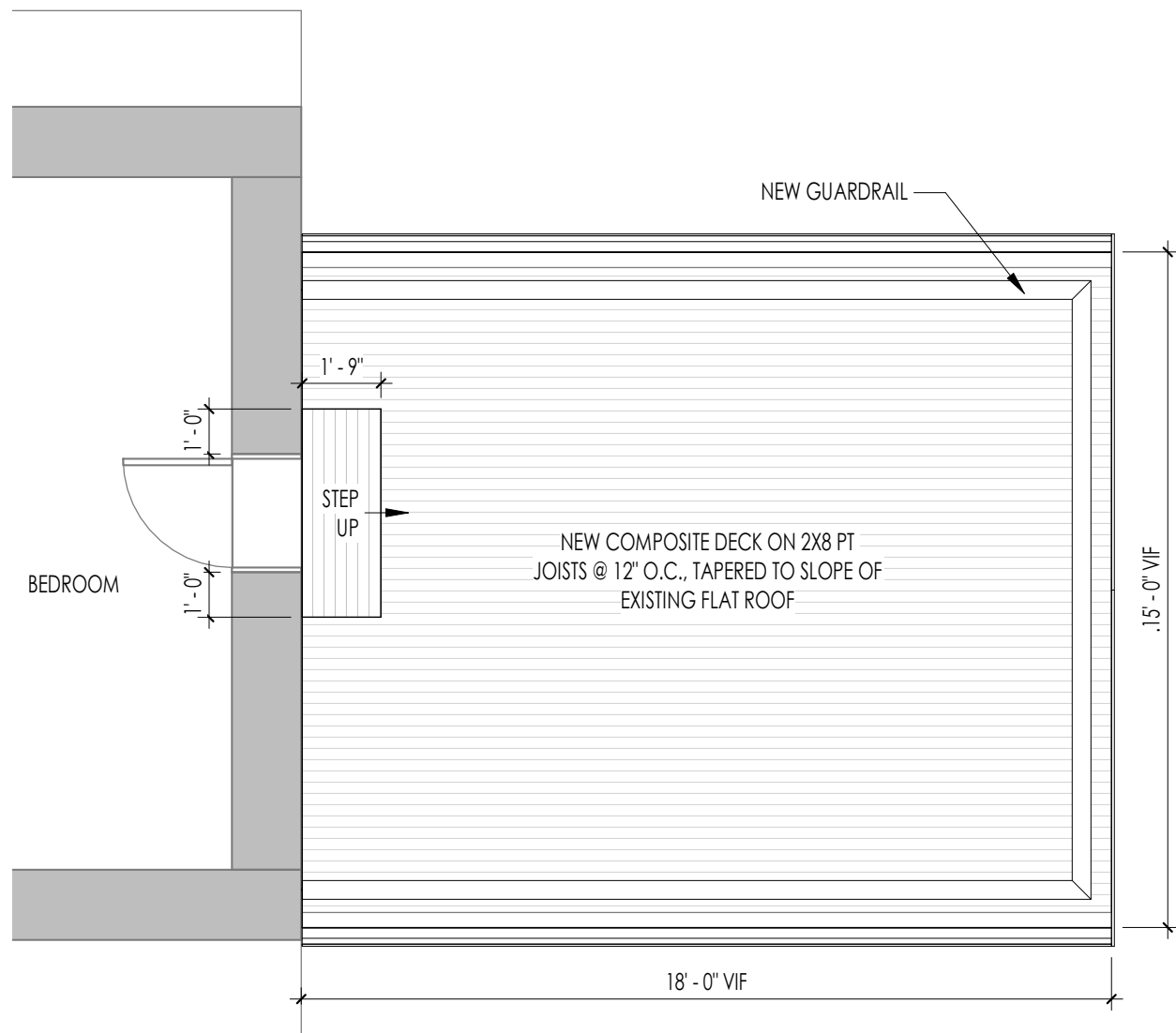
III. VOTE

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

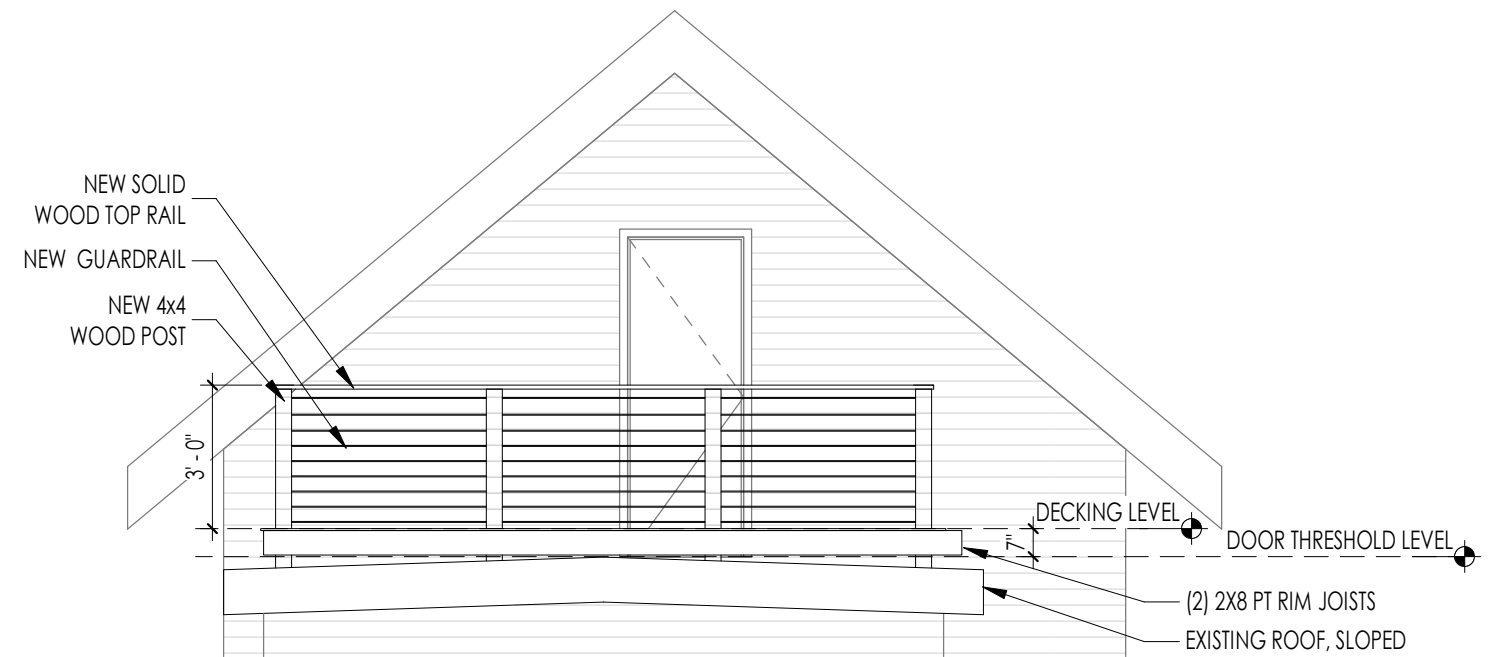
IV. RECOMMENDED CONDITION

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

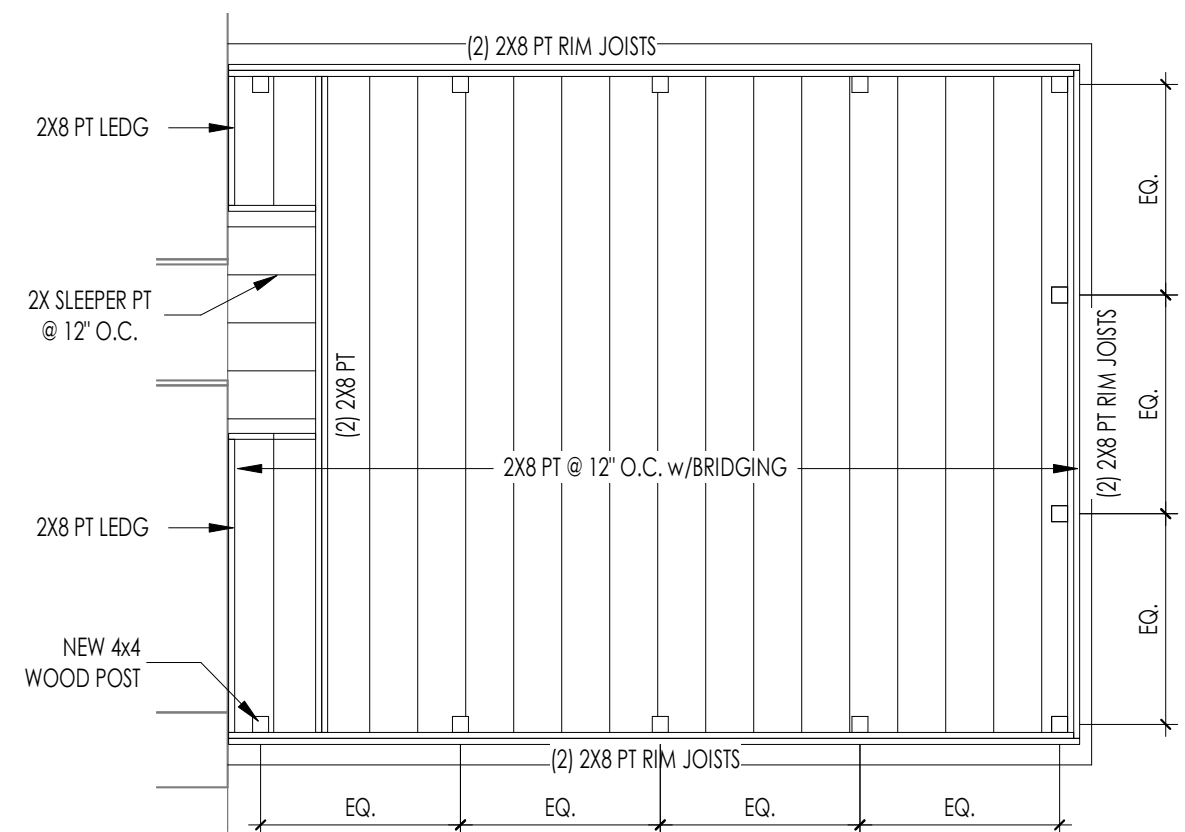
1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.
2. This Certificate is valid for one year. If work has not commenced within one year of 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.
4. 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.
8. 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.



1 3RD FLOOR - DECK PROPOSED PLAN
1/4" = 1'-0"



3 3RD FLOOR - ELEVATION
1/4" = 1'-0"



2 3RD FLOOR - DECK PROPOSED FRAMING PLAN
1/4" = 1'-0"



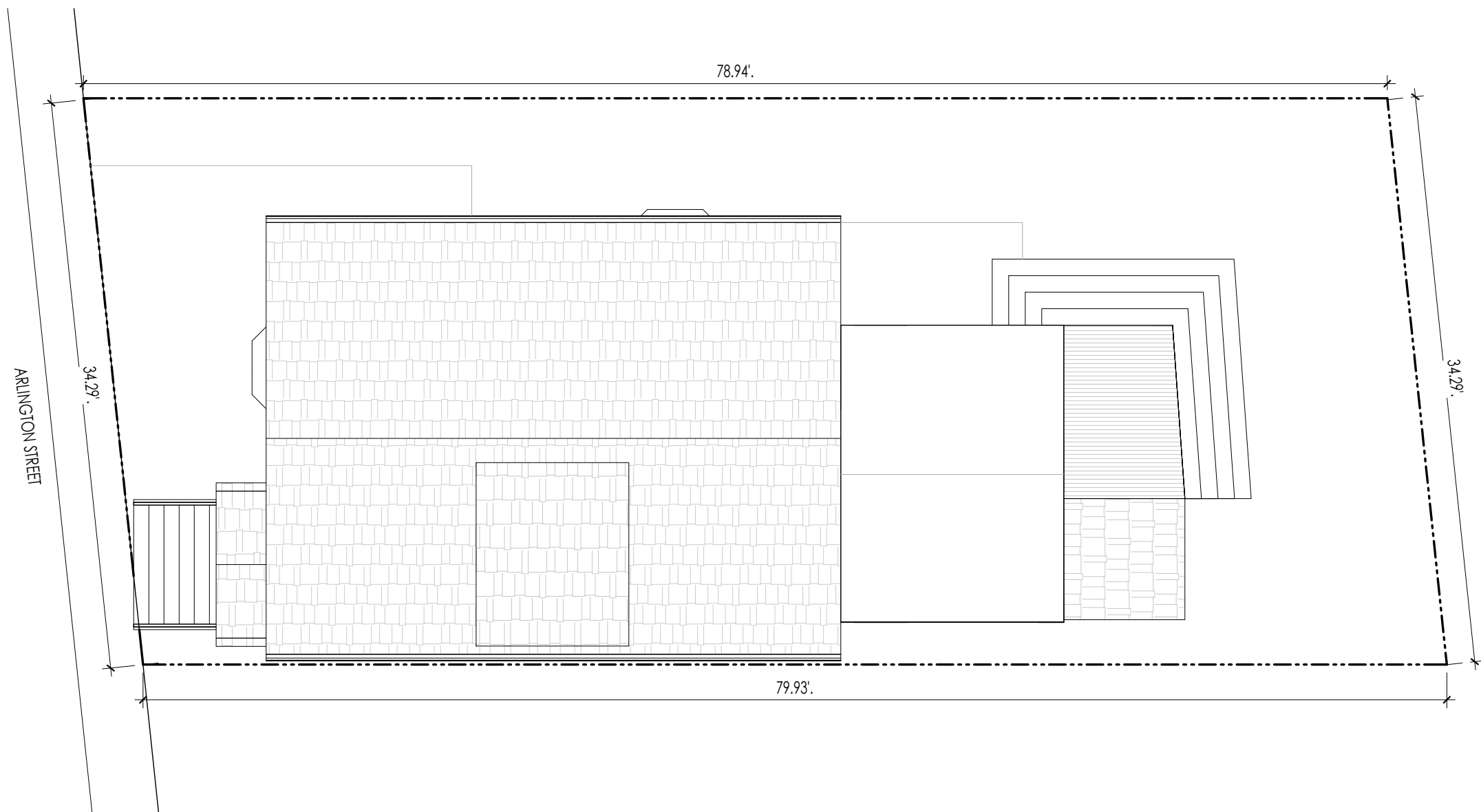
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ONE BRIDGE ST
NEWTON, MA
02458-1132
KMACCESS.COM
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Williams-Colley Residence
10 Arlington Street, Somerville, MA 02145

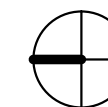
DATE: 05.20.21

3RD FLOOR DECK PROPOSED

A-1.0



1 EXISTING SITE PLAN
1/8" = 1'-0"



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DATE: 07.26.21

EXISTING SITE PLAN

EX-1.0



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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DATE: 07.26.21

EXISTING ELEVATIONS

EX-1.1



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



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DATE: 07.26.21

EXISTING ELEVATION

EX-1.2



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



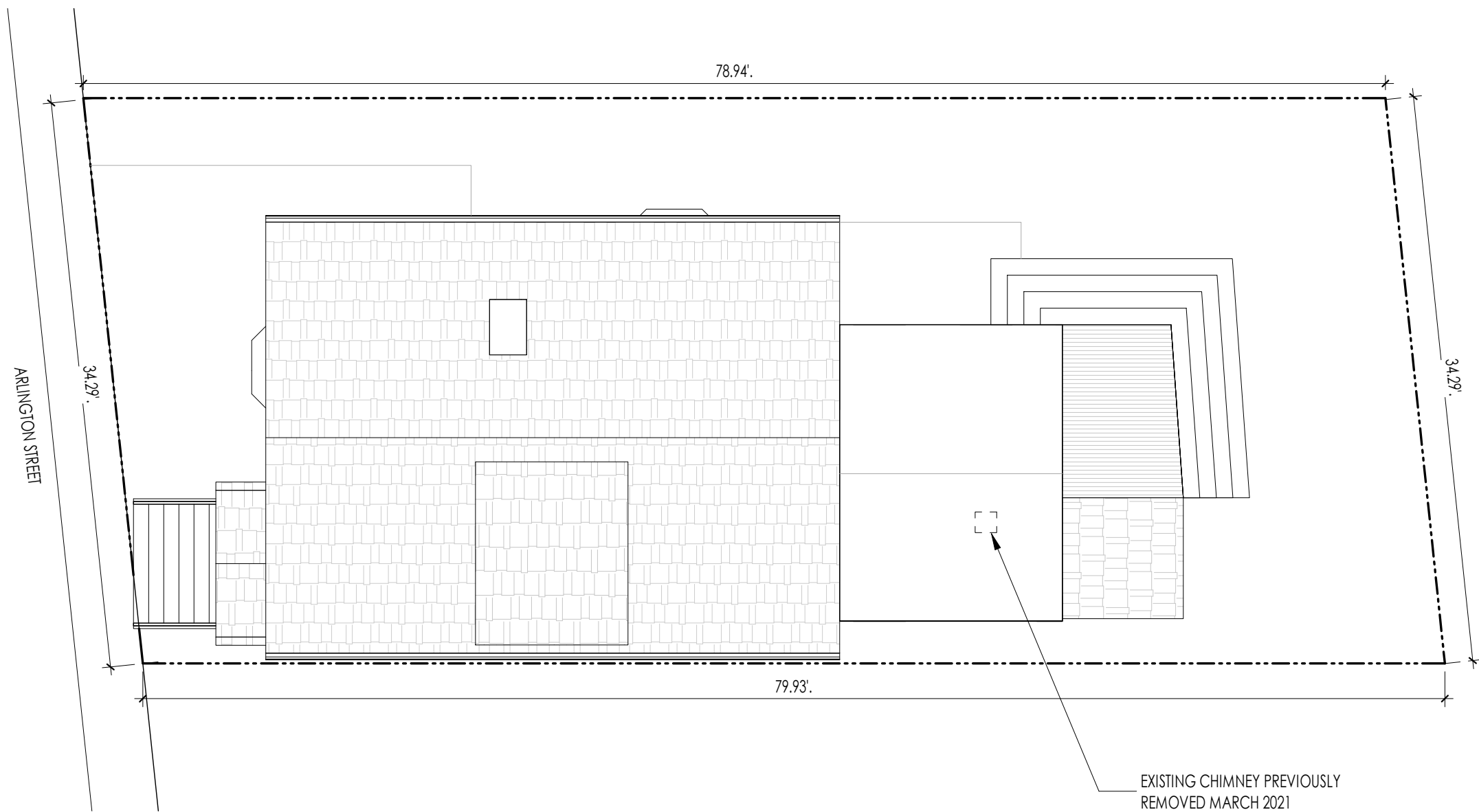
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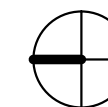
DATE: 07.26.21

EXISTING ELEVATION

EX-1.3



1 EXISTING SITE PLAN
1/8" = 1'-0"



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Williams-Colley Residence
10 Arlington Street, Somerville, MA 02145

DATE: 08.18.21

EXISTING SITE PLAN

EX-1.0



EXISTING CHIMNEY PREVIOUSLY
REMOVED MARCH 2021



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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Williams-Colley Residence
10 Arlington Street, Somerville, MA 02145

DATE: 08.18.21

EXISTING ELEVATIONS

EX-1.1

EXISTING CHIMNEY PREVIOUSLY
REMOVED MARCH 2021



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



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Williams-Colley Residence

10 Arlington Street, Somerville, MA 02145

DATE: 08.18.21

EXISTING ELEVATION

EX-1.2



EXISTING CHIMNEY PREVIOUSLY
REMOVED MARCH 2021

1 EXISTING WEST ELEVATION
1/4" = 1'-0"



ARCHITECTURE
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Williams-Colley Residence
10 Arlington Street, Somerville, MA 02145

DATE: 08.18.21

EXISTING ELEVATION

EX-1.3

COLOR AND DETAIL

Escapes Collection:

 **Cabana**

 Beach House

 Bungalow

 Tuscan Villa

Weekender Collection:

 **Cabin**

 Cottage



Grain Detail



Board View



Streaking









Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.140
Historic Name:	
Common Name:	
Address:	10 Arlington St
City/Town:	Somerville
Village/Neighborhood:	East Somerville
Local No:	1026, 106
Year Constructed:	c 1885
Architect(s):	
Architectural Style(s):	Italianate; Queen Anne
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.AY: Somerville Multiple Resource Area
Designation(s):	Local Historic District (03/11/1985); Nat'l Register MRA (09/18/1989); Nat'l Register Individual Property (09/18/1989)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard; Wood Shingle



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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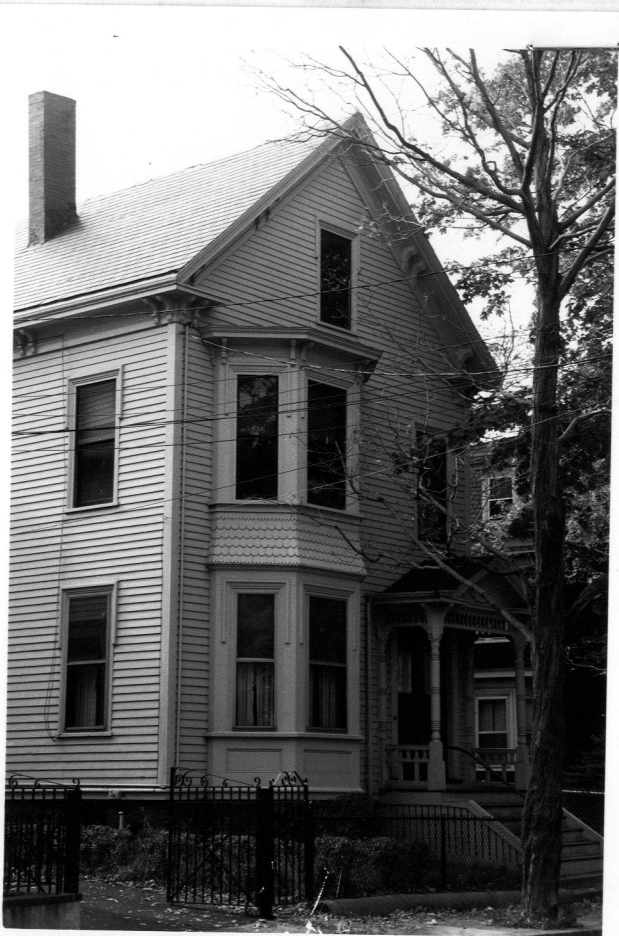
AREA

FORM NO.

AY 105 140

PI-E. SOM.
USGS-BOSTON
SECT ATown Somerville MRAAddress 10 Arlington StreetHistoric Name unknownUse: Present residenceOriginal residence

DESCRIPTION

Date ca. 1885Source stylistic analysis transitional
bracketed Italianate/Queen AnneStyle Queen AnneArchitect unknownExterior Wall Fabric clapboardOutbuildings noneMajor Alterations (with dates) noCondition excellentMoved no Date n/aAcreage less than one acreSetting urban residential, south side
of Arlington, small one-way street of
late 19th century Italianate and Second
Empire dwellingsRecorded by Betsy Friedberg, Preservation
PlannerOrganization Mass. Historical CommissionDate June 1986MASS
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Indicate north

See attached assessor's map.

Z E N

UTM REFERENCE 19 - 328/580 - 4694/490USGS QUADRANGLE Boston NorthSCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

10 Arlington Street retains integrity of location, design, materials, workmanship, feeling and association. The building is a fine example of popular late 19th century architectural modes, displaying well preserved details derived from both the Italianate and the Queen Anne styles. The building thus fulfills Criterion C of the National Register of Historic Places on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The house at 10 Arlington Street is notable as well-preserved example of a Transitional Italianate/Queen Anne style residence. The gambleroofted, 2 1/2 story sidehall form was favored by builders in the Italianate mode during the 1870s and 1880s. Italianate decorative features include the paired cornice brackets and hood or drip moldings above the windows. Queen Anne decorative elements include the use of patterned wood shingles, the robust turned porch posts, and the rising sun motif in the porch gable, symbolizing the optimism of the period during which the house was built.

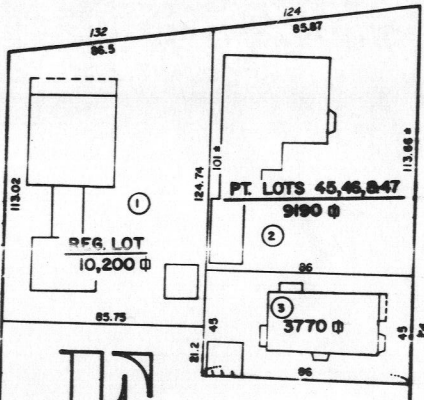
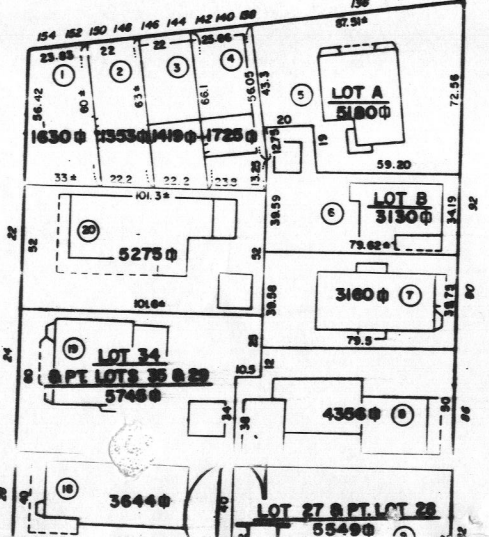
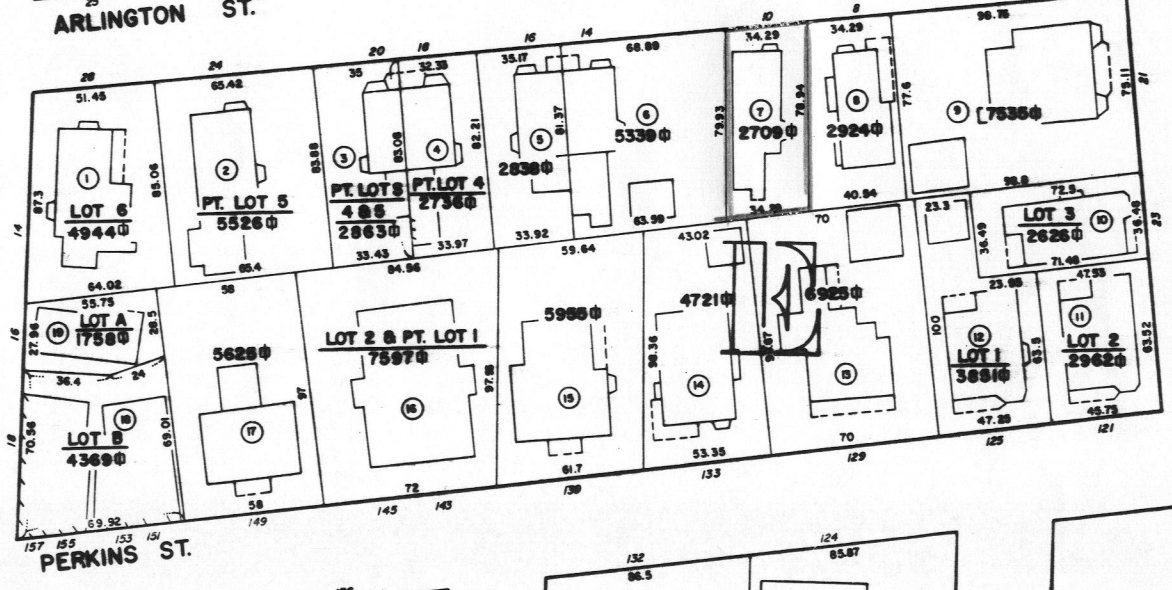
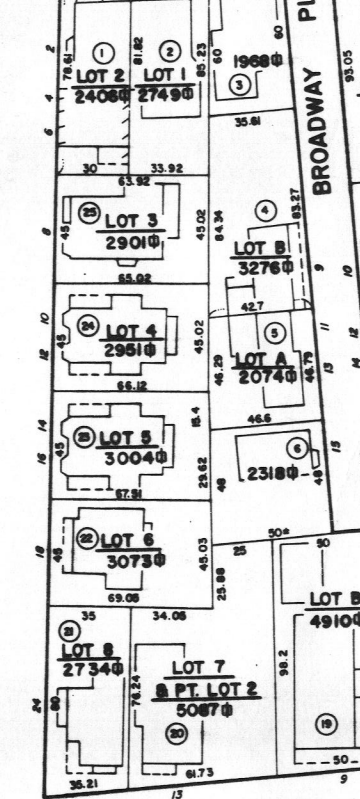
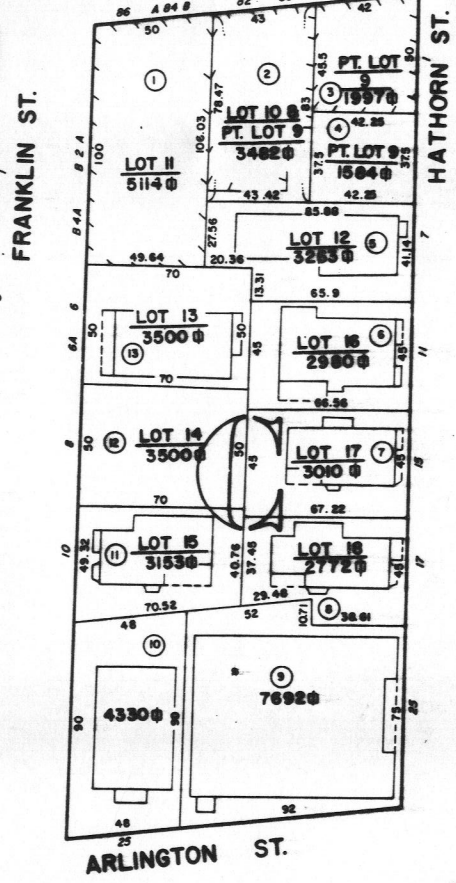
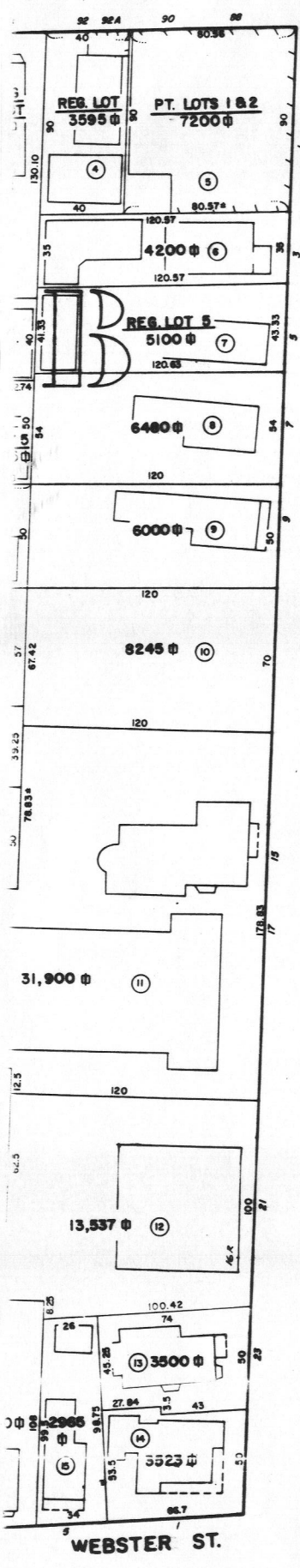
HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

This building, reflecting the transition from Italianate to Queen Anne as the city's most popular late 19th century architectural style, is representative of the last major type of single family house to be constructed in East Somerville.

BIBLIOGRAPHY and/or REFERENCES

Bromley, G. W. Atlas of the City of Somerville, 1894

BROADWAY SMV.140





Detail of entrance