



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

**GEORGE J. PROAKIS**  
*EXECUTIVE DIRECTOR*

**PLANNING DIVISION**  
*HISTORIC PRESERVATION*

SARAH WHITE, *MDS-HP*  
*SENIOR ZONING & PRESERVATION PLANNER*

December 15, 2020  
Case: HPC.ALT 2020-46  
Site: 141 Central Street

---

**ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY**  
**STAFF REPORT**

---

**Site:** 141 Central Street

**Applicant:** David Bischoff

**Owner:** same as applicant

**Petition:** *Install front fence to match existing at abutting row house units.*

**HPC Hearing Date:** December 15, 2020



## **I. PROJECT DESCRIPTION**

- 1. Subject Property:** The subject property is the third unit in from the intersection of Central and Medford Streets. (see photo previous page). The Form B is attached for historic and architectural information.
- 2. Proposal:** The Applicant proposes installing a wood fence along his property's Central Street frontage. The proposed wood fence would match those of all of the other units in the row (137, 139, 143, and 145) Central Street in terms of material, dimensions, scale, design, and finish. This is the last unit in the row of 5 to install a matching front fence.

## **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. The portions of the regulations that are applicable to the proposed alterations are discussed below.

The applicable section of the Somerville LHD Design Guidelines is *"E. New Additions, item 3"* which reads as follows:

- 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.*

### **Preservation Planning Assessment:**

After the installation of the proposed fence, this 5-unit row house will present a series of front fences that will further unify the historic aesthetic of this structure.

In keeping with the provisions set forth in Section E., Item 3 of the *Design Guidelines*, removal of this fence would not negatively impact the basic form and integrity of the historic property. The basic form and integrity of the property is centered in the 5 unit building.. Removal of the fence would leave the basic form and overall integrity of the building intact.

Preservation Planning has proposed conditions for the HPC to consider should it decide to grant a Certificate of Appropriateness (CA) for this project.

### **HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project satisfies the applicable guideline for "New Additions".
- The HPC must structure their motion to include their own specific findings on the proposed project.

### **III. RECOMMENDED CONDITIONS**

Should the HPC decide to grant a Certificate of Appropriateness (CA), Preservation Planning suggests the following conditions to add to any approvals:

1. All relevant permits shall be obtained from ISD prior to the start of work.
2. The applicant shall upload their Certificate of Appropriateness to ISD's permitting system.
3. Any changes made to this proposal as a result of reviews by other permit-granting entities shall be submitted in the form of a new application to Preservation Planning for review and approval by the HPC.
4. This new fence shall match the existing front fences on the four other units in this row house (137, 139, 143, and 145) Central Street in material (wood), scale, design, height and dimensions and shall match in finish.
5. Work shall commence within one year of the date of approval for this Certificate. If work does not commence within one year, the applicant must submit an application to the HPC requesting the re-issuance of the Certificate.
6. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto:historic@somervillema.gov) a minimum of 15 business days prior to final ISD sign-off so that Preservation Planning or their designee can confirm that the project was completed according to HPC approvals.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

|                                |  |
|--------------------------------|--|
| <b>Inventory No:</b>           | SMV.327  |
| <b>Historic Name:</b>          | Veazie, William Rowhouses                                  |
| <b>Common Name:</b>            | Veazie Row   |
| <b>Address:</b>                | 137-145 Central St   |
| <b>City/Town:</b>              | Somerville   |
| <b>Village/Neighborhood:</b>   | Winter Hill  |
| <b>Local No:</b>               |  |
| <b>Year Constructed:</b>       | 1889   |
| <b>Architect(s):</b>           |  |
| <b>Architectural Style(s):</b> | Italianate; Row House                                      |
| <b>Use(s):</b>                 | Single Family Dwelling House                               |
| <b>Significance:</b>           | Architecture   |
| <b>Area(s):</b>                | SMV.BA: Somerville Single Building Local Historic District |
| <b>Designation(s):</b>         | Local Historic District (10/31/1989)                       |
| <b>Building Materials(s):</b>  | Wall: Wood; Wood Clapboard<br>Foundation: Brick            |



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: Wednesday, December 9, 2020 at 10:29 PM



FORM B - BUILDING



LMD 10/31/89 (10)  
 PL. WINTER  
 USGS BOSTON  
 SECT. B

AREA

FORM NO.

Winter Hill 327

Town SOMERVILLE

Address 137-145 Central Street

Historic Name William Veazie (develop

"Veazie Row"

Use: Present residential

Original residential

DESCRIPTION

Date 1889

Source maps/directories

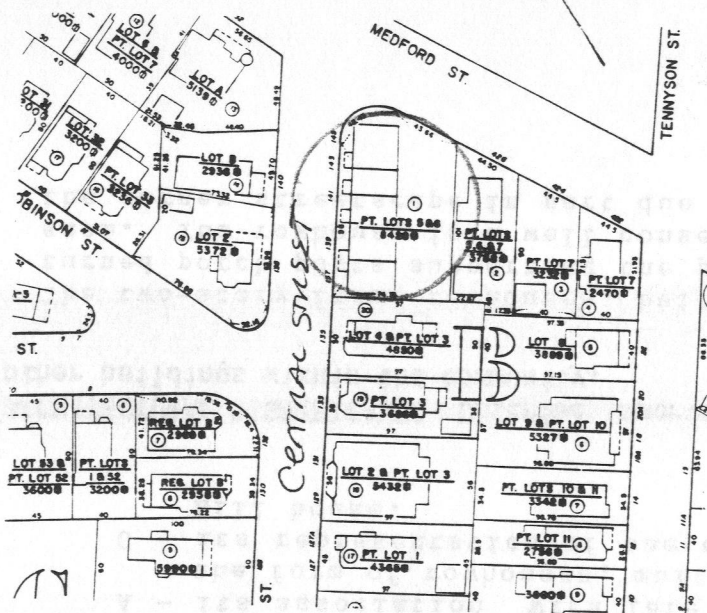
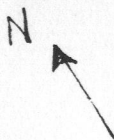
Style Italianate

Architect \_\_\_\_\_

Exterior Wall Fabric clapboard

Outbuildings \_\_\_\_\_

Intersection(s).  
 Indicate north



Major Alterations (with dates) \_\_\_\_\_

Condition good

Moved \_\_\_\_\_ Date \_\_\_\_\_

Acreage 8426 sq. ft.

Setting Southeast corner of Central &  
 Medford, edge of late 19th century  
 residential neighborhood.

Recorded by Carole Zellie - 1980  
 Gretchen Schuler - 1988

Organization Somerville Historic  
 Preservation Commission

Date May, 1988

UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The property is significant for :

- A - its association with late 19th century residential development in the form of rowhouses, multi-family units of Winter Hill.
- C - its representation of one of the in tact frame rowhouses in Winter Hill house.

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

The two-story frame rowhouses, built by 1889, retain their bracketed eaves, turned porch posts supporting the pedimented entrance porches and the 2/2 sash. The rowhouse is a well conserved building that is a focal point of the corner streetscape in part due to the fine care taken in maintenance.

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

By the 1890s much of Winter Hill had been developed with large houses for local and commuting businessmen. With increased rail service as well as increased industry in the south section of Somerville, came a need for moderate housing. The frame rowhouses on Central Street were in response to the changing needs and were the forerunners of larger apartment blocks. The proximity to the new Central Street station contributed to their popularity.

The rowhouses are built on land that had belonged to Oliver Tufts and his heirs for many years. This area is east of the Tufts Brickyards. Known as Veazie Row, the five unit rowhouses were built by local real estate developer William Veazie who lived on Walnut Street. Veazie was also a printer. Poll Tax Listings show residents at these addresses from 1889. Several names are found consistently in directories at this address and include Robert McLaughlin, Lawrence Ogilvie (compositor), Charles Collins (post office agent), and several Hoffmans (all involved in merchant shipping).

**BIBLIOGRAPHY and/or REFERENCES**

1. Atlas of Middlesex County, Somerville: 1884 ("Oliver Tufts, Hrs" land only), 1895 ("Wm. Veazie").
2. City Directories, 1880s-1890s.
3. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
4. Registry of Deeds, Middlesex County: Book                      Page                      .