



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

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ZONING PLANNER & PRESERVATION PLANNER

October 20, 2020
Case: HPC.ALT 2020-38
Site: 145 Central Street

ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY
STAFF REPORT

Site: 145 Central Street

Applicant Name: Josh Safdie
Owner Name: Same as applicant

Petition: *Extend decorative fence*

HPC Hearing Date: October 20, 2020



I. PROJECT DESCRIPTION

- 1. Subject Property:** The subject property is the end unit of an Italianate row house on Central Street. This end unit is at the corner of Central Street and Medford Street. The decorative fence is along the Medford Street elevation. See attached Form B for historic and architectural information.

Proposal: The Applicant proposes extending the decorative wood picket fence further along the Medford Street elevation until it meets the privacy fence also found along the Medford Street elevation. See attached plans and photos.

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.

A. EXTEND EXISTING DECORATIVE FENCE

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.*

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.

Preservation Planning Assessment:

The extension of the existing decorative wood picket fence is considered an alteration to the LHD property. The extension of the fence to the point that it junctions with the property’s existing privacy fence along the Medford Street elevation completes a previously-undertaken project and is stylistically appropriate to the age of the building.

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

III. RECOMMENDED CONDITIONS

Should the HPC decide to issue 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. Fence extension shall match the existing white picket fence in material (wood), scale, design, 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 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.



Photograph 1 - Central Street / front elevation.



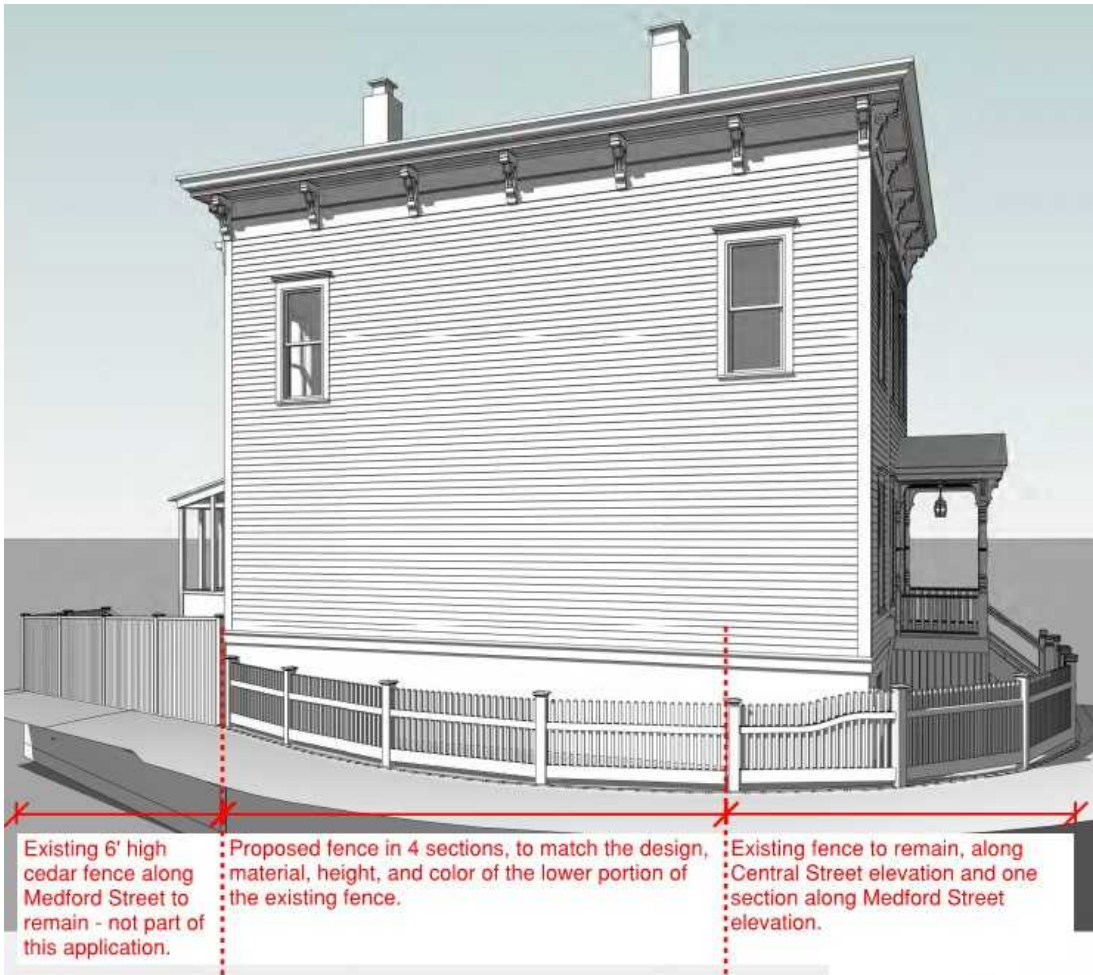
Photograph 2 – Medford Street / side elevation.



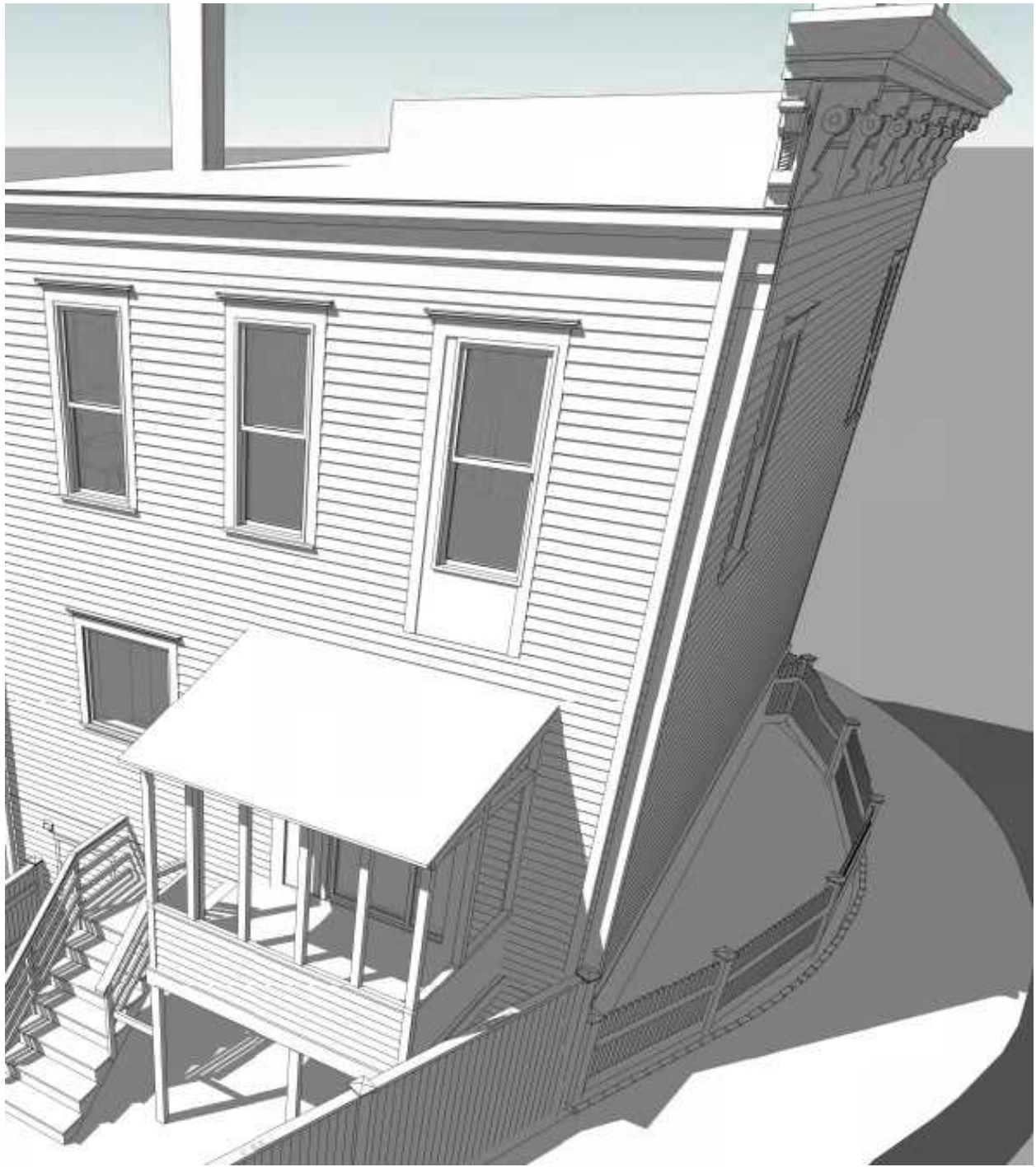
Photograph 3 – Rear elevation, viewed from Medford Street.



Photograph 1 - Medford Street elevation showing existing conditions.



Rendering 1 - Medford Street elevation of new and existing fences.



Rendering 2 - Aerial view showing enclosure of side yard by new fence.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

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



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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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FORM B - BUILDING



LHD 10/31/89 (10)
P.L. 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

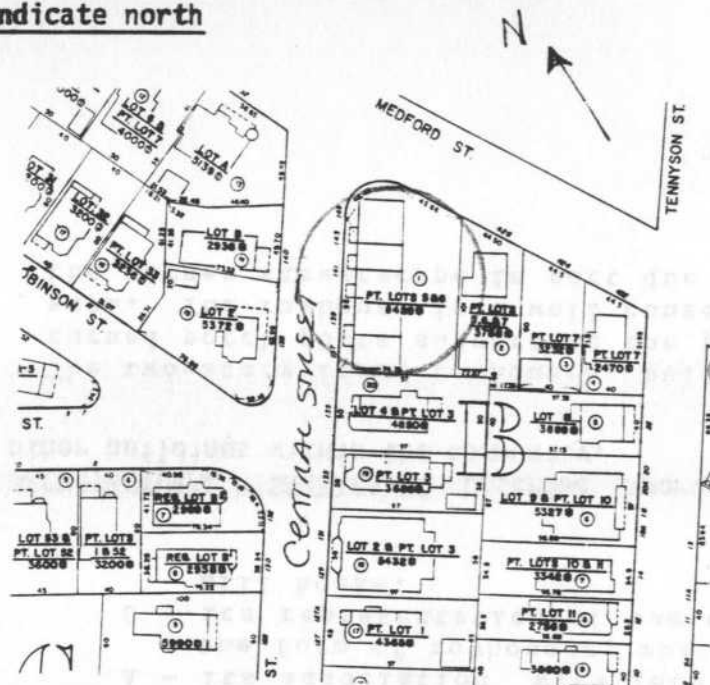
Style Italianate

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 - 1982
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 .