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City of Somerville

HISTORIC PRESERVATION COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

ADDRESS: 42 Meacham Road

CASE: HPC.ALT 2021.33

APPLICANT: Norma Elias, 42 Meacham Rd, Somerville, MA

OWNER: Same as applicant

DETERMINATION: *Conditional* **CERTIFICATE OF APPROPRIATENESS (CA)**

DECISION DATE: July 20, 2021

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the proposal ***for alterations to a driveway*** as-submitted for **the Local Historic District (LHD) property at 56 Meacham Road.**

SUMMARY OF PROPOSAL

- Expand width of driveway by two feet for the first twenty feet from the fence to the front property line.
- Replace concrete and grass ribbon driveway with pavers (two options provided).

Proposal 1: granite-colored pavers installed in a herringbone pattern for the top thirty-five (35) feet and paver stones in horizontal rows for the last ten (10) feet along the right of way.

Proposal 2: brick pavers to be installed in a herringbone pattern for the top thirty-five (35) feet of the driveway and an apron of permeable pavers in a running bond for the first ten (10) feet of the driveway adjacent to the public sidewalk with granite-colored pavers set in a soldier's-course along the borders of the driveway.

DETERMINATION

The applicable portions of the *Design Guidelines* is ***H. Landscape Features and Paving***

The HPC voted 5-0 to approve the request for a Certificate of Appropriateness for **Proposal 2; brick pavers bordered by granite-colored pavers.** In their discussion, the HPC discussed the merits of both proposals. The HPC also discussed whether the Cape Cod berm along the side of the driveway would be removed, and if the 2ft extension of the driveway should be done in brick or granite.

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The HPC then voted 5-0 to grant a **CONDITIONAL CERTIFICATE OF APPROPRIATENESS (CA)**.

The following conditions apply. Failure to comply with this Certificate and the conditions added thereto may result in delays to final sign-offs, removal of incongruous/inappropriate materials or incongruously/inappropriately-designed replacement features, CO, or other changes/ delays.

CONDITIONS

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. Failure to seek approval for changes may delay final signoffs.
4. The applicant shall use brick pavers in a herringbone pattern for the top thirty-five (35) feet of the driveway and an apron of permeable pavers in a running bond for the first ten (10) feet of the driveway adjacent to the public sidewalk.
5. The driveway shall be bordered with granite-colored pavers set in a soldier's-course.
6. The applicant has the option to use brick or cobblestone on the 2' extension.
7. Applicant shall be allowed to remove the Cape Cod berm on right side of driveway.
8. Applicant shall use portion of Cape Cod berm removed to repair missing portions of berm on front of property.
9. Applicant shall retain the Cape Cod berm in front of property.
10. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of 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.

Submitted:

Wendy Sczechowicz
Preservation Planner, Zoning & Preservation
