



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

**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 15-16 Winter Hill Circle

Case: HPC.DMO 2021.19

Applicant: Raymond A Snow

Owner: Raymond A Snow, trustee of
84 Linden Realty Trust

Legal Ad: *Demolish principal structure.*

HPC Meeting Date: October 19, 2021



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

I. SUMMARY OF September 21, 2021 MEETING

At their regular public meeting on September 21st, 2021, the HPC declared the structure at 15-16 Winter Hill Circle to be “Historically Significant”. Due to this determination, 15-16 Winter Hill Circle moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building.

II. BUILDINGS UNDER CONSIDERATION

The structure at 15-16 Winter Hill Circle is a two-and-a-half story Victorian structure. Using City Directories in conjunction with historic maps we can place the year of construction around 1893. 15-16 Winter Hill Circle, from its construction through 1940, is one structure on two separate lots, owned by two separate entities. 15 and 16 Winter Hill Circle are currently two separate lots, but now owned by one entity.

Right: 15-16 Winter Hill Circle



Right: Left Elevation

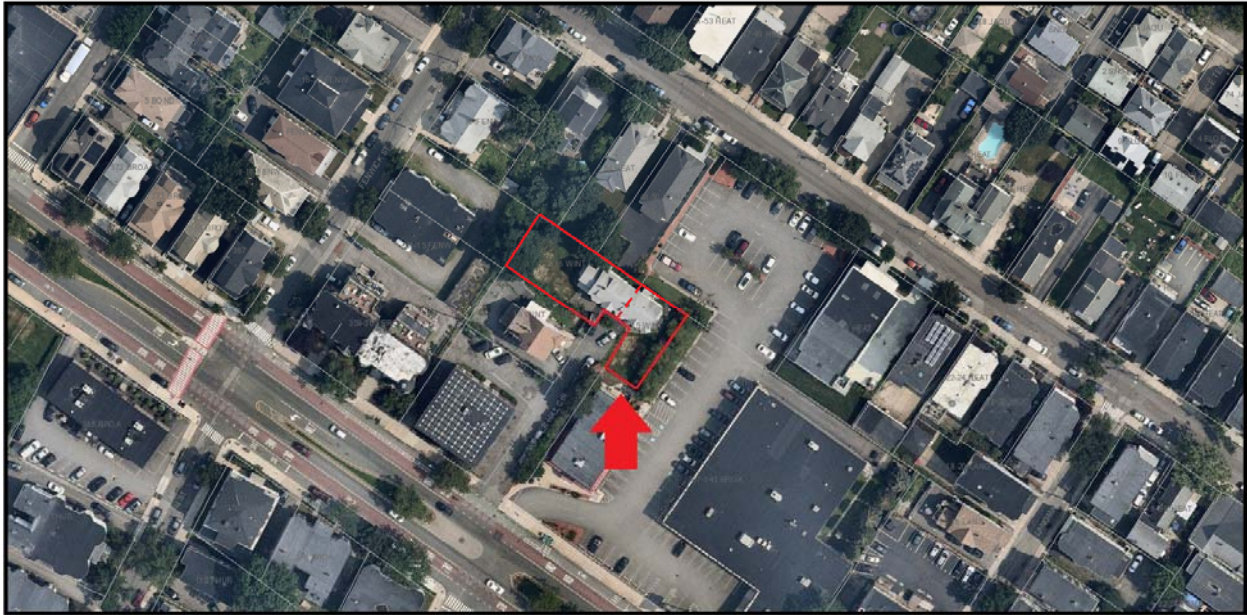


Right: Rear



Right: Right Elevation





Above: Context Map for 15-16 Winter Hill Circle. Both parcels are indicated.

III. ADDITIONAL INFORMATION

Preservation Planning has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding the garage at 15-16 Winter Hill Circle and a general history of the area, see the September 21, 2021, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for the structure at 15-16 Winter Hill Circle:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance

(Continued on next page)

V. FINDINGS

The HPC need to make separate determinations of whether the structure is to be preferably preserved and adopt findings.



15-16 Winter Hill Circle

a. Preferably Preserved

For a determination of preferably preserved, the HPC must make the following finding:

- *That the demolition of the structure at **15-16 Winter Hill Circle** would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

c. Not Preferably Preserved with Conditions

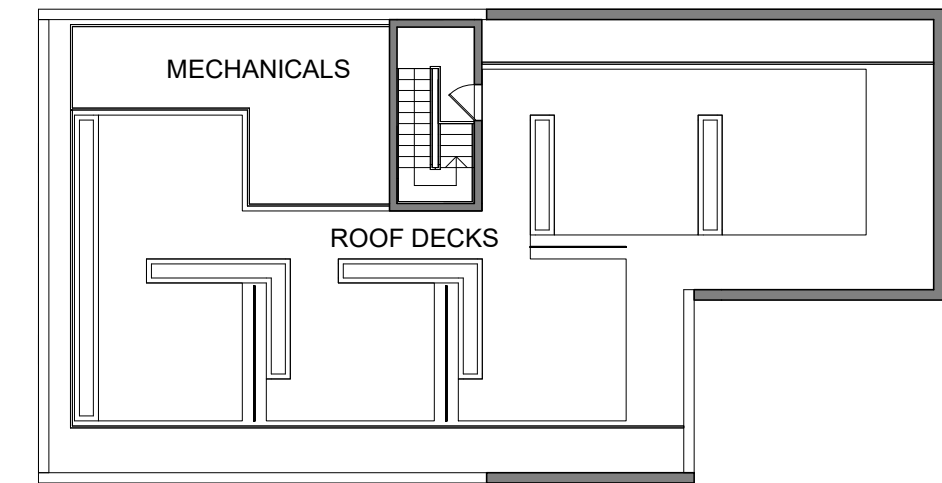
For a determination of NOT preferably preserved with Conditions, the HPC must make the following finding:

- *That the structure at **15-16 Winter Hill Circle** do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*

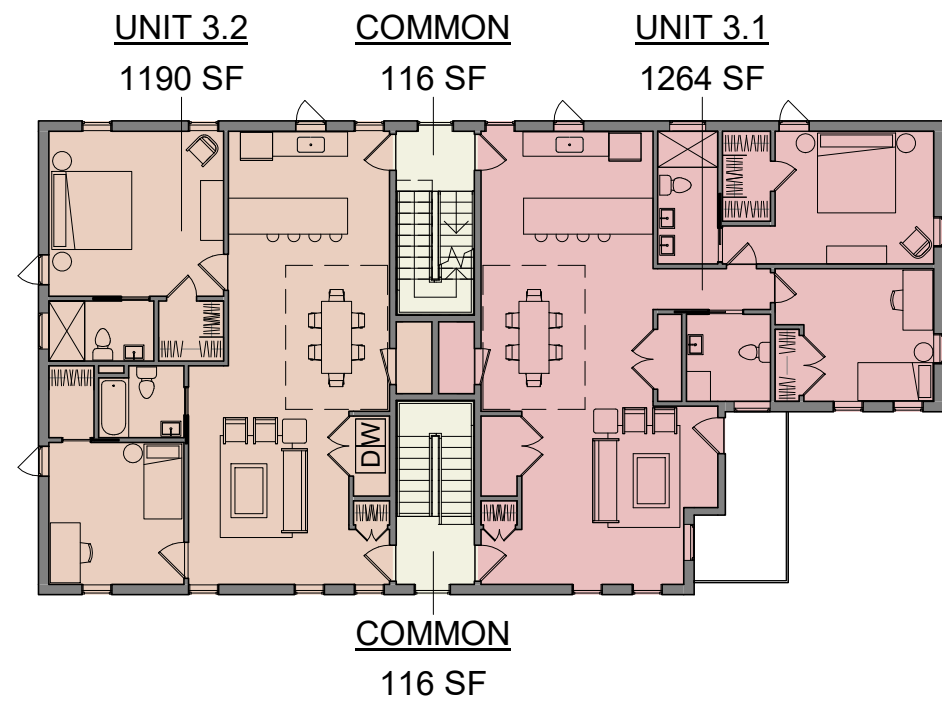
If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

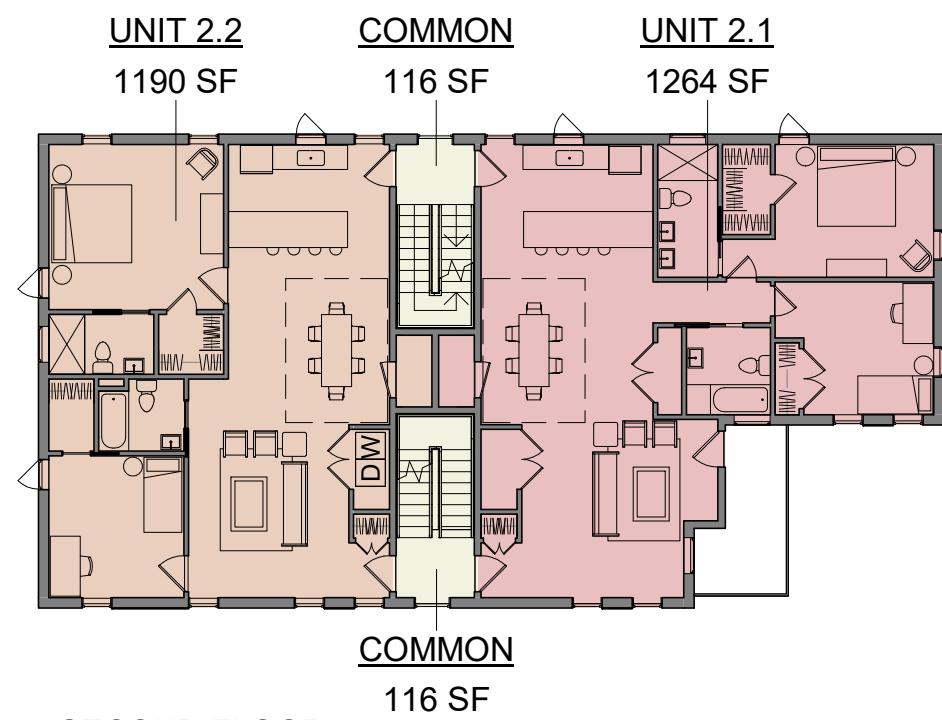
When bringing the matter to a vote, the HPC must include the reasons why the structure at **15-16 Winter Hill Circle** is or is not “preferably preserved”.



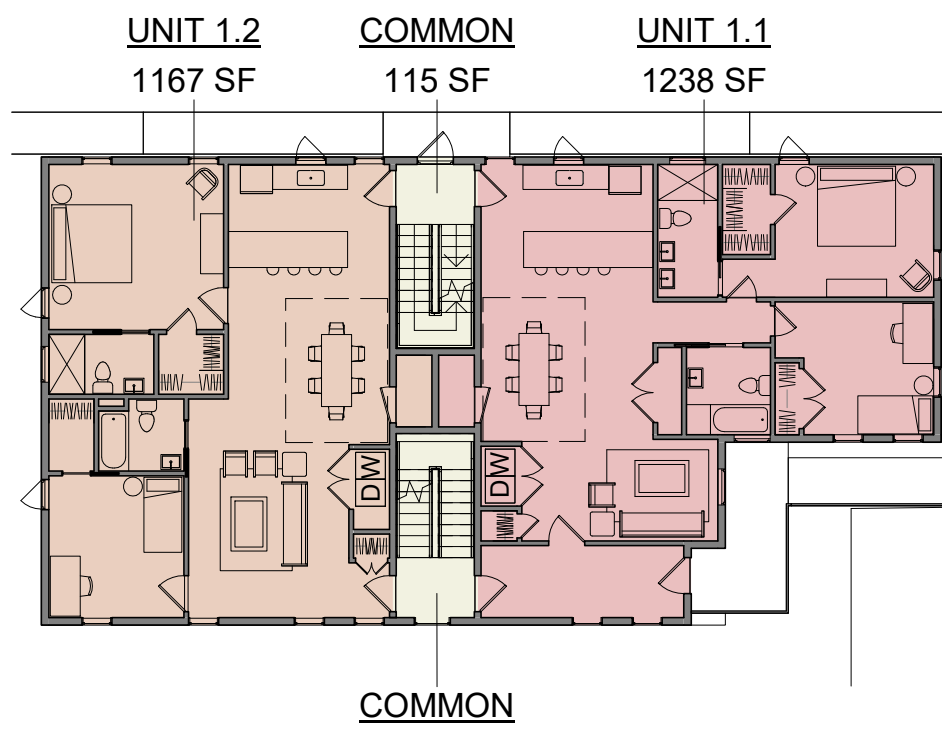
7 FOURTH FLOOR
1/16" = 1'-0"



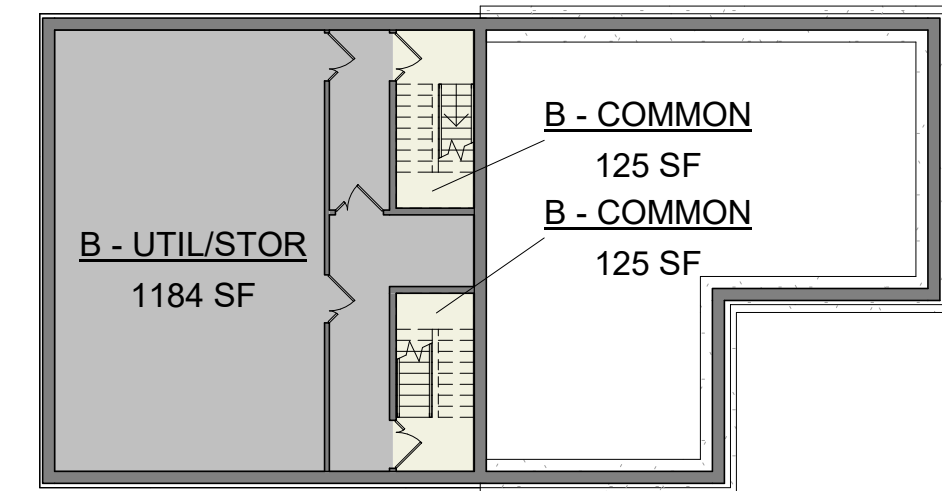
6 THIRD FLOOR
1/16" = 1'-0"



5 SECOND FLOOR
1/16" = 1'-0"

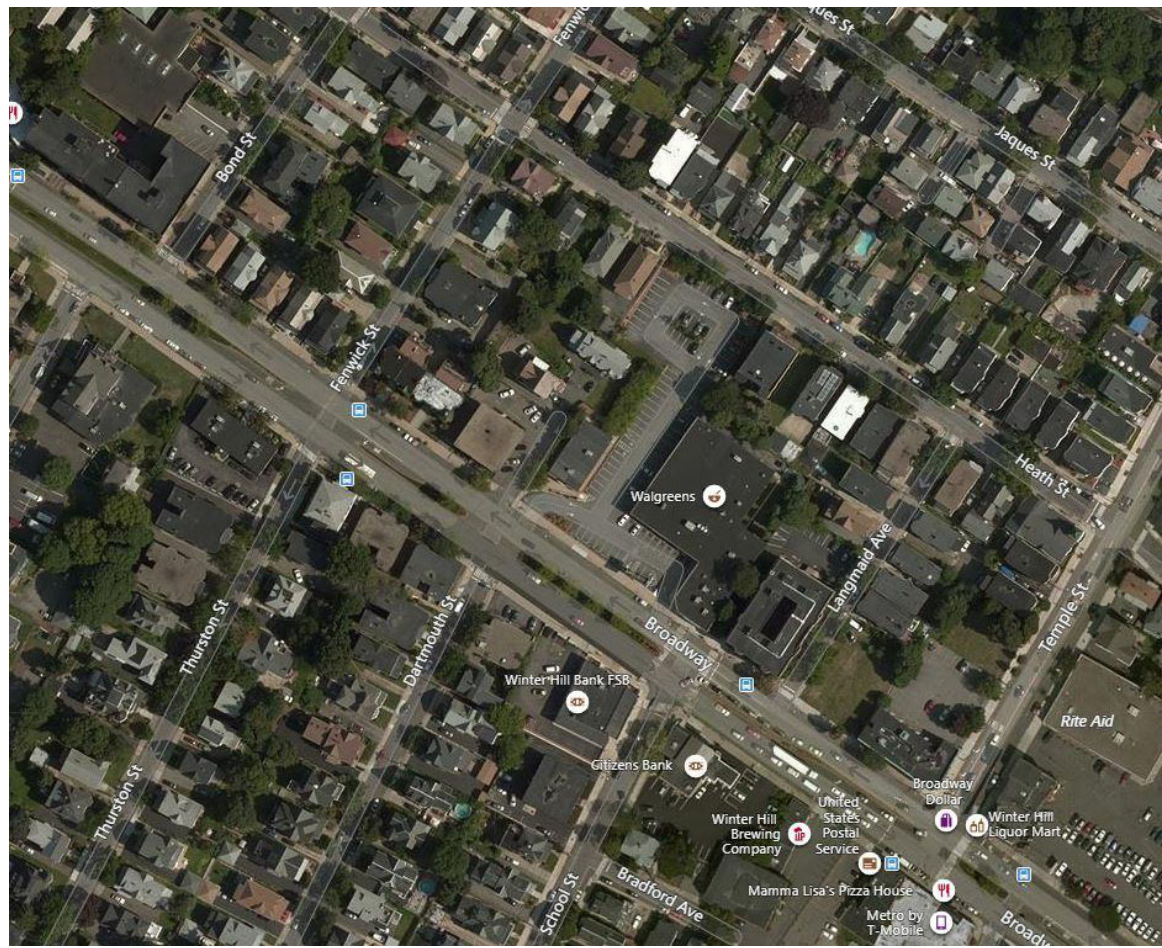
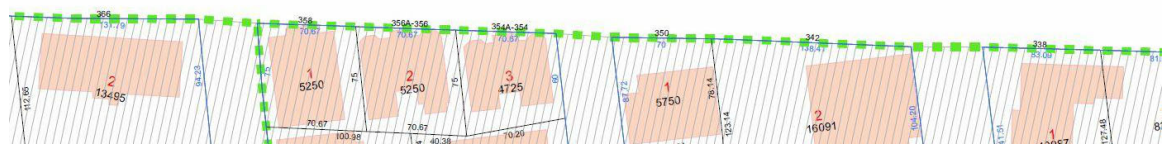
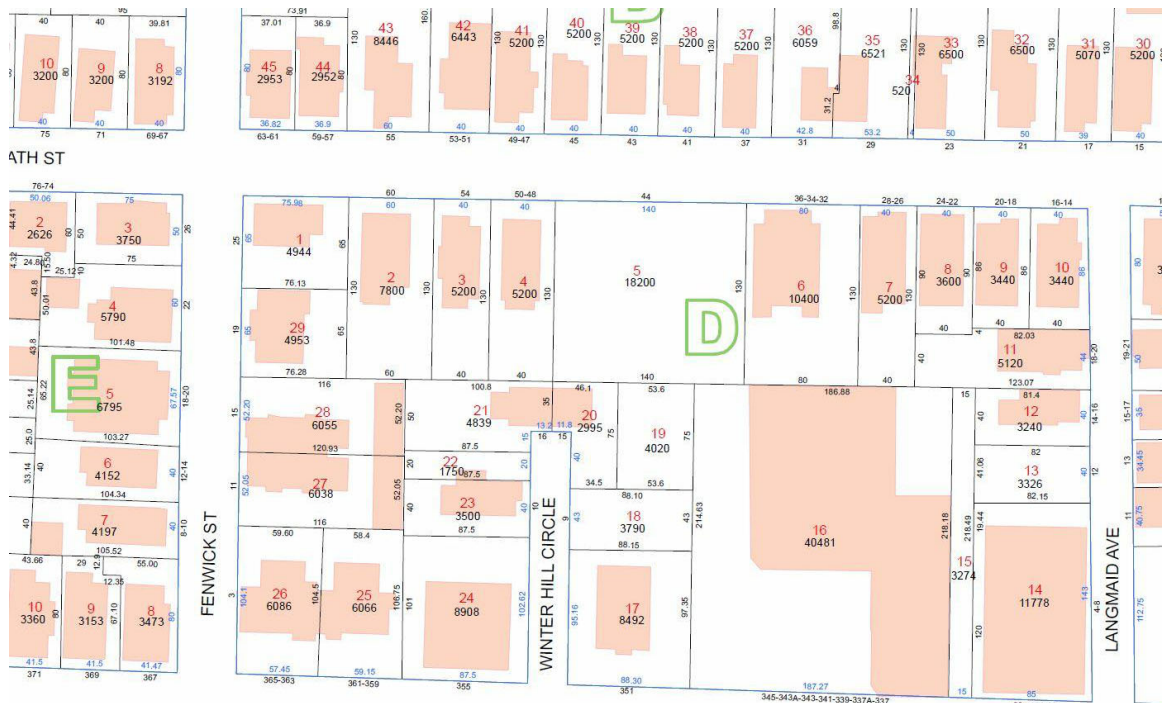


4 FIRST FLOOR
1/16" = 1'-0"



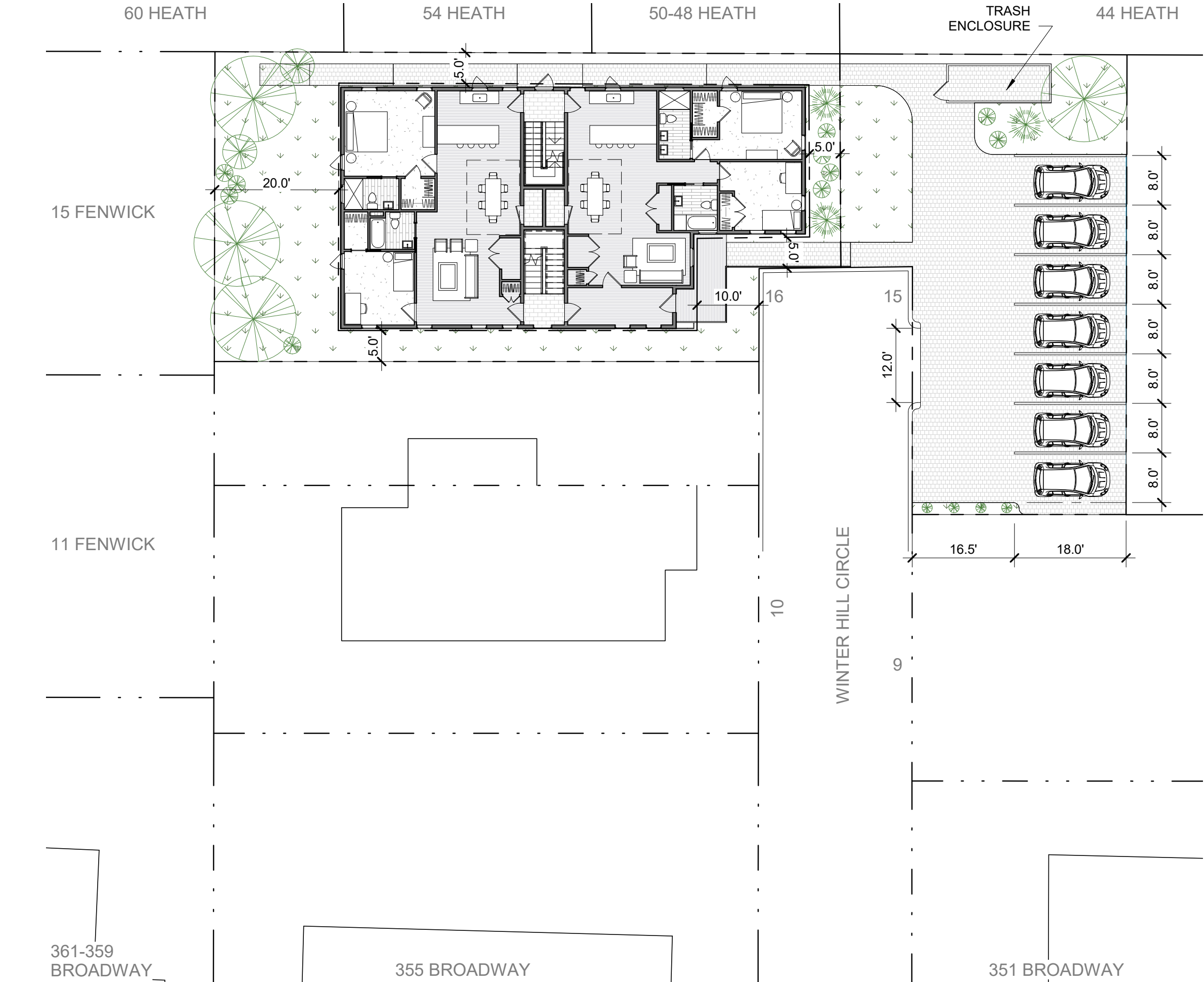
3 BASEMENT
1/16" = 1'-0"

GROSS AREA	
B - COMMON	251 SF
B - UTIL/STOR	1,184 SF
COMMON	695 SF
UNIT 1.1	1,238 SF
UNIT 1.2	1,167 SF
UNIT 2.1	1,264 SF
UNIT 2.2	1,190 SF
UNIT 3.1	1,264 SF
UNIT 3.2	1,190 SF
Grand total	9,443 SF



2 MAPS
12" = 1'-0"

ZONING	Urban Residence, Multi-Plex	Proposed 15 Winter Hill Circle	Proposed 16 Winter Hill Circle
Lot Dimensions			
Area		4,839 sf	2,995 sf
Width (min)	46 ft	50.00 ft	75.00 ft
Depth (min)	85 ft	100.80 ft	46.01 ft
Lot Development			
Coverage (max)	65%	54.7%	0%
Green Score (min / ideal)	0.35 / 0.40 2,742 sf / 3,134 sf	0.37 1,797 sf	0.53 1,610 sf
Building Setbacks			
Primary Front Setback (min/max)	10 ft / 20 ft	10 ft	n/a
Side Setback (min)	5 ft	5 ft	n/a
Rear Setback (min)	10 ft	10 ft	n/a
Parking Setbacks			
Primary Front Setback (min)	20 ft	19 ft	19 ft
Secondary Front Setback (min)	10 ft	n/a	n/a
Main Body			
Facade Build Out (min)	70%	78.3%	n/a
Width (min/max)	36 ft / 50 ft	39 ft	n/a
Depth (min/max)	44 ft / 64 ft	54.2 ft	n/a
Ground Story Elevation (min)	2 ft	2 ft	n/a
Story Height (min/max)	10 ft / 12 ft	10 ft	n/a
Number of Stories (min/max)	3 stories	3 stories	n/a
Roof Type	Flat, Gable, Hip	Flat	n/a
Facade Composition			
Ground Story Fenestration (min/max)	15% / 50 %	22.2%	n/a
Upper Story Fenestration (min/max)	15% / 50 %	24.2%	n/a
Use & Occupancy			
Dwelling Units (min/max)	4 / 6	6	0
Outdoor Amenity Space (min)	1/DU	1/DU	n/a
Required ADUs	20% of units	1 unit on site, 0.2 fractional buyout	n/a



1 MASTER PLAN
1/16" = 1'-0"

GREEN SCORE 15 Winter Hill Circle	Credit	Proposed Credit	Multiplier	Score
Soils				
Landscaped area with a soil depth <24 inches	actual sf	0 sf	0.3	0 sf
Landscaped area with a soil depth =>24 inches	actual sf	1,770 sf	0.6	1,062 sf
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0 sf	0.2	0 sf
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	188 sf	0.5	94 sf
Groundcovers				
Turfgrass, mulch, and inorganic surfacing materials	actual sf	1,770 sf	0.1	18 sf
Plants				
Vegetation less than two (2) feet tall at maturity	actual sf	500 sf	0.2	100 sf
Vegetation at least two (2) feet tall at maturity	12 sf	x10	0.3	36 sf
Trees				
Small Tree	50 sf	x2	0.6	60 sf
Large Tree	450 sf	x1	0.6	270 sf
Preserved Tree	65 sf	x3	0.8	156 sf
Engineered Landscape				
Vegetated Wall	actual sf	0 sf	0.7	0 sf
Rain gardens, bioswales, and stormwater planters.	actual sf	0 sf	1.0	0 sf
Green Roof with up to 6" of growth medium	actual sf	0 sf	0.2	0 sf
Green Roof with 6"-10" of growth medium	actual sf	0 sf	0.4	0 sf
Green Roof of 10"-24" growth medium	actual sf	0 sf	0.6	0 sf
Green Roof of over 24" growth medium	-		per element	
Total Area				1,797 sf
Green Score				0.37



- DESIGN/BUILD NOTES:**
- ALL WORK RELATED TO PLUMBING, ELECTRICAL, FIRE ALARM, HVAC, AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ON A DESIGN/BUILD BASIS. ALL WORK SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
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 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
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APPLICABLE CODE:
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL BUILDING CODE

- GENERAL NOTES:**
- ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.

No.	Description	Date

SNOW

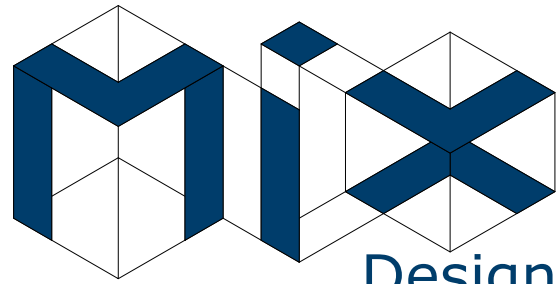
**15-16 Winter Hill Cir,
Somerville**

ZONING AND AREA

Project number	201903
Date	3/23/2020

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Scale	As indicated
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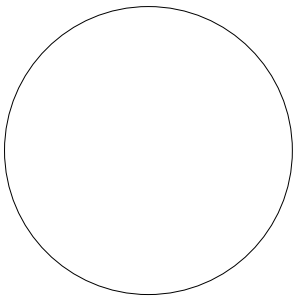
10 Grand View Ave
Somerville, MA 02143
617-863-6491
dsidel@mixdesigndevelop.com
www.mixdesigndevelop.com

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No.	Description	Date

SNOW
15-16 Winter Hill Cir,
Somerville

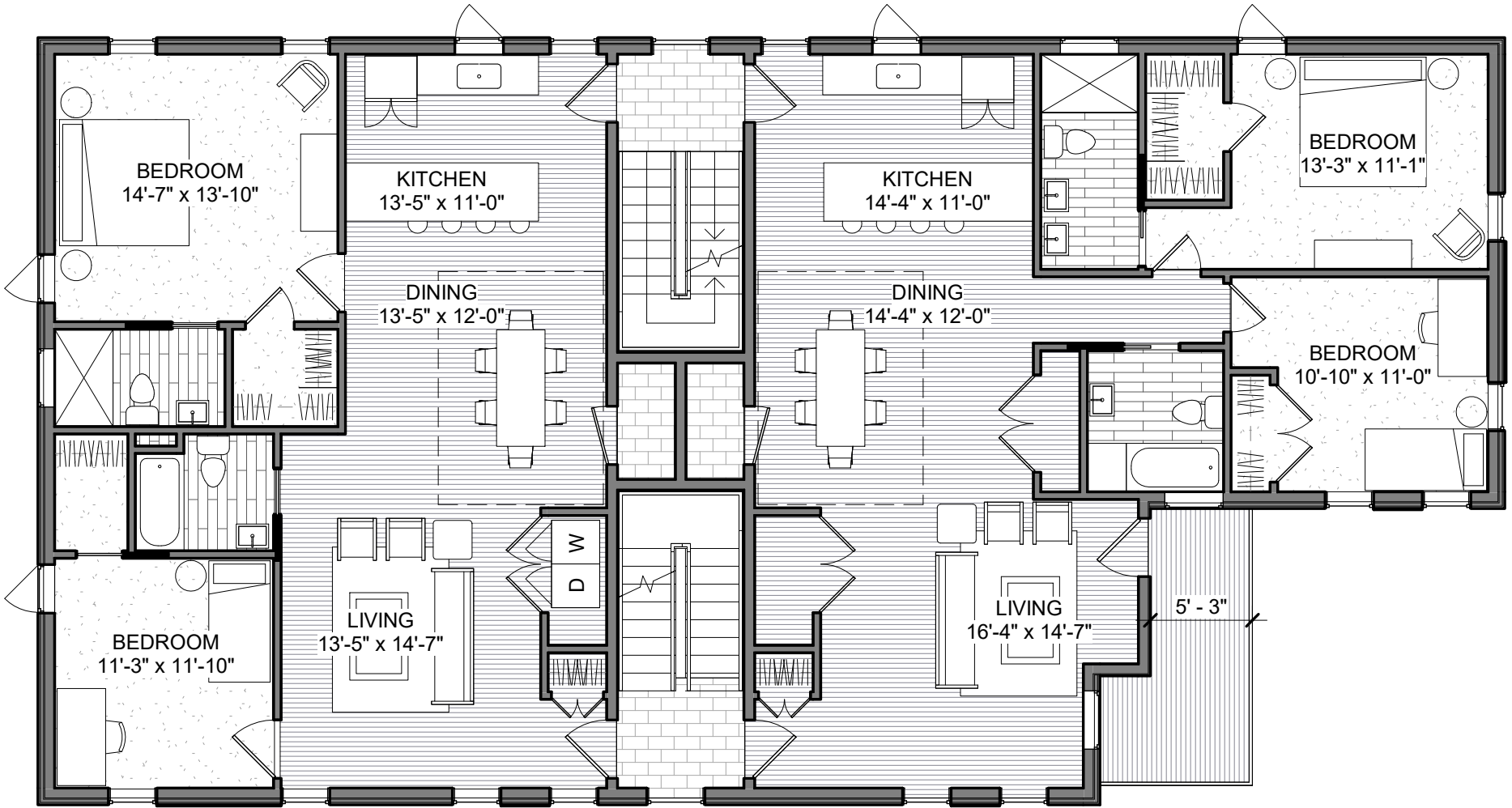
PLANS

Project number 201903
Date 3/23/2020

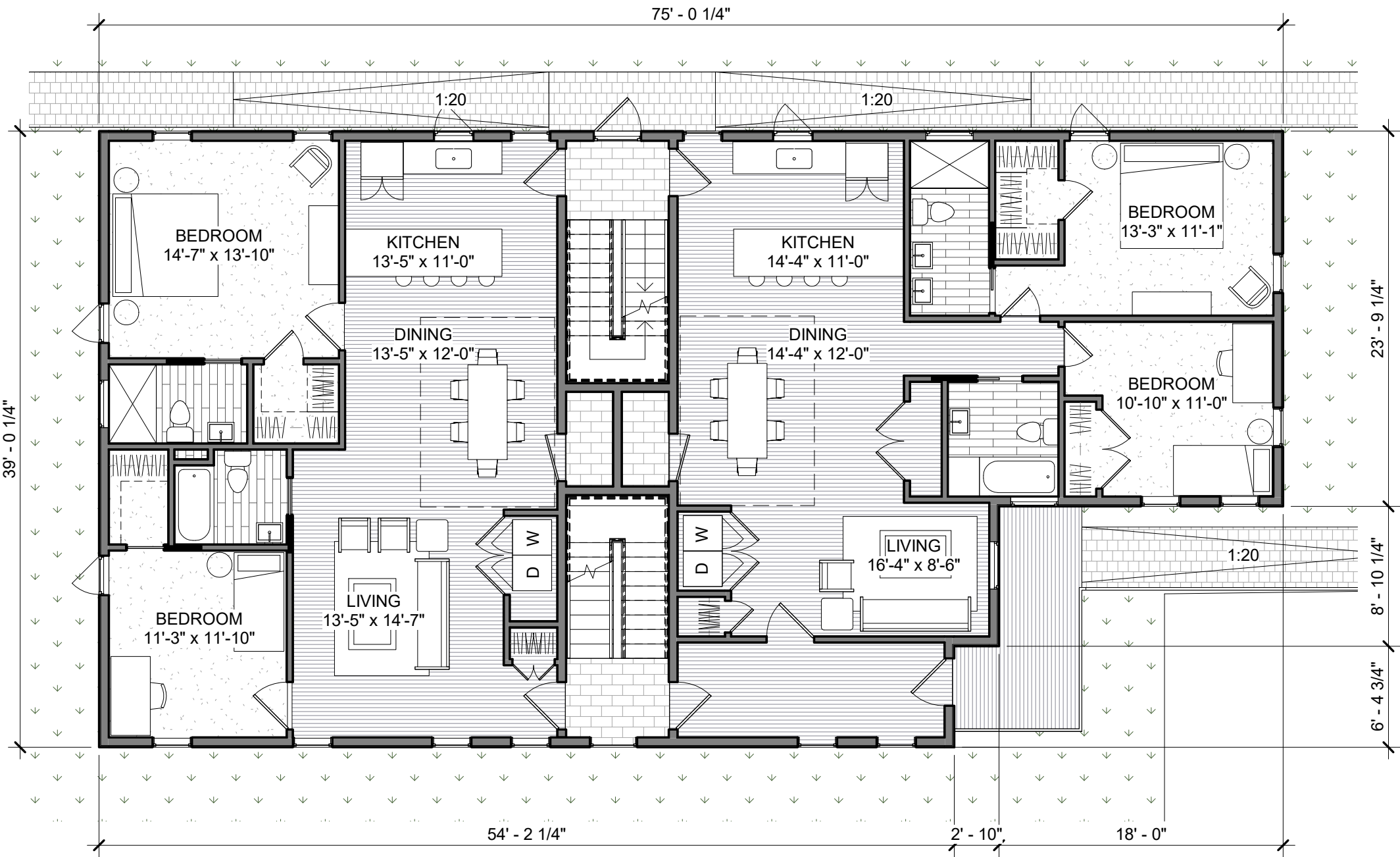
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Scale 1/8" = 1'-0"

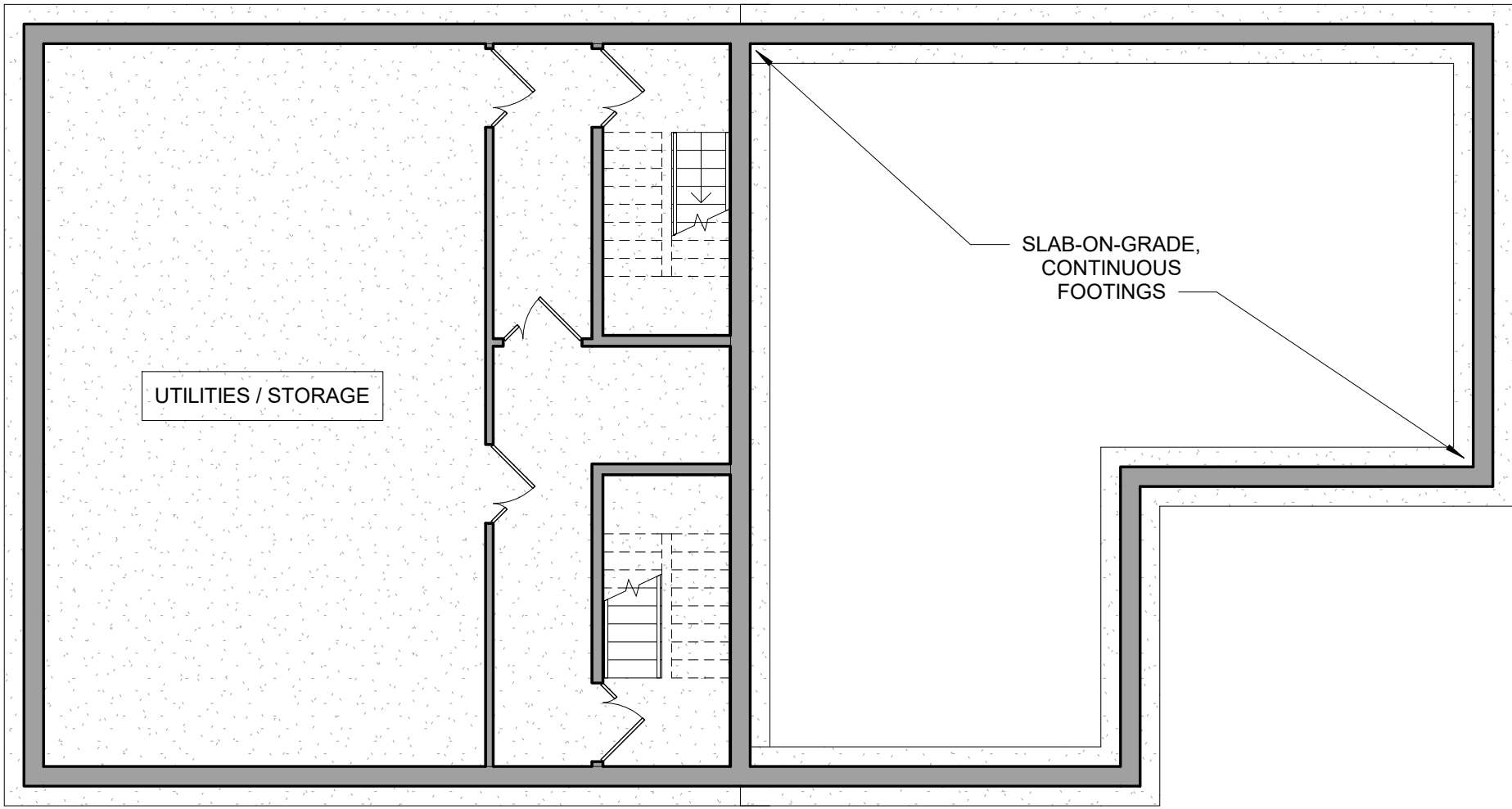
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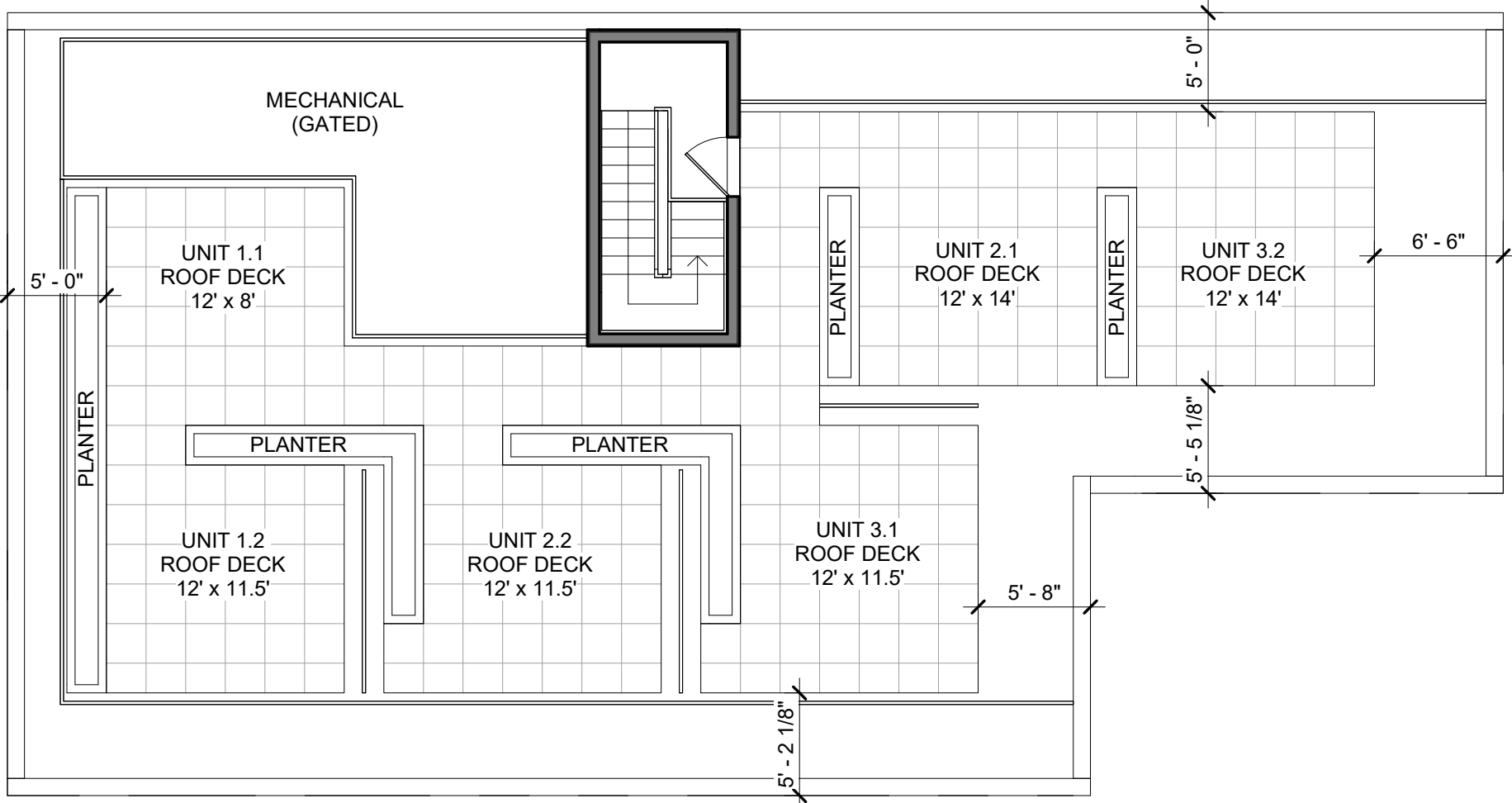
3 SECOND FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT PLAN
1/8" = 1'-0"



5 ROOF PLAN
1/8" = 1'-0"



4 THIRD FLOOR PLAN
1/8" = 1'-0"



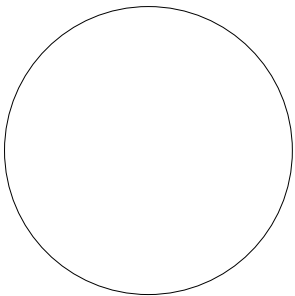
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No.	Description	Date

SNOW
15-16 Winter Hill Cir,
Somerville

EXTERIOR
ELEVATIONS

Project number	201903
Date	3/23/2020

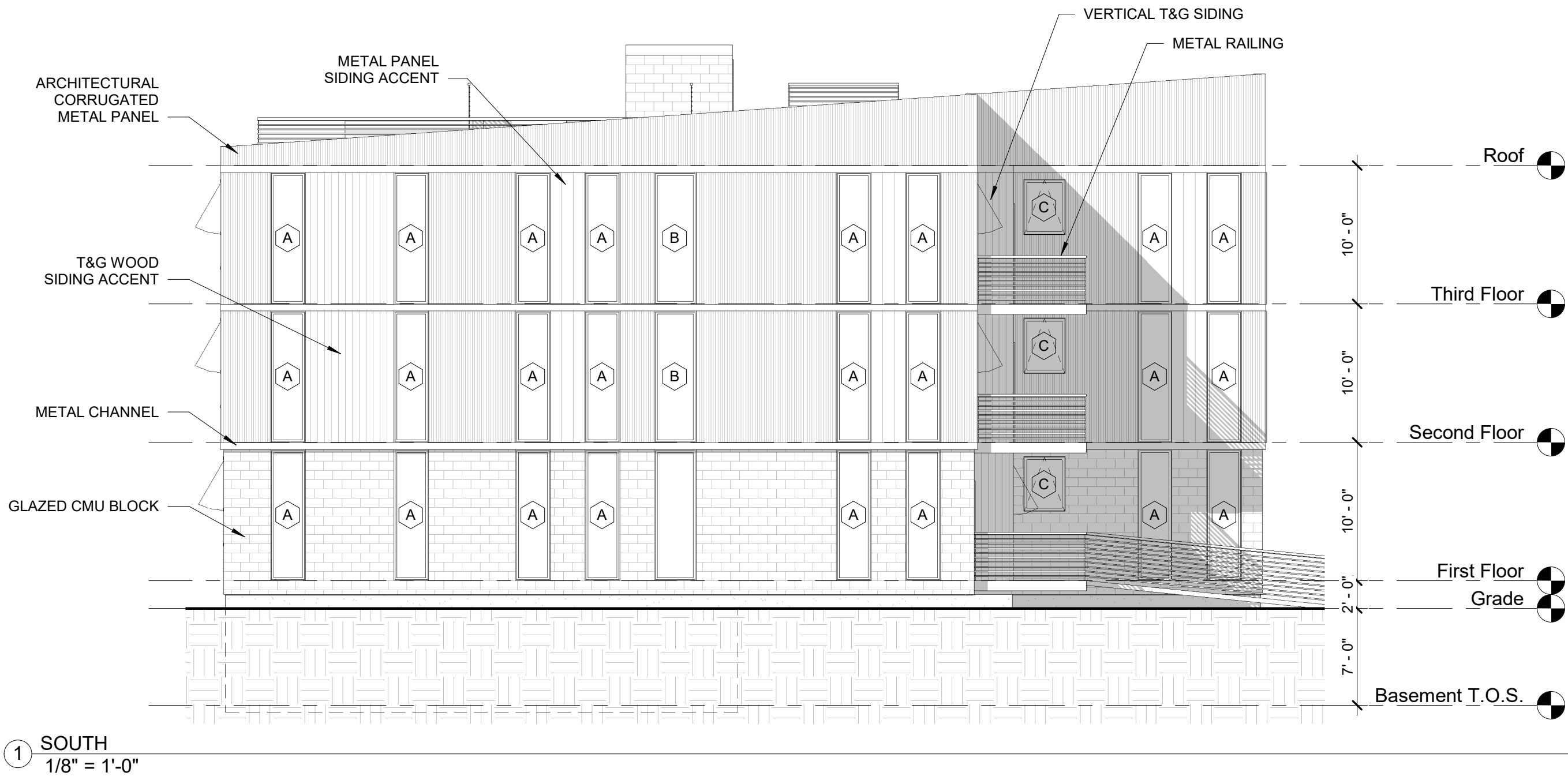
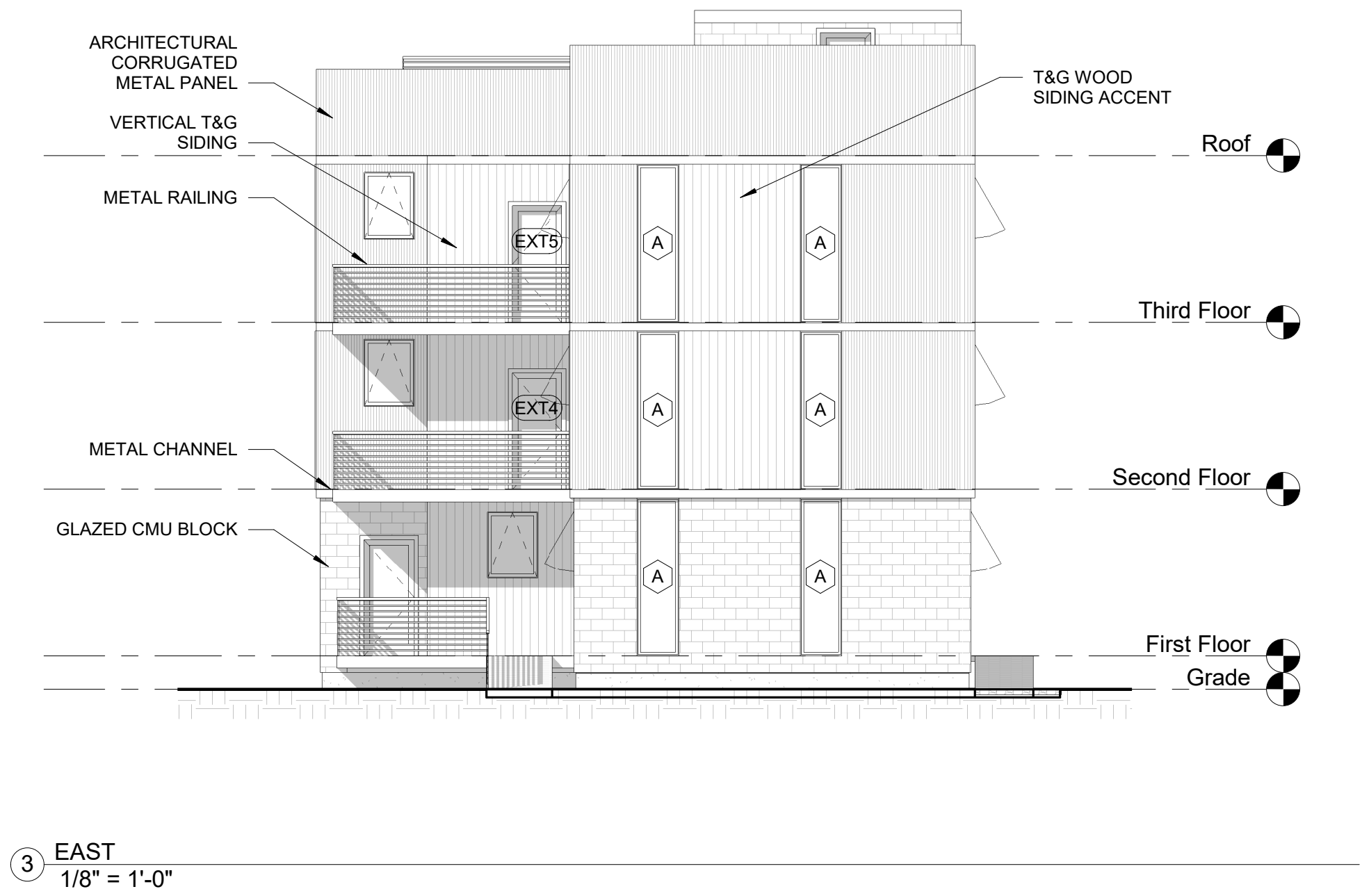
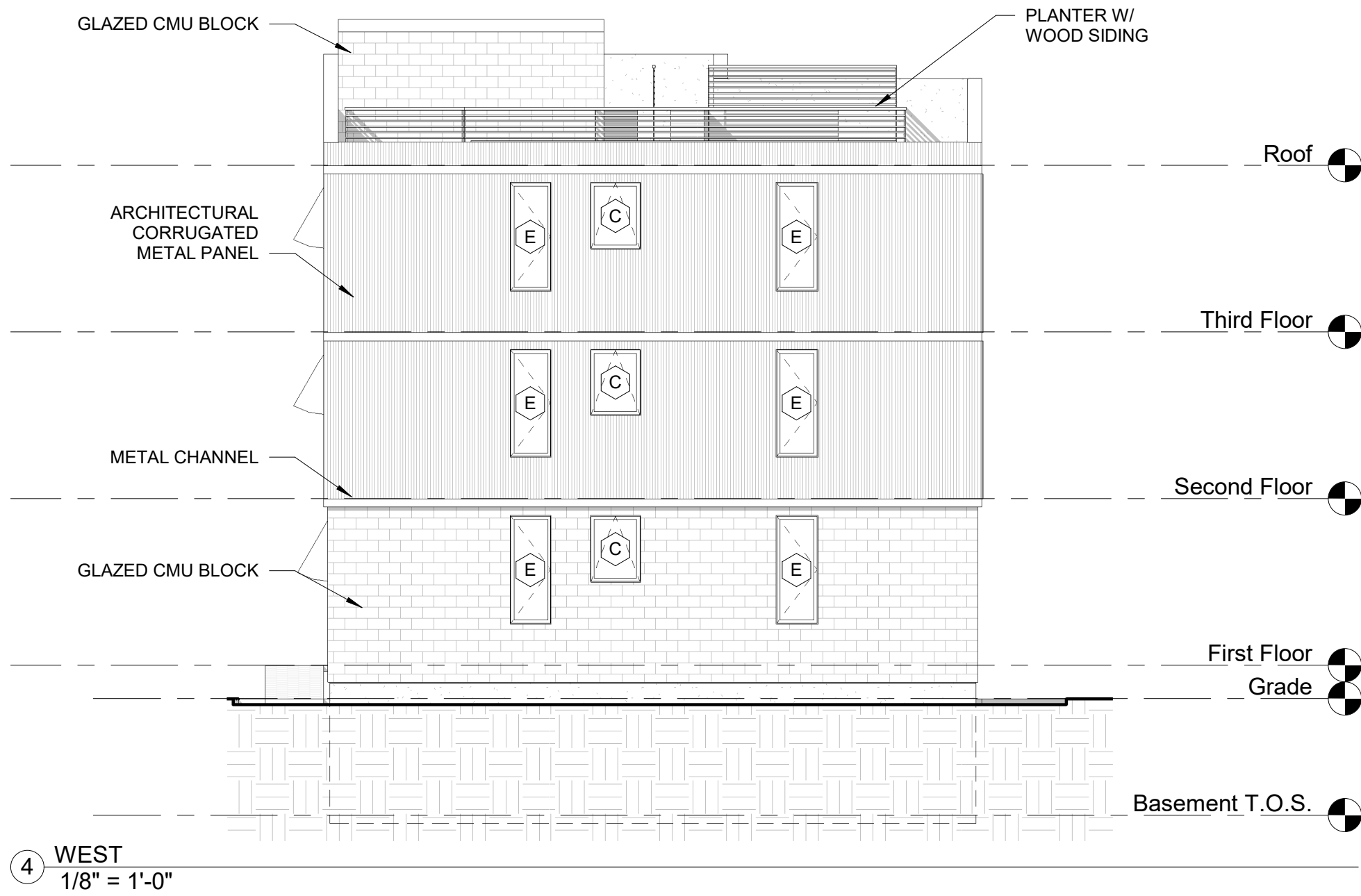
A2.00

Scale As indicated

WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	SILL HEIGHT	TYPE	NOTES
A	30"	114"	0"	A	
B	36"	114"	0"	A	
C	36"	48"		A	
D	36"	30"	84"	A	
E	30"	78"	30"	C	
F	30"	66"	42"	C	

WINDOW SCHEDULE NOTES

TYPE
A - AWNING
C - CASEMENT

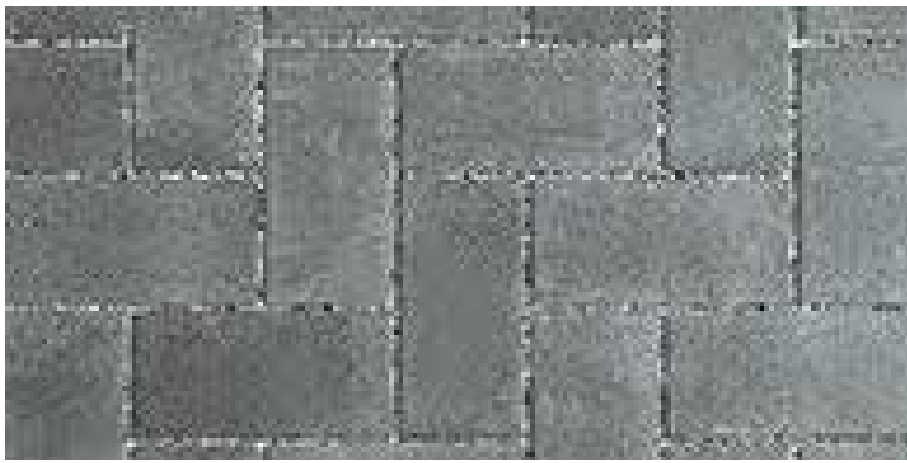




Close Board Fence



Bayberry (Native)



'Granite Blend' Pervious Unit Paver,
at parking spaces and walkways



Pea Stone at Rear Patio for
infiltration



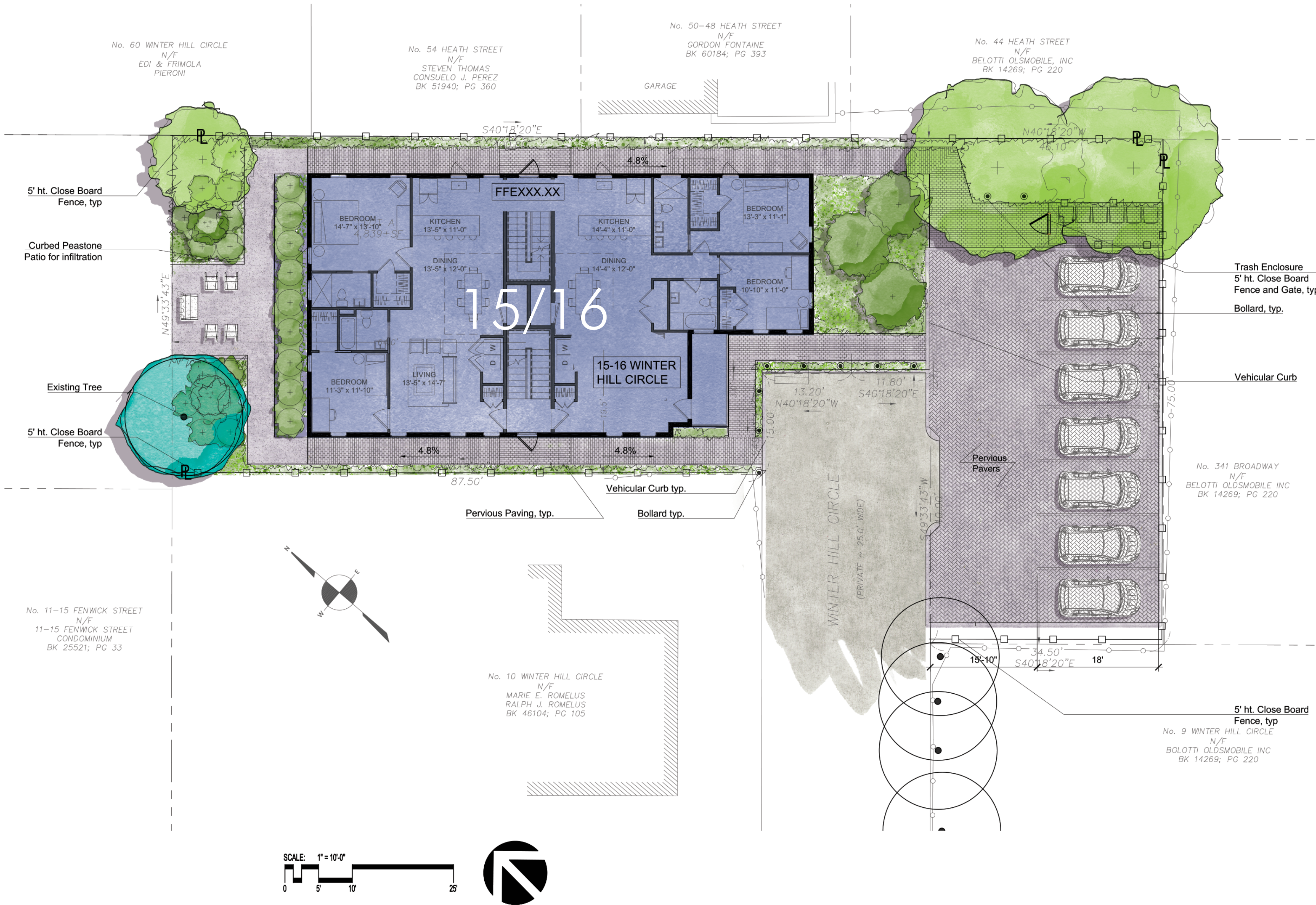
Shenandoah Switch Grass (Native Cultivar)



Sango Kaku Japanese Maple



Hay-scented Fern (Native)



PLANT LIST
FORTHCOMING

WE NEED A SURVEY
AND FFE FOR ARCHITECTURE
TO GRADE OUT SITE

Revisions:



Pedestal Pavers | Wood



Pedestal Pavers | Concrete | Pebble Trays | Wood Pavers



Screen between Patios | Stained Wood | Height TBD



Ballast | Grey Slate Chips



Signature Planters



Close Board Fence | Mechanical Screen



PLANT LIST
FORTHCOMING

15/16 WINTER HILL CIRCLE
SOMERVILLE, MASSACHUSETTS

ROOF DECK

Project #: 03/26/20
Drawn by: Reviewed: BH
Scale: AS NOTED

Revisions:

LP

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 29, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0438E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR:
RAYMOND A. SNOW
403 HIGHLAND AVENUE
SOMERVILLE, MA 02144

REFERENCES:
OWNERS OF RECORD:
JAMES H. ROGERS
MARGARET A. ROGERS
15 WINTER HILL CIRCLE
SOMERVILLE, MA 02145

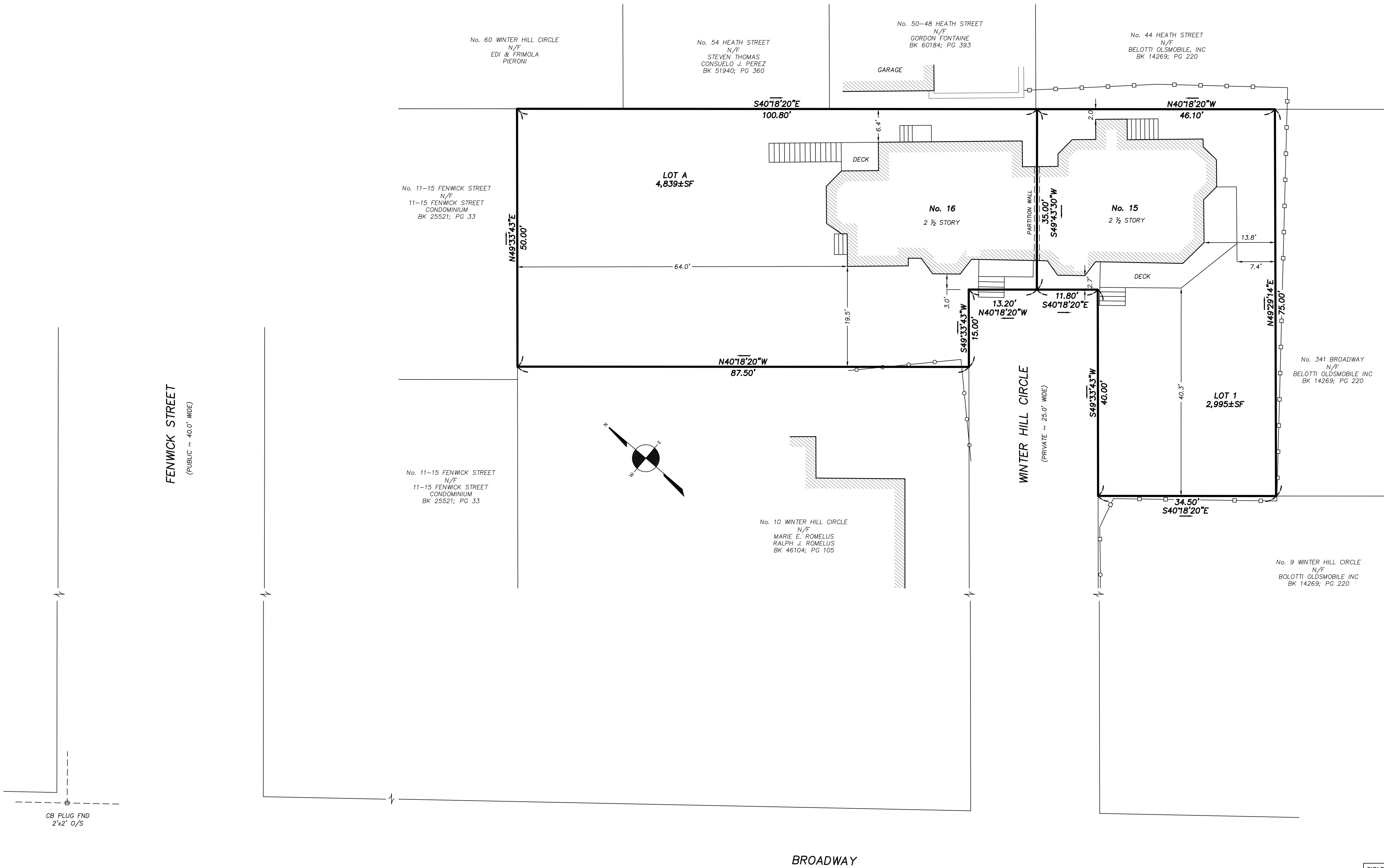
DEED: BK 43656; PG 264 (15 WINTER HILL CIRCLE)
BK 43656; PG 266 (16 WINTER HILL CIRCLE)
PLAN: PL BK 63; PL 45
PL BK 370; PL 32
PL 1946 #1842
PL 1946 #1445
PL 1955 #2014
PL 1973 #687
PL 1995 #647
LCC: 21266-A

NOTES:
PARCEL ID: 58-D-20
58-D-21

SITE PLAN OF LAND

LOCATED AT
15-16 WINTER HILL CIRCLE
SOMERVILLE, MA

DATE: AUGUST 16, 2019 SCALE: 1.0 INCH = 10.0 FEET



FIELD:	SAP
DRAFT:	SAP, RAP
CHECK:	GCC
DATE:	08/16/19
JOB #	19-00494

