



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

*HISTORIC PRESERVATION DIVISION*

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**ALTERATION TO A HISTORIC PROPERTY STAFF REPORT**

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**Site:** 11 Westwood  
**Case:** HPC 2015-041

**Historic Name:** 11 Westwood Road  
**District(s):** Westwood Road Historic District and  
Somerville Multiple Resource Area

**Applicant Name:** Lucas Rogers  
**Applicant Address:** 11 Westwood, Somerville, MA

**Owner Name:** same as above  
**Owner Address:** same as above

**Date of Application:** June 30, 2015  
**Legal Notice:** *Add two gable cedar gable vents installed against cladding*  
**Staff Recommendation:** Approval with conditions  
**Date of Public Hearing:** August 18, 2015

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**I. PROJECT DESCRIPTION**

The applicant requests a Certificate of Appropriateness to alter the structure in the following manner as described in the application:

*“Add two gable vents. Cedar, installed against cladding, flush with shingles. “Architectural Depot” brand. Rectangular, approx.. 1.5’ x1’. Intended to facilitate whole house fan. “Brick molding” or custom molding to match window trim. Painted to match shingles or window trim. Gable vents on sides, not front of house.*

**II. PROPERTY DESCRIPTION**

**1. Historical and Architectural Description:**

11 Westwood Road is a shingle style residence built circa 1898. No individual listing sheet exists for this property. However, a photo from the period shows the residence in classic shingle stile with asymmetrical



*Fig. 1 - 11 Westwood Road c. 1898*



*Fig. 2 - 11 Westwood Road from Somerville Assessor's site, 2008.*

window position, front-gabled roof, Palladian style window, fanlight style window and windows with multiple diamond panes above and one pane below. Porch supports appear to be plain or classical. The c.2008 photo from the Assessor's site shows that, while the scale and massing of the structure remain the same, a few key architectural features have been altered, particularly the siding from wood shakes to horizontal wood clapboards, the front porch railings and steps.

### 3. **Proposal**

#### **From the application:**

*Add two gable vents. Cedar, installed against cladding, flush with shingles. "Architectural Depot" brand. Rectangular, approx.. 1.5' x1'. Intended to facilitate whole house fan. "Brick molding" or custom molding to match window trim. Painted to match shingles or window trim. Gable vents on sides, not front of house.*

## III. FINDINGS

Over the years, this property has received several Certificates of Appropriateness as well as Certificates of Non-Applicability under various owners. A list of these certificates appears below:

**1 – HPC 13.025 – 11 Westwood Road, Somerville, MA**  
**Nature of the work:**

**Certificate of Appropriateness**

- a. Install a single gate on the porch at the top of the stairs with rails and balusters to match the existing and with hinges to allow for a 180° swing.

**2 – HPC 13.024 – 11 Westwood Road, Somerville**

**Certificate of Non-Applicability**

**Nature of the work:**

- a. Replace metal flashing over 3 windows on the east side;
- b. Replace wood shingles as needed; and
- c. Replace wood fascia on the garage to match the existing fascia in materials and dimensions.

**3 – HPC 12.053 – 11 Westwood Road, Somerville, MA**

**Certificate of Non-Applicability**

**Nature of the work:**

- a. Remove and replace existing damage wood newels, lower fascia boards, stair treads and other damaged materials on the front porch with hardwood to match existing; and
- b. Install trellis to support wisteria.

**4 – HPC 11.54 – 11 Westwood Road**

**Certificate of Non-Applicability**

**Nature of the work:**

- a. Repair wood windows and casings in-kind;
- b. Replace glass in-kind as necessary; and
- c. Replace storm windows.

**5 – 09.70 - 11 Westwood Road, Somerville, MA**

**Certificate of Appropriateness**

**Nature of the work:**

- a. Remove 3-tab asphalt roof shingles;
- b. Install ice and water shield, metal drip edges and copper flashing;
- c. Install Cobra® ridge vent;
- d. Replace the three-tab asphalt roof shingles with CertainTeed® Landmark™ 30 year architectural roof shingles; and
- e. Install new EPDM roofing on slightly hipped bay window on west side.

**5 – HPC #03.36 – 11 Westwood Road**

**Certificate of Appropriateness**

**Nature of the work:**

- a. Replace accordion fold garage doors with overhead doors to closely match existing;
- b. Store the doors and hardware for future reuse; and
- c. Document placement of hardware in situ.

**1. Considerations:**

- **What is the visibility of the proposal?**

The proposed addition of the two gable vents are visible from the public way.

- **What are the Existing Conditions of the building / parcel?**

Overall, the structure appears to be in good condition.

- **Does the proposal coincide with the General Approach set forth in the Design Guidelines?**

Yes.

## **GENERAL APPROACH**

The primary purpose of Somerville's Preservation Ordinance is to encourage preservation and high design standards in Somerville's Historic Districts, in order to safeguard the City's architectural heritage. The following guidelines ensure that rehabilitation efforts, alterations, and new construction all respect the design fabric of the districts and do not adversely affect their present architectural integrity.

- A. The design approach to each property should begin with the premise that the features of historic and architectural significance described in the Study Committee report must be preserved. In general, this tends to minimize the exterior alterations that will be allowed.
- B. Changes and additions to the property and its environment that have taken place over the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected (LATER IMPORTANT FEATURES will be the term used hereafter to convey this concept).
- C. Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.
- D. When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.
- E. Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.
- 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.

**Staff comments:** The proposed work complies with items A, E, and F. It is a reasonable alteration that is in keeping in scale and materials with the original features of the structure.

## **III. RECOMMENDATIONS**

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, Staff recommends a approval of the certificate of appropriateness sought by the applicant only if the following conditions are met:

**Condition 1** – Applicant shall obtain all appropriate building permits prior to commencing work.

**Condition 2** – Applicant shall consult with HPC Staff should the gable vents be changed from those presented to the Commission.

**Condition 3** – Applicant shall contact HPC Staff upon completion of the work for sign-off that the work was done in accordance with the Certificate of Appropriateness (COA) and approved plans.


## IV. ADDENDUM

The image provided by the applicant below shows the type and style of gable vent the applicant wishes to install.

**Fig. 3** – Image of specs page for proposed gable vent installation.

GVWVE - Vertical Wood Gable Vent - GVWGVWVE by Architectural Depot Page 1 of 5

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Vertical Wood Gable Vent

Item #: GVWVE [\(read 9 reviews\)](#)

Width	Height	Venting Area	# of Louvers
12" - 36"	12" - 36"	56 Sq. In.	4

Size [need help?](#)  
17"W x 17"H (Rough Opening: 12"W x 12"H)

Trim [need help?](#)  
Flat Mould Trim

Material Finish [need help?](#)  
Western Red Cedar (Rough Sawn)

Mounting Method [need help?](#)  
Functional (w/Louver Box)

Primed [need help?](#)

Quantity: 1 each

1-9	10-24	25-49	50+
\$63.80 EACH	\$60.61	\$57.42	\$54.23

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**Quick Overview**

Our Rustic Collection is an instant classic. Our Rustic wood millwork utilizes the technologies of today to build the log and timber wood products that have been in architecture for centuries. Because our products are not kiln dried, each item in our Rustic Collection is 100% unique and will contain the natural variations that the wood species offers. Your wood bracket, corbel, rafter tail, will contain unique colors, grains, textures, knots, sapwood & heartwood content and possible sap bleeding, and even natural checking, splitting & cracks. These natural variations are what make the Rustic Collection stand out from the rest. Be proud of your project; stand out from the cookie-cutter homes, use the Rustic Collection family of products.

Note: If you are looking for more of a furniture or cabinet grade product, we offer a full line of kiln dried, hand carved products. We can also custom make products to your exact specifications.

- ✓ Handcrafted and manufactured in the USA
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- ✓ Can be painted or stained
- ✓ Comes complete with screening to keep out insects
- ✓ Available in rough sawn or smooth
- ✓ Have a question? Give us a call at 1-888-573-3768

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