



HISTORIC PRESERVATION COMMISSION

CITY OF SOMERVILLE

APPLICATION for CERTIFICATE for
HISTORIC DISTRICT PROPERTY

FOR OFFICE USE ONLY
Application number:
Received: by:
App. Accepted:
Hearing date:
App. Returned:

TYPE OF CERTIFICATE REQUESTED:	APPROPRIATENESS:	NON-APPLICABILITY:	HARDSHIP:
PROPERTY LOCATION: 28 HIGHLAND AVENUE			WARD: 3
OWNER: Ronald Mesard on behalf of Condo Association			TEL (DAY): 617 797 4660
OWNER'S ADDRESS: 28 HIGHLAND AVENUE			TEL (EVE): SAME
SOMERVILLE, MA 02143			E-MAIL:
APPLICANT (IF NOT OWNER): CITY OF SOMERVILLE ENGINEERING DEPT.			
APPLICANT'S ADDRESS: 1 FRANKLIN ROAD			TEL (DAY): 617 625 6600 x 5416
SOMERVILLE, MA 02145			E-MAIL: RLV@CITYOF.SOMERVILLE.MA.GOV
IS APPLICANT:	OWNER:	CONTRACTOR:	ARCHITECT:
			OTHER: CITY OF SOMERVILLE

ZONING: A proposed increase in square footage, height, or enclosed space, including garages, or a change in use or occupancy may require a ZONING VARIANCE. If a ZONING VARIANCE is required, the Historic Preservation Commission will hold hearings in a parallel process to hearings before the Zoning Board of Appeals. Certification is hereby made that a hearing by the Zoning Board of Appeals is scheduled for, or was held on (INSERT DATE HERE):

Applicant's Signature:

WORK INCLUDES: check all that apply

Addition:	New Windows:	New Siding:	Repair Porch:	Roofing:
Demolition:	Repair windows:	Repair Siding:	New Skylights:	Chimney:
Fence:	Landscaping:	Hardscape Sign:	Foundation:	Other:

BRIEF DESCRIPTION OF WORK

Install corbing and ceiling
Reference attached (9) pages

OHCD RECEIVED STAMP:

DOCUMENTATION ATTACHED: Complete Documentation of your application is required. The Applicant must supply scale drawings, photographs of existing conditions, and other supporting information.

APPLICATIONS WITH INSUFFICIENT DOCUMENTATION WILL NOT BE REVIEWED

Photographs: ☒	Materials samples: ☒	Manufacturer's literature: ☒	Drawings: ☒	Site or Plot Plan: ☒
Other: Reference attached (9) pages				

SIGNATURES:	
OWNER: <i>Ronald E Mesard</i>	DATE: 5/9/12
APPLICANT: <i>Richard J Libardoni</i>	DATE: 5/9/12

If Owner is a Condominium or Cooperative Association, an authorized Trustee must sign

Senior Civil Engineer

HISTORIC PRESERVATION COMMISSION

APPLICATION INSTRUCTIONS

The Somerville Historic Preservation Commission administers local Historic Districts as set forth by the provisions of Massachusetts General Laws Chapter 40C, and the Somerville Historic District Ordinance. Only properties listed in Somerville Historic Districts require approval from the Historic Preservation Commission.

A proposed increase in square footage, height, or enclosed space, including garages, or a change in use or occupancy may require a ZONING VARIANCE. If a ZONING VARIANCE is required, the Historic Preservation Commission holds hearings prior to or concurrently to hearings before the Zoning Board of Appeals.

The Historic Preservation Commission must approve all exterior construction, alterations, repairs or demolition before Inspectional Services can issue a building permit or demolition permit.

A preliminary site visit by the Historic Preservation Commission staff is recommended prior to submitting your application. Although not required, this visit can help to explain the Commission guidelines and give advice as to the nature of the work that would likely be permitted. You may arrange a site visit by contacting the Commission staff.

Applications must include complete supporting materials such as photographs, drawings in plan and in elevation, sample materials and manufacturer's literature for new materials. The Commission may be unable to determine whether the work you are planning meets the guidelines without this information. As a result, your application may be rejected, or your project delayed while additional reviews are conducted.

After completing the application, Commission staff will review and determine which of two procedures will be followed. Applications for alterations will require a public hearing with at least 14 days advance notice to abutters before a Certificate can be issued. In some cases where the proposed alteration is of minor significance, a certificate may be issued following ten days written notice to abutters.

There are three types of certificates that the Commission may issue:

Certificate of Appropriateness: issued when the proposed alterations are compatible with the existing historic building.

Certificate of Non-Applicability: issued for a) work which is not under the jurisdiction of the Commission; b) work not visible from a public way; and c) ordinary repair or replacement of exterior architectural features that do not involve a change in design, material, color or the outward appearance.

Certificate of Hardship: issued when special conditions will create a substantial hardship, financial or otherwise, to the applicant if not approved, as long as there is no substantial detriment to the Historic District. This may include providing handicapped access, or major repairs involving significant cost.

The Commission's review applies to exterior architectural features that are visible from a public street, way or park. Such features include (but are not limited to) siding, windows, doors, lighting, gutters, roofing, skylights, dormers, additions, signs, fences, walks and driveways. Many applicants request changes that are rarely approved. As such, please note the following tips.

- Repairs are always preferred over replacement.
- Vinyl or aluminum siding is unlikely to be approved.
- Roof shingles should reflect the architecture of the house (rustic or formal in design)
- Design guidelines for replacement windows and doors call for them to be made of wood (not vinyl), with the same glass size and pattern incorporating dark internal spacers as the original windows.
- Skylights in the front of the house are unlikely to be approved.

The Commission's review does NOT include paint color, storm doors and windows, window air conditioners, lawn ornaments, or trees and shrubs.

The Commission is happy to make recommendations for appropriate types materials and design, sources of products, and technical help with repairs and materials. You are encouraged to discuss your project with the Commission's staff as necessary. Unfortunately, we cannot recommend contractors. This assistance is available to anyone, whether their property is a listed one or not. Please also refer to the Commission's Design Guidelines for additional information. These are available at the Preservation Commission's office in City Hall.

Cause and Problem

The City of Somerville is upgrading the Wheel Chair Ramp at the corner of Walnut Street and Highland Avenue. To comply with code, the sidewalks (both Walnut Street and Highland Avenue) will need to be lowered. In doing so, the entrance ramp (already somewhat steep) to the front steps of # 28 Highland Avenue becomes steep enough to create a safety issue in inclement weather. Also, the sidewalk along Highland Avenue would need to be unconventional in that a level pedestrian travel path (adjacent to the area of the proposed curb) and then slope down to the Highland Avenue curb. This is a very active Bus Stop and the change in slope is undesirable. More so the mailboxes would no longer be able to be level.

Proposed Solution

Install a curb to allow the Highland Avenue sidewalk to be low as it needs to be to function optimally. This curb also eliminates the grading transition from the Highland Avenue sidewalk elevation to the entrance ramp area.

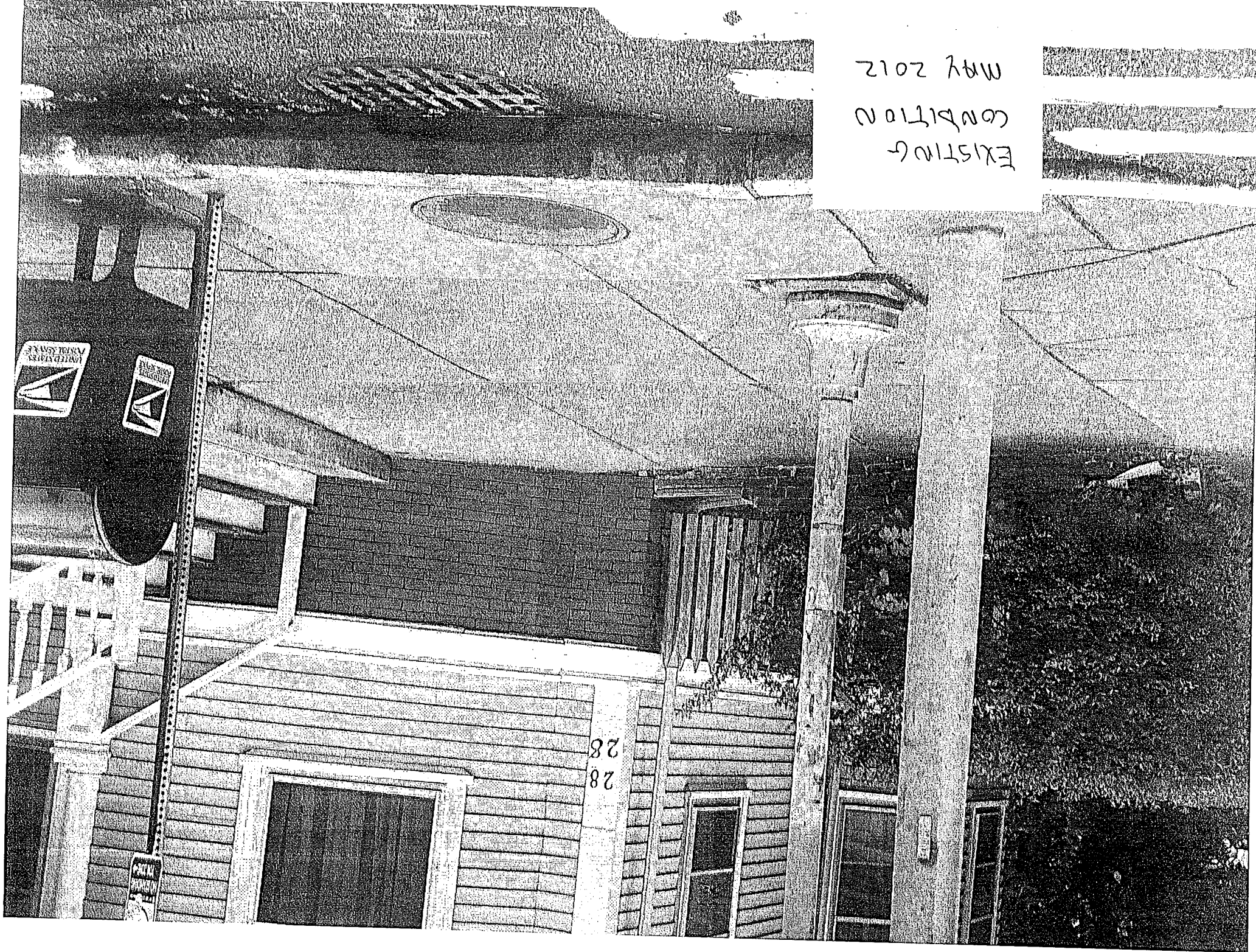
Install a railing on top of the curb to mitigate the tripping hazard of a standalone curb above the sidewalk elevation.

Install (2) steps and landings in lieu of the entrance ramp approaching the front steps.

Attached

- Pictures of existing condition.
- (2) Sketches of proposed solution with explanatory notes. Please excuse my limitations in drawing in perspective as I am presenting two views (vs. attempting to indicate all new elements in one view). Hopefully, this presentation is more understandable.

EXISTING
CONDITION
MAY 2012

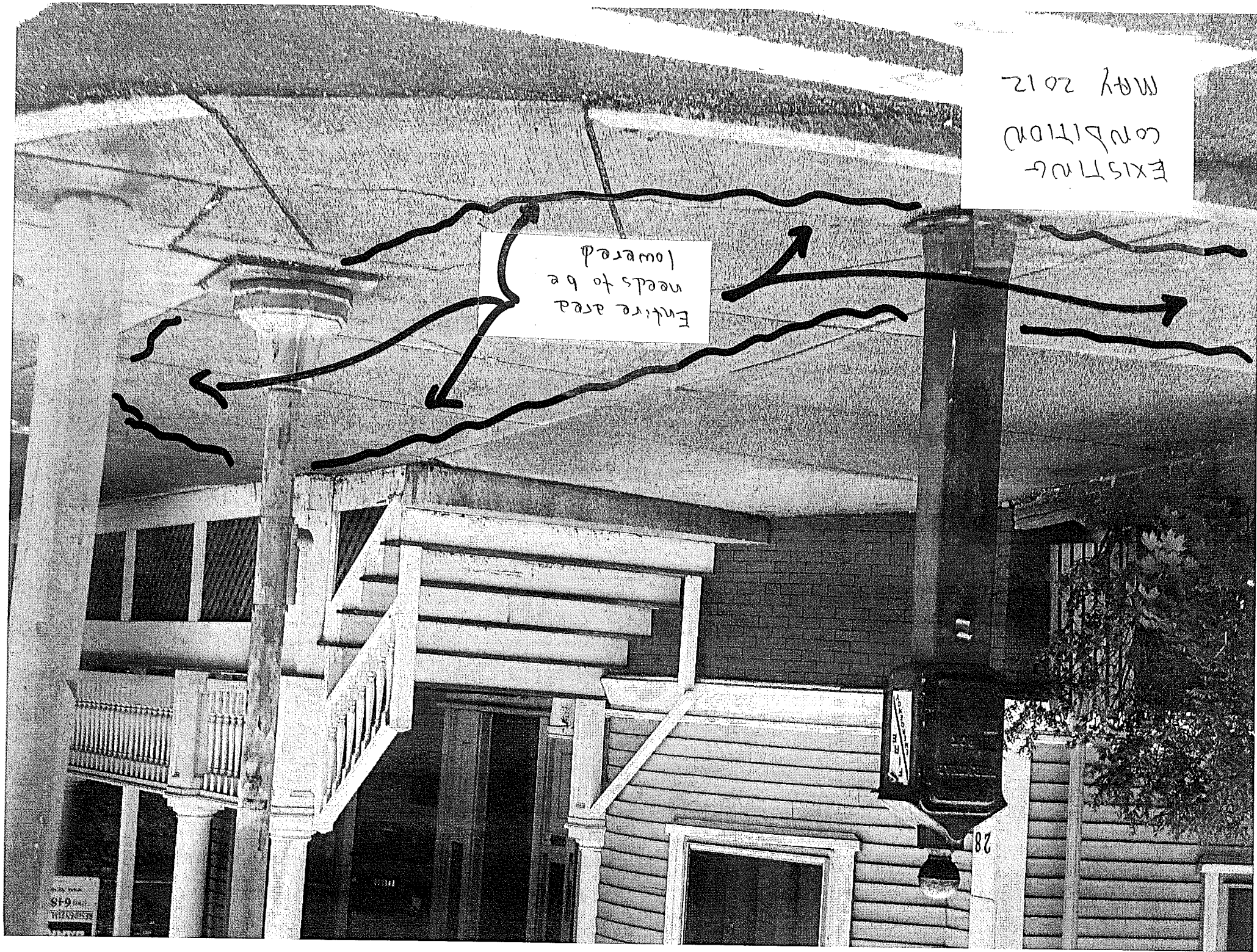


EXISTING-
CONDITION
MAY 2012

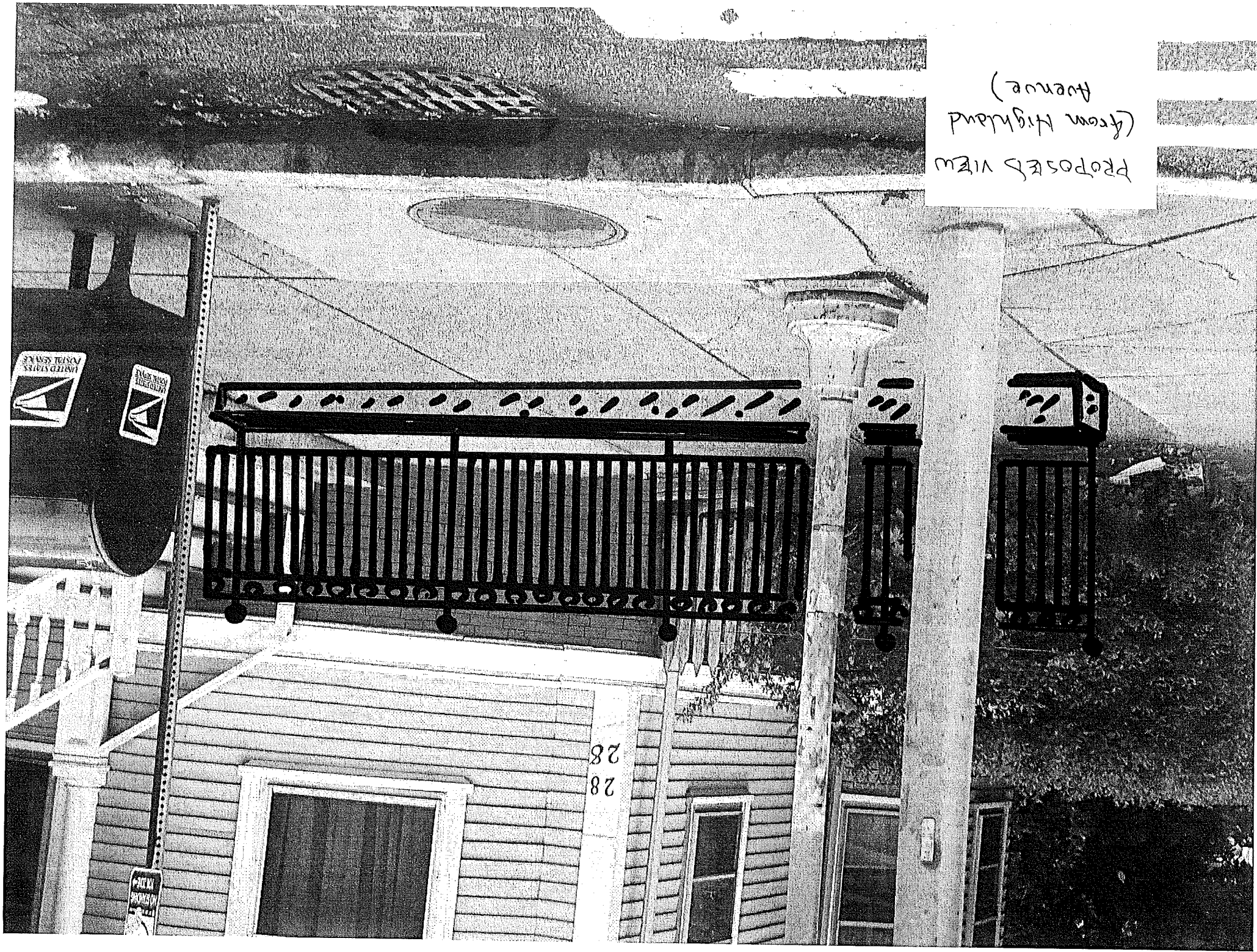
CALL
NICK B
648-6500
NICK B

EXISTING
CONDITION
MAY 2012

Entire area
needs to be
lowered



PROPOSED VIEW
(from Highland
Avenue)

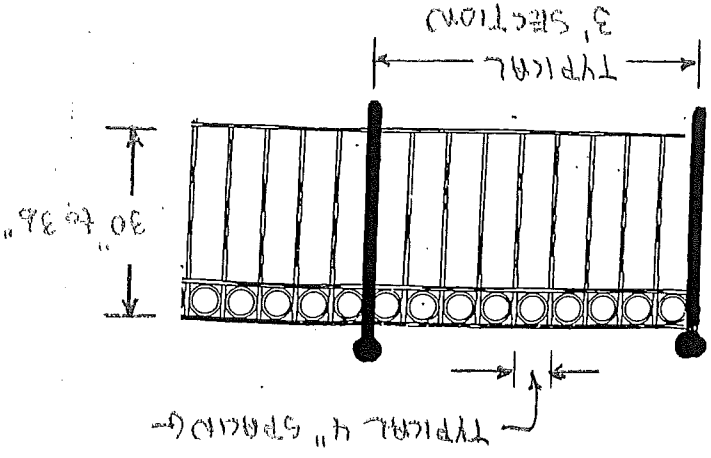


Granite Curb

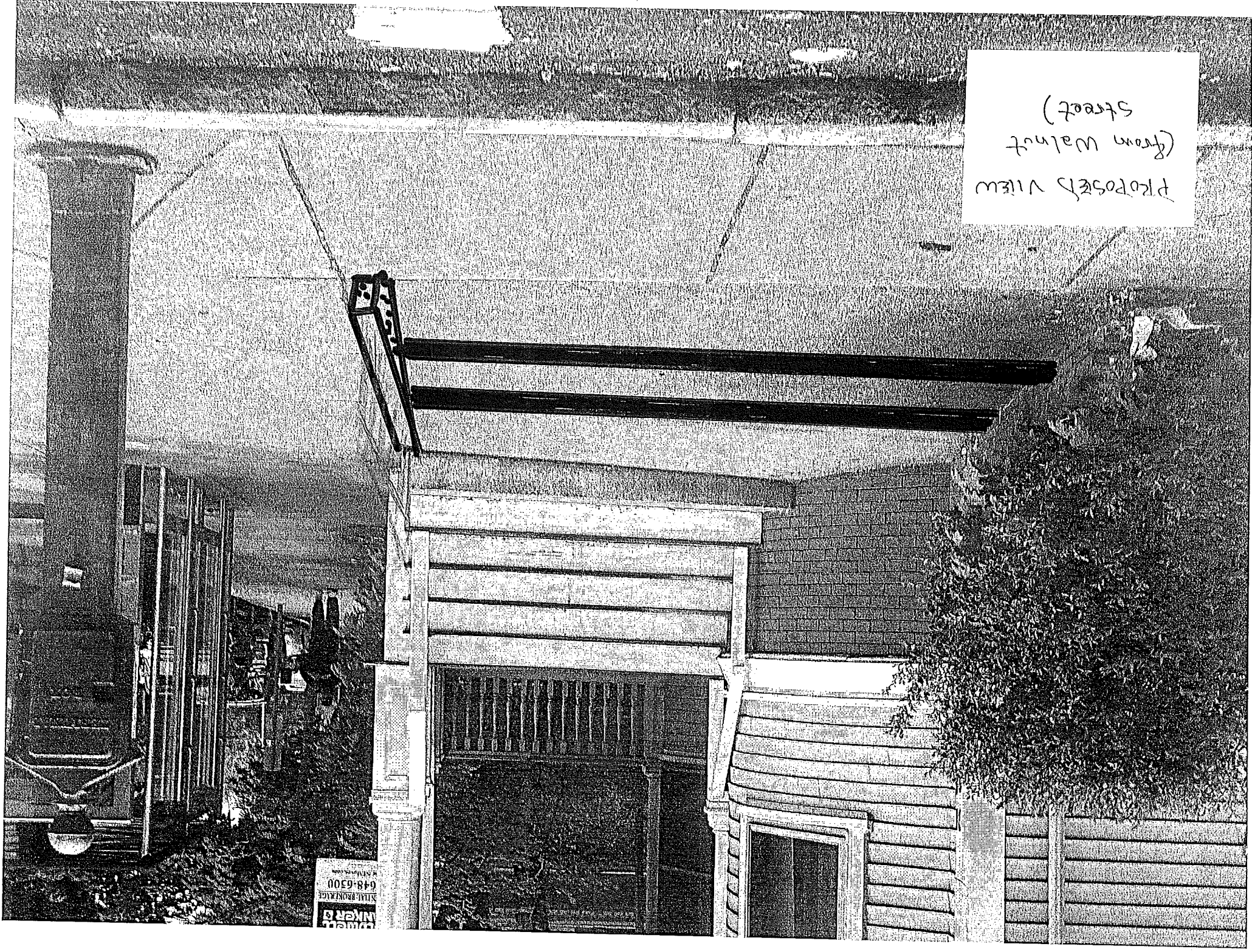
1. 6" wide new granite curb will have a diminishing reveal on both sides going left to right (as shown). Curb will be set level. Final reveal height (towards Walnut St) will be field determined as it will be dependent on the sidewalk elevation...anticipating 10" +/-.
2. Entire curb will be installed on private property.

Railing

1. 9/16" tubular black iron material...4" spacing between vertical members.
2. Height will be 30" to 36" above the curb and will be field determined as to exactly what is most appropriate in relation to the scale of the steps, etc. and the height of the curb reveal. Final height of curb is unknown exactly at this time. Railing will also be level.
3. Railing is to be custom fabricated in one piece. Railing will fasten via a flange bolted to the granite curb in (5) locations. Both of these decisions will provide the stability needed if bumped, etc.
4. Railing will not be attached to the existing wood railing.



PROPOSED VIEW
(from Walnut
street)



WINTER 5
SITING: 648-6300
www.sitings.com

Granite Curb

1. 6" wide new granite curbs to be installed to create (2) steps. Steps will be equal in height (anticipating 5" to 6" +/-). Landings will be level going left to right (as shown) and sloped down 1" for runoff towards the Walnut Street sidewalk.
2. Reference the next picture of the Library entrance walkway for a more understandable view.

SOMERVILLE
LIBRARY

