



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

*HISTORIC PRESERVATION COMMISSION*

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**ALTERATION TO A HISTORIC PROPERTY STAFF REPORT**

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**Site:** 359-365 Broadway  
**Case:** HPC 2017.001

**Historic Name:** Langmaid Terrace  
Single Building Local Historic District  
NRIND; NRMRA

**Applicant Name:** John Holmes  
**Owner Name:** John Holmes  
**Owner Address:** 110 School Street, Everett, MA

**Date of Application:** January 24, 2017  
**Legal Notice:** *Replace cementitious board with clapboard*  
**Staff Recommendation:** *Conditional Certificate of Appropriateness*  
**Date of Public Hearing:** February 21, 2017

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**I. BUILDING DESCRIPTION**

**ARCHITECTURAL DESCRIPTION:**  
See attached Form B.

**HISTORICAL CONTEXT/EVOLUTION OF STRUCTURE OR PARCEL:**  
See attached Form B.

**PROJECT DESCRIPTION**

*1. Proposal of Alteration:*

1. Replace cementitious board with clapboard.

See the final pages for details and photos.



*359-365 Broadway, 2009 photo*

## II. FINDINGS

### 1. *Prior Certificates Issued/Proposed:*

C/A      John Murray for      2015.043  
             John Holmes

1 – Applicant shall obtain appropriate building permits for the following retroactively. Applicant is subject to any fines or other methods of remuneration as determined by the Inspectional Services Division (ISD):

- a. Construction of roof decks
- b. Removal of vinyl siding
- c. Removal of clapboard siding
- d. Enlargement of window openings
- e. Creation of wall opening for a/c units

**2 – Applicant shall obtain appropriate building permits for the following:**

**a. Remove cement board siding and replace with wood clapboarding**

**b. Remove composite trim and replace with wood trim**

**3 – Applicant shall use wood clapboarding that is similar to late 19th century wood siding in reveal (exposure), thickness and contour. Pine will not be considered an acceptable siding material.**

**4 – Applicant shall use wood trim that is similar to late 19th century wood trim in terms of thickness and contour. Pine will not be considered an acceptable trim material.**

**5 – Should there be any delay between the removal of the cement board and composite trim and the installation of the wood trim and clapboarding, the applicant shall ensure that the structure is properly protected from any adverse impact from the elements.**

6 – 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.

C/NA      John Murray for      2015.044  
             John Holmes

1. The interior rehabilitation and renovation of the kitchen and bathroom shall not involve any alteration to exterior features such as walls, windows or doors.

### 1. *Precedence:*

- *Are there similar properties / proposals?*
- *Replace cementitious board with clapboard.*

The Commission frequently approves the removal of inappropriate siding and its replacement with a siding type appropriate to the building. The Applicant was given a Certificate of Appropriateness to undertake this in 2015. See 2015.043 item 2-5 noted above.

### 2. *Considerations:*

- *What is the visibility of the proposal?*

The project is visible from Fenwick Street, Jaques Street and Winter Hill Circle.

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

The Applicant resided the building with textured cementitious siding and installed roof decks over two years ago with no building permits in hand. After much discussion the Applicant is now planning to rectify the problem one stage at a time. An application has been received for the roof decks, windows and egress but was not included in the Legal Notice for this month.

- *Is the proposal more appropriate than the existing conditions?*

Yes. This is change will bring the building closer to its original configuration and style.

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

## 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 effect 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.*
- 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.*

The rear ells were not discussed in the Form B as was typical in the pre-1990 surveys. The siding will be replaced with wood. Trim will replaced with wood in dimensions typical of the era in which it was built. The project is visible from Fenwick Street, Jaques Street and Winter Hill Circle.

### A. **Exterior Walls**

- 1. *Wood Siding: clapboards, shingles, board and batten, etc.*
  - a. *Retain and repair original or later important material whenever possible.*
  - b. ***Retain and repair, when necessary, replace deteriorated material which matches as closely as possible.***
  - c. ***Invest in quality paint and proper preparation.***
  - d. ***Synthetic siding (aluminum, vinyl, artificial stone or brick) is prohibited because it severely compromises the appearance and integrity of old buildings. In those rare instances where, for reasons of hardship, synthetic siding is approved, the new siding must reproduce the dimensions of the original, including its relationship to corner boards, window trim and other architectural details, all of which must be retained. The application for a Certificate of Hardship must include precise installation specifications supplied by an expert.***

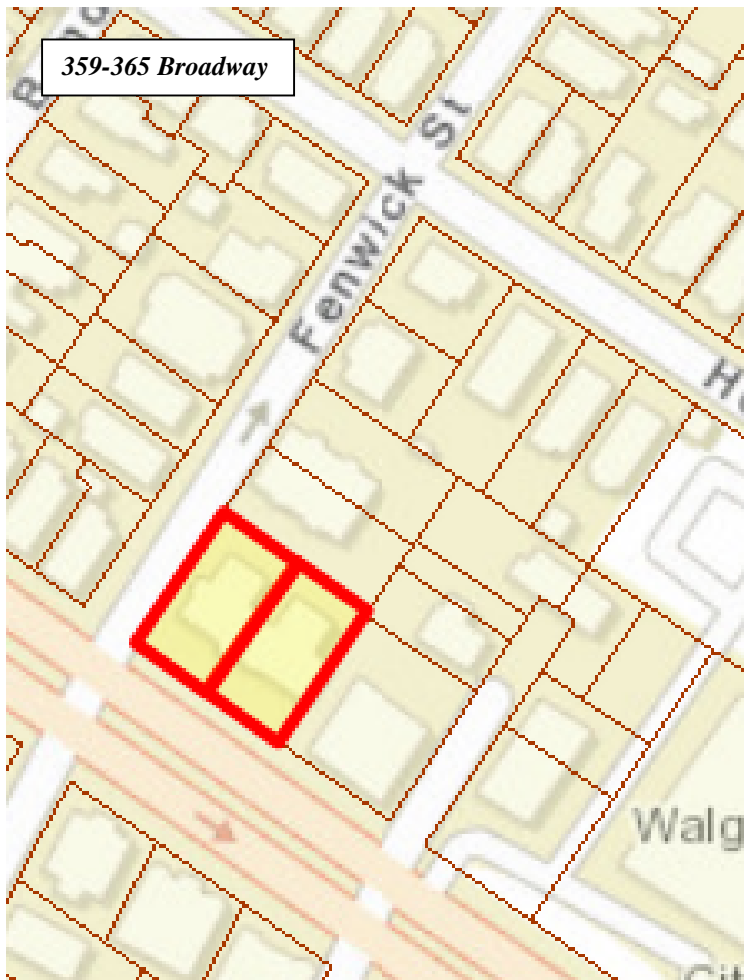
The Applicant intends to match the siding as closely as possible to the original and will consult with staff regarding trim details.

### III. RECOMMENDATIONS

*The Staff recommendation is based on a complete application and supporting materials, as submitted by the Applicant, and an analysis of the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features of buildings and structures in the area, in accordance with the required findings that are considered by the Somerville Historic District Ordinance for a Historic District Certificate. This report may be revised or updated with new a recommendation or findings based upon additional information provided to Staff or through more in depth research conducted during the public hearing process.*

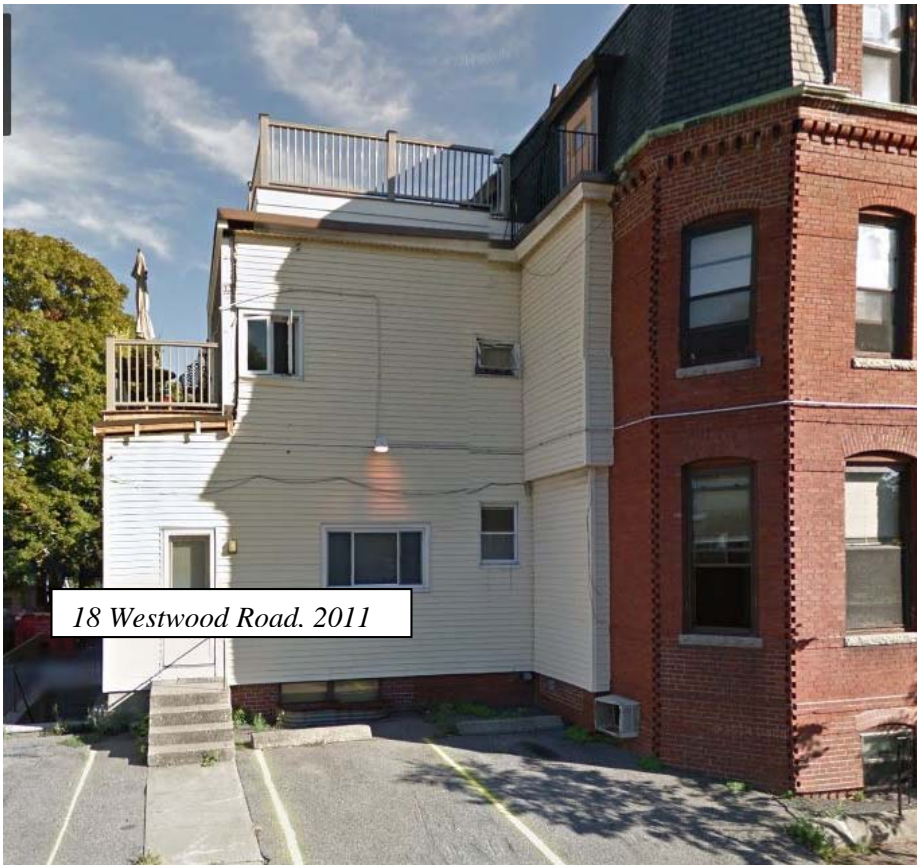
Staff determines that the alteration for which an application for a Historic Certificate has been filed is appropriate for and compatible with the preservation and protection of the Langmaid Building Local Historic District; therefore **Staff recommends that the Historic Preservation Commission grant John Holmes, Owner a Certificate of Appropriateness** for 359-365 Broadway with the following contingencies.

1. All appropriate building permits shall be obtained prior to the start of any work.
2. Cement board siding shall be removed and replaced with wood clapboarding.
3. Composite trim shall be removed and replaced with wood trim.
4. Applicant shall use wood clapboard that is similar to late 19th century wood siding in reveal (exposure), thickness and contour. Pine will not be considered an acceptable siding material.
5. Applicant shall use wood trim that is similar to late 19th century wood trim in terms of thickness and contour. Pine will not be considered an acceptable trim material.
6. Applicant shall ensure that the structure is properly protected from any adverse impact from the elements if there be any delay between the removal of the cement board and composite trim and the installation of the wood trim and clapboarding,
7. If changes are necessary to the proposed work for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
8. 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





2013



18 Westwood Road. 2011

18 Westwood Road. 2013

2014





2015



2015





# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.135
<b>Historic Name:</b>	Langmaid Terrace
<b>Common Name:</b>	
<b>Address:</b>	359-365 Broadway
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Ten Hills
<b>Local No:</b>	1031; 117
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Queen Anne; Row House
<b>Use(s):</b>	Apartment House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	SMV.AY: Somerville Multiple Resource Area
<b>Designation(s):</b>	Local Historic District (3/11/1985); Nat'l Register Individual Property (9/18/1989); Nat'l Register MRA (9/18/1989)
<b>Building Materials(s):</b>	Roof: Slate Wall: Brick; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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Monday, June 15, 2015 at 12:45 PM

NRMRA/IND

9/18/89 (10)

## FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
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DO NOT REMOVE

LHD-3/11/85 (10)

AREA

FORM NO.

AY

117/135

PI-TEN  
USGS-BOST,N  
SECT B

Somerville

Address 359-365 Broadway

Historic Name Langmaid Terrace

Present residential

Original residential

## DESCRIPTION

1892-1893

Source city directories/map research

Style Queen Anne

Architect unknown

Exterior Wall Fabric brick

Outbuildings none

Major Alterations (with dates) none

Condition good

Moved no Date n/a

Acreage less than one acre

Setting North side of Broadway at Fenwick St., On main route, mixed residential and commercial surrounds some trees remaining on street

Recorded by Gretchen G. Schuler

Organization Mass. Historical Comm.

Date September, 1988



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

See Attached Assessor's Map

UTM REFERENCE Z 19 E 327/440 N 4695/450

USGS QUADRANGLE Boston North

SCALE 1:25,000

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The Langmaid Terrace apartment house retains integrity location, setting, design, materials, workmanship, feeling and association with the late 19th century development of residential Somerville. The building is important architecturally and historically, thus, it fulfills Criteria A and C of the National Register of Historic Places on the local level.

**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

Located on the north side of Broadway and on the corner of Fenwick Street, the Langmaid Terrace displays many architectural features in the Queen Anne tradition. There are several roof styles including pitched with gables and parapets, and mansard areas as well. There are towers or turrets on each end, one in the shape of a pyramid and one that is rounded with a copper spire. Dormers and gables with stepped parapets project from the roof line. Other details on the brick building with slate roof include brick corbelling and terra cotta string courses which add variety and interest to the well conserved Queen Anne building.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

Late 19th century residential construction in Somerville took the form of apartment houses to accomodate the rapidly increasing population. Many were constructed in brick and displayed a variety of architectural details. The pattern of development was cast by the establishment in 1889 of the City Beautification Society a group of Winter Hill residents who lobbied for trees, parks, boulevards, and ordinances prohibiting cheap construction on insufficient lots.

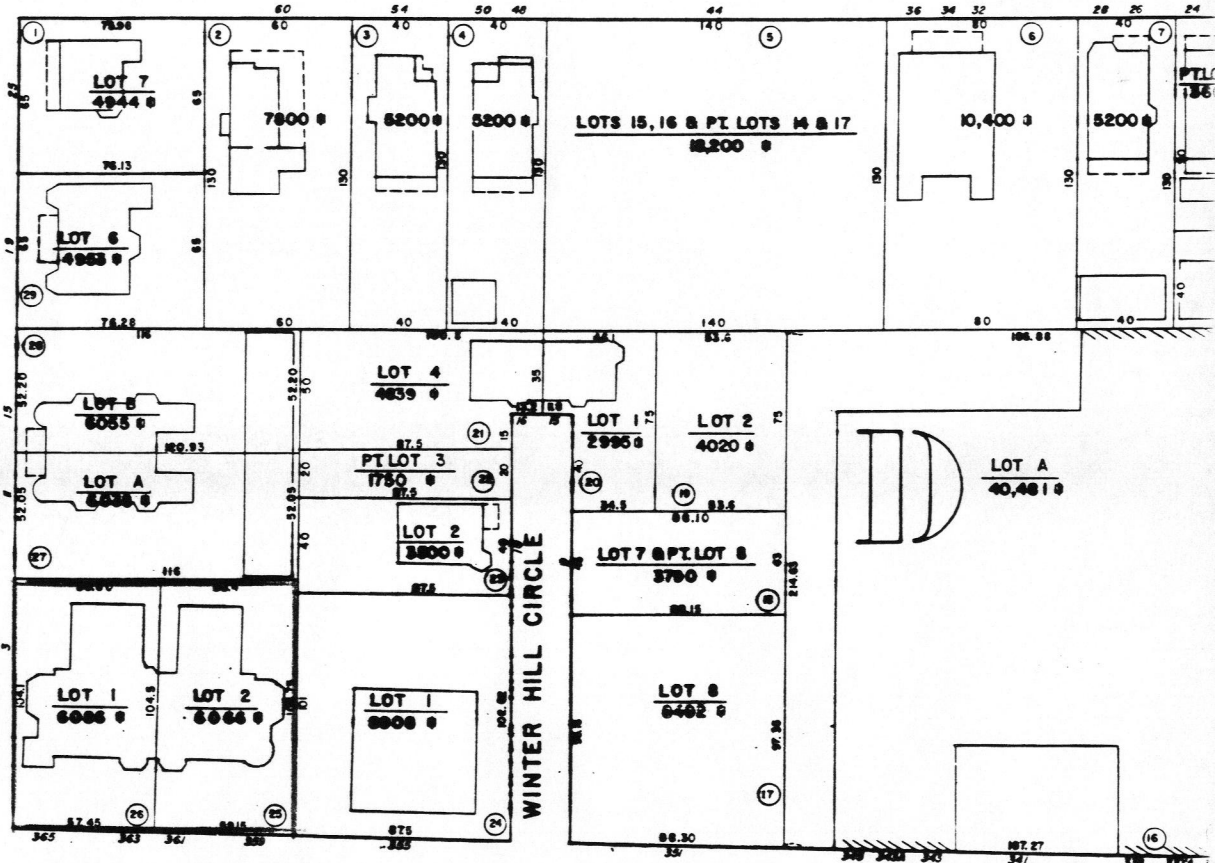
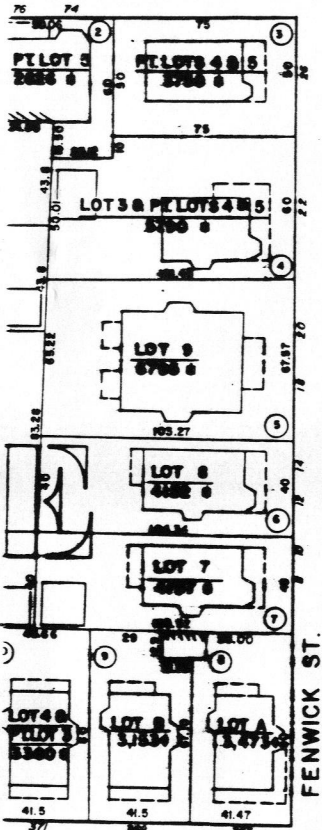
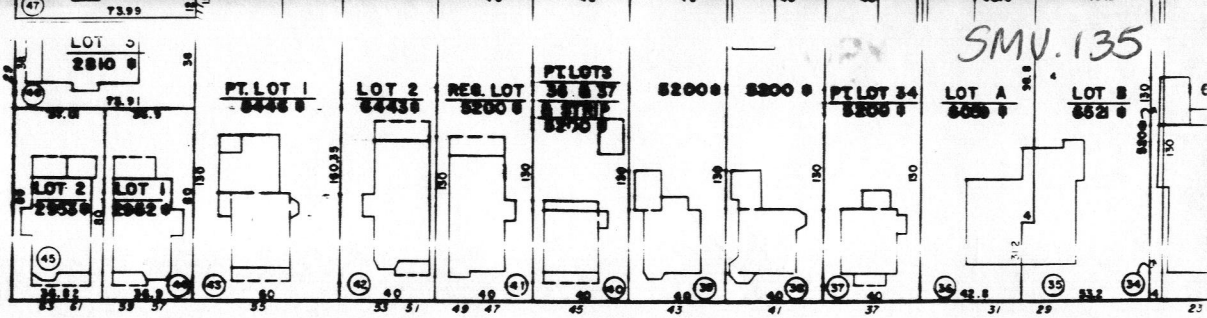
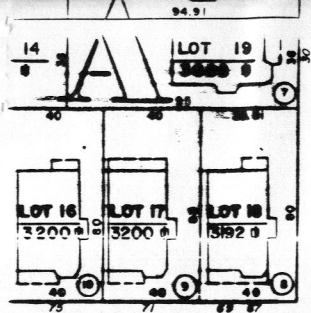
The Langmaid Terrace is one of the most interesting architecturally and still commands attention on the busy thoroughfare, Broadway. While there are several single family residences of impressive standards lining this part of Broadway at Winter Hill, most of the late 19th century and early 20th century extant structures are apartment houses.

According to City Directories the Langmaid Terrace was built by 1893. The 1892 Directory does not show any residents at this address and all 1893 residents moved from a previous location to the Langmaid Terrace in 1893.

**BIBLIOGRAPHY and/or REFERENCES**

Bromley, G.W., Atlas of the City of Somerville, 1895.  
Directories of the City of Somerville, 1890s.





BROADWAY

Thurston

N

