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

CITY CLERK'S OFFICE
SOMERVILLE, MA

HISTORIC PRESERVATION COMMISSION

August 24, 2011

Edward Harvie
396 & 398 Condominium Trust
398 Broadway
Somerville, MA 02145

RE: HPC 11.62 – 396-398 Broadway, 1874 Cutler Downer Second Empire Double Houses

Dear Mr. Harvie,

The Historic Preservation Commission received your Application for Work on an Historic Property dated June 30, 2011 and discussed at length during our regularly scheduled August 16th Commission Meeting. While requested information is still outstanding on proposed alterations to the above mentioned Historic Building, the following proposed work (items 1-8) are either repairs with in-kind materials or not visible from the public right of way:

1. Remove approximately 100 SF of roofing system;
2. Repair sheathing as necessary;
3. Remove and replace in-kind any abutting rotted or damaged wood behind the dormer consoles;
4. Install ice and water shield as necessary;
5. Install EPDM and flashing where necessary including bent metal and step flashing around the dormer window;
6. Re-install decorative consoles with new flashing;
7. Install 3-tab shingles to match existing where necessary; and
8. Replace any missing or damaged siding.

The Historic District Ordinance states only an “alteration to the physical appearance or architectural feature visible from a public way” is subject to review by the Historic Preservation Commission (Section 2) and further that “Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior feature within the historic district that does not involve a change in design, material, color or the outward appearance thereof...” (Section 10).



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Only your proposed work noted above falls under these sections and are therefore not subject to the review of the Historic Preservation Commission. This letter shall be considered to be a **Certificate of Non-Applicability** for the above work.


Please be aware, however, that the other items on your application are NOT approved as this portion of the Application is not considered complete. Repeated requests for documentation have been made regarding the condition of the subject window as well as the style and condition of the remaining windows, since one window cannot be viewed in isolation from the rest of the building. The proposed alteration would still need to be reviewed and approved by the Commission *pending the receipt of further information*.

9. Remove existing 2/2 double-hung window on 3rd floor east side rear dormer ; and
10. Install Pella™ Pro-line insulated 2/2 double-hung window within rough opening.

Please take this letter with you to the Inspectional Services Department when you apply for a building permit for items 1-8.

Good luck with your work!

Sincerely,



Kristi Chase
Preservation Planner

Cc: Paul Nonni, Sr. Bldg. Inspector, Inspectional Services Division
John Long, City Clerk
J. Brandon Wilson, Executive Director
James Rogers, Premiere Roofing and Remodeling