



CITY OF SOMERVILLE

Garage Demolition and Replacement

HISTORIC PRESERVATION COMMISSION

APPLICATION for CERTIFICATE for
HISTORIC DISTRICT PROPERTY

FOR OFFICE USE ONLY

Application number: 12.117
Received: 10/26/12 by: KPC
App. Accepted:
Hearing date:
App. Returned:

TYPE OF CERTIFICATE REQUESTED:	APPROPRIATENESS:	NON-APPLICABILITY:	HARDSHIP:
PROPERTY LOCATION: 57 Columbus Avenue			WARD:
OWNER: Monique Cole & David Bell			
OWNER'S ADDRESS: 57 Columbus Avenue			
Somerville, MA 02143			
APPLICANT (IF NOT OWNER): Monique Cole & David Bell			
James Block, Architect Consultant – Call with questions or comments			
IS APPLICANT:	OWNER: <input checked="" type="checkbox"/>	CONTRACTOR:	ARCHITECT:
			OTHER: <input checked="" type="checkbox"/>

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: <input checked="" type="checkbox"/>	Repair windows:	Repair Siding:	New Skylights:	Chimney:
Fence: <input checked="" type="checkbox"/>	Landscaping:	Sign:	Foundation: <input checked="" type="checkbox"/>	Other: new garage

BRIEF DESCRIPTION OF WORK

The badly water damaged 4 car garage is to be demolished and replaced with a new garage of similar steel and concrete block construction. The new garage will be two feet higher at the south (front elevation) and two foot six inches taller at the north (rear elevation) to provide a better work and storage area. Photographs of the existing garage are provided along with drawings of the proposed garage and garage door manufacture's cuts.

The existing 8'0" high fence between the garage and house will be removed and replaced with a new 8'0" high fence. Eight foot high fences are typical at this location at similar neighbor's houses in this neighborhood. A photo of the existing fence and a drawing showing the new fence is provided along with manufactures cuts.

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:

SIGNATURES:

OWNER: Monique Cole & David Bell

APPLICANT: Monique Cole & David Bell

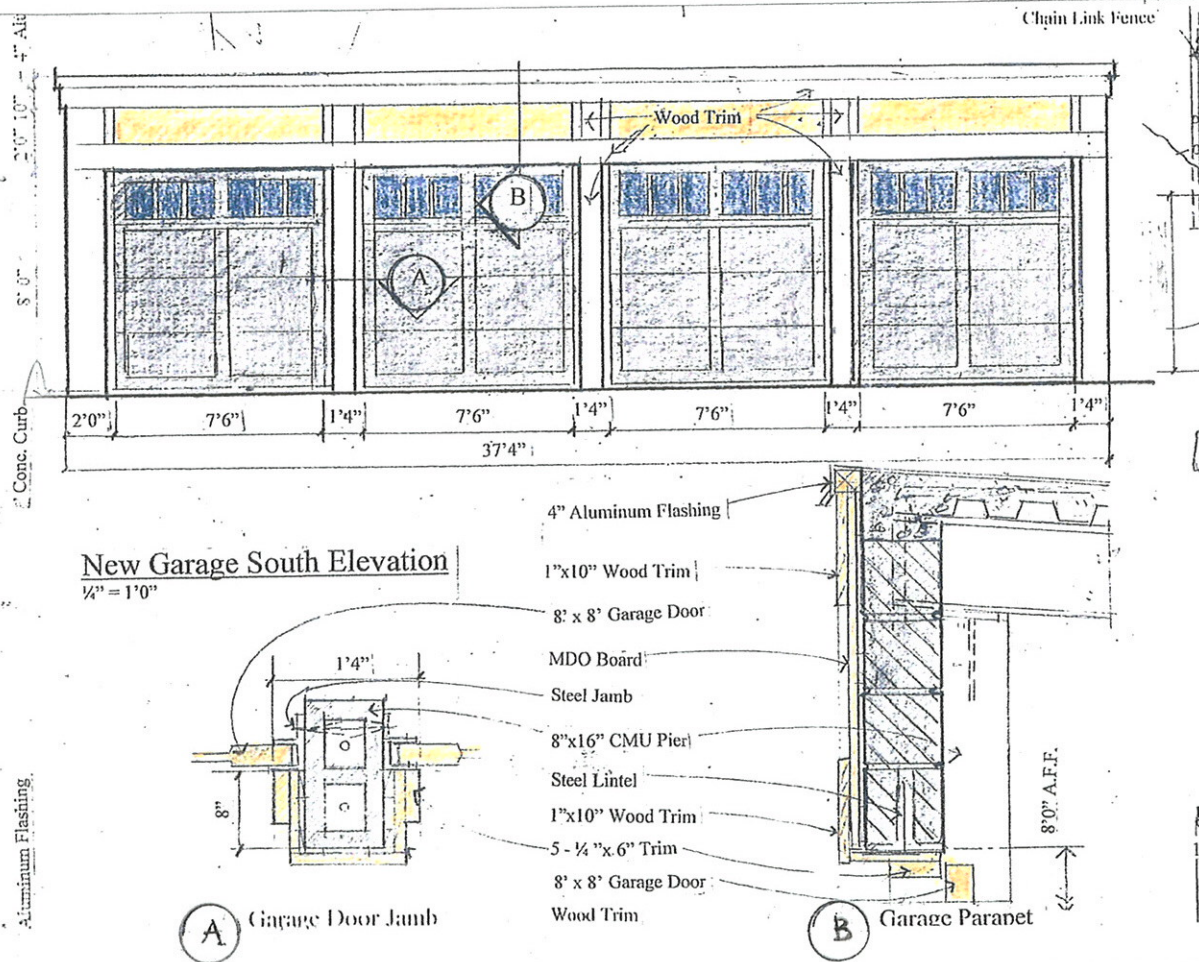
DATE:

DATE:

RECEIVED
S.P.C.D. AND
PLANNING DEPT.



The four-car garage at 57 Columbus Ave., Somerville. Cole/Bell Residence



Sheet Title:
Garage Elevations

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

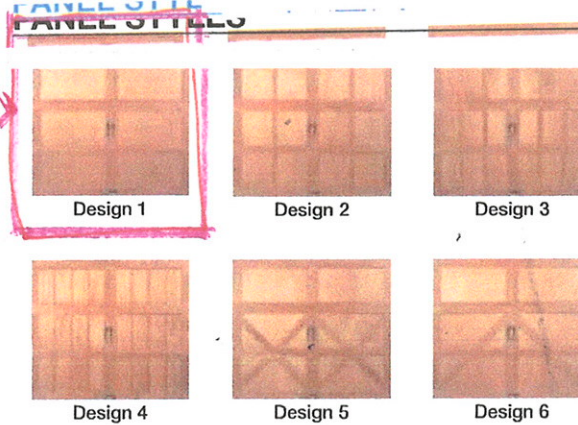
Project:
Garage Demolition
and Replacement

Date:
26 October 2012



Panel

Selection



STYLE AND FINISH

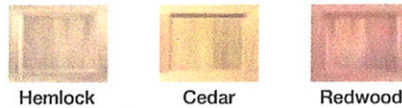
Available in six Carriage House panel designs and many window options

Doors are constructed with edge-glued Hemlock, Cedar or Redwood panels

1/4" Thick interior backer glued to stiles and rails

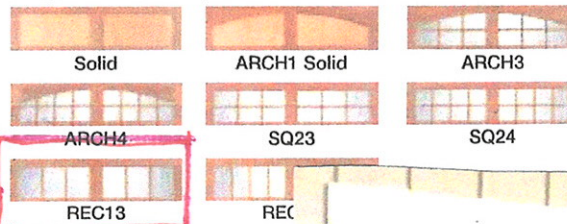
Commercial-grade track and 14 gauge steel hinges

WOOD STYLES

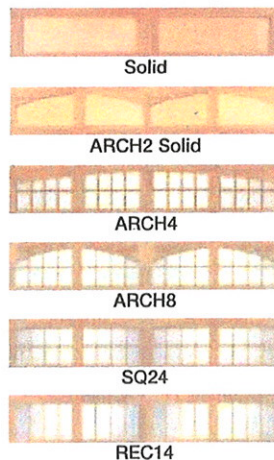


WINDOWS/TOP SECTION OPTION

Single Car Door Options



Double Car Door Options



WARRANTIES



Window Selection

DECORATIVE HARDWARE

Standard



Optional



Similar Garage Door From Lodgewood Collection
By Holmes Garage Door Company

HOLMES GARAGE DOOR COMPANY

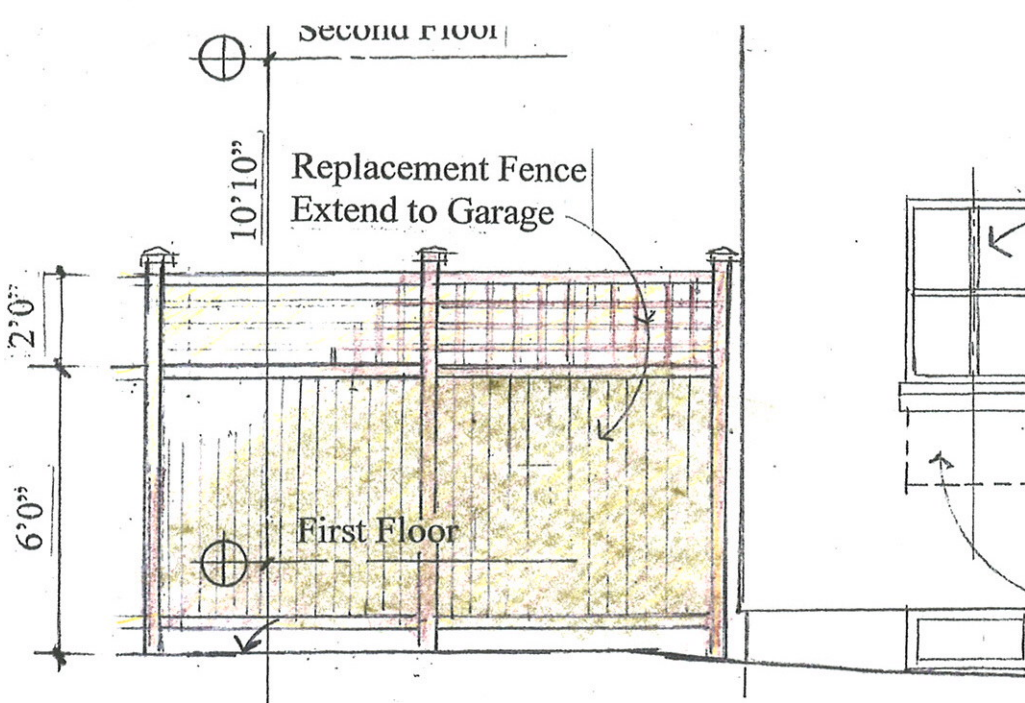
Lodgewood[®]
COLLECTION

Sheet Title:
New Garage Doors

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
Garage Demolition
and Replacement

Date:
26 October 2012



Board with Topper

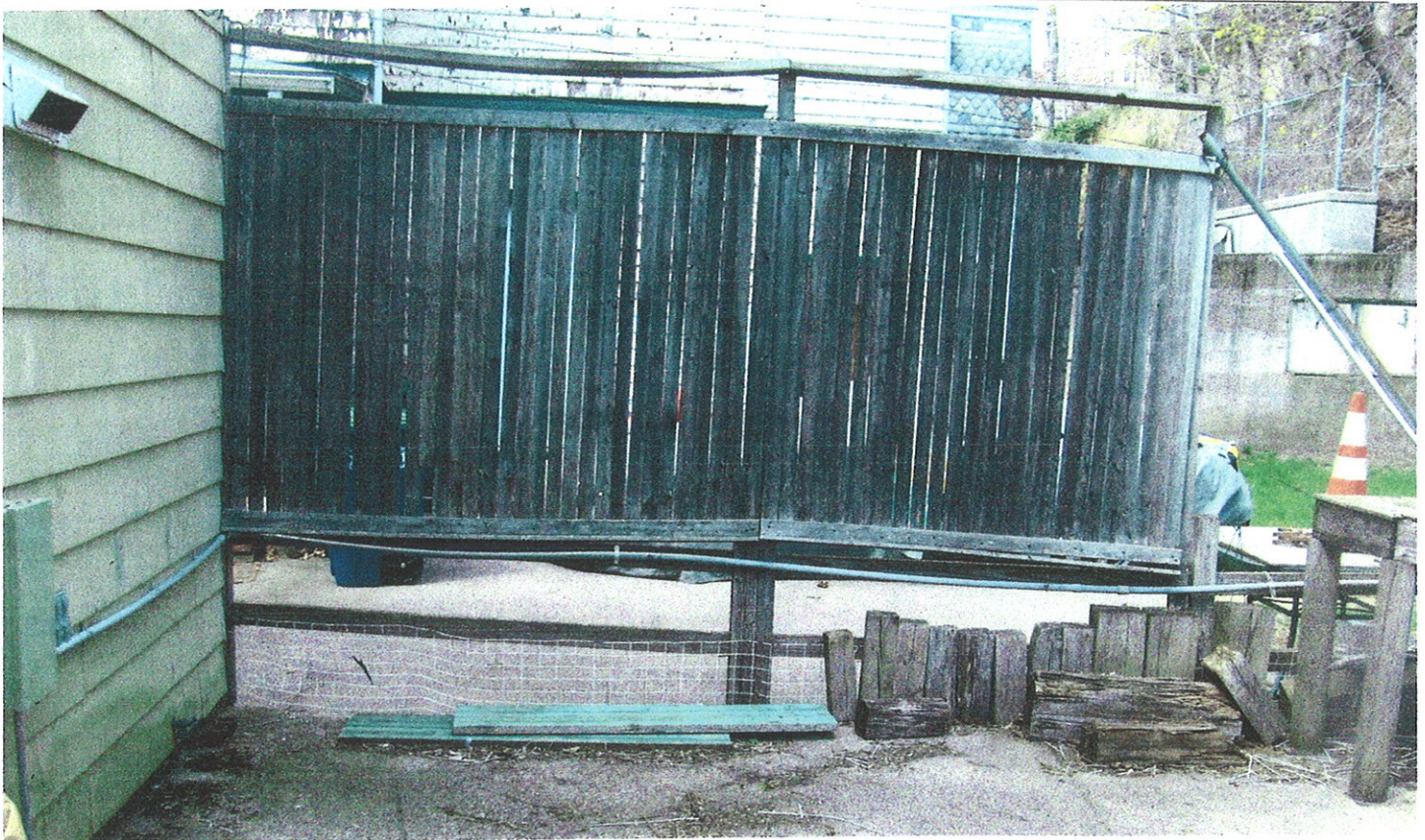
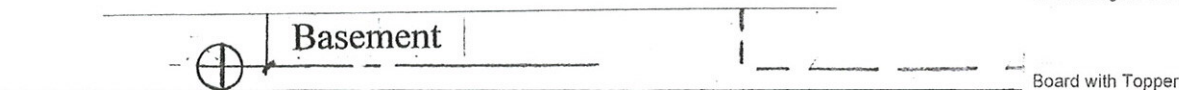
SKU: Board with Topper

Board Fence ensures complete privacy, while the Toppers offer the opportunity for charm and imaginative touches. A number of different Toppers featuring pickets, spindles or lattice allow you to be at your most creative.

Board with Topper from Walpole Woodworkers

W.J. McDonough Also Has Similar Fence

A Universal Board Fence shown here has a Lattice Topper, arbor and gate with concave scallop top.



Existing 8'0" high Privacy Fence

Sheet Title:
Privacy Fence
Replacement

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
Garage Demolition
and Replacement

Date:
26 October 2012



Next Door Neighbor's 8'0" High Rear Yard Fence Along Columbus Avenue.



Neighbor's 8' 0" + High Concrete Walls Along Property Lines at Columbus Avenue.

Sheet Title: New Garage Doors	Owners: Monique Cole & David Bell 57 Columbus Avenue Somerville, MA 02143	Project: Garage Demolition and Replacement	Date: 26 October 2012
----------------------------------	------------------------------------------------------------------------------------	--------------------------------------------------	--------------------------



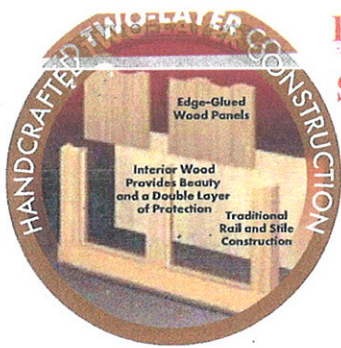
Next Door Neighbor's 8'0" High Rear Yard Fence Along Columbus Avenue.



Neighbor's 8' 0" + High Concrete Walls Along Property Lines at Columbus Avenue.

Sheet Title: New Garage Doors	Owners: Monique Cole & David Bell 57 Columbus Avenue Somerville, MA 02143	Project: Garage Demolition and Replacement	Date: 26 October 2012
----------------------------------	------------------------------------------------------------------------------------	--------------------------------------------------	--------------------------

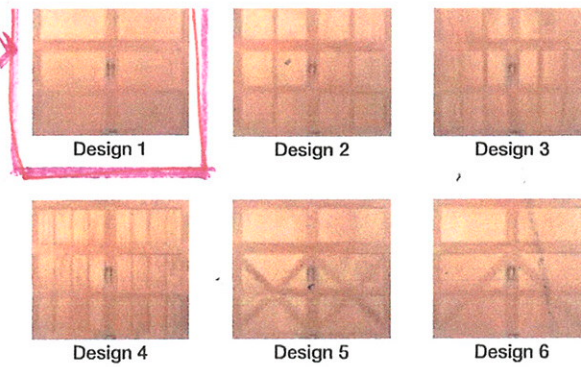
General Notes:
The water damaged roof structure, the 8" CMU walls and garage slab are to be replaced. Remove entire garage including the existing roofing, reinforced concrete roof slab, and the three steel roof beams, all existing CMU walls and the concrete garage slab on grade. See new roof framing plan and new elevation.



Panel

Selection

PANEL STYLES



STYLE AND FINISH

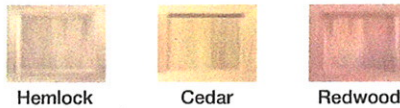
Available in six Carriage House panel designs and many window options

Doors are constructed with edge-glued Hemlock, Cedar or Redwood panels

1/4" Thick interior backer glued to stiles and rails

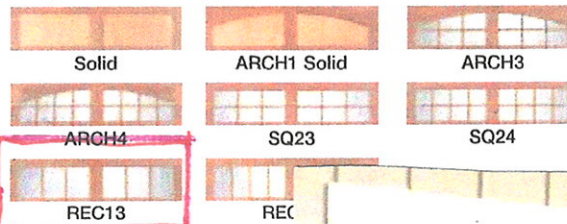
Commercial-grade track and 14 gauge steel hinges

WOOD STYLES

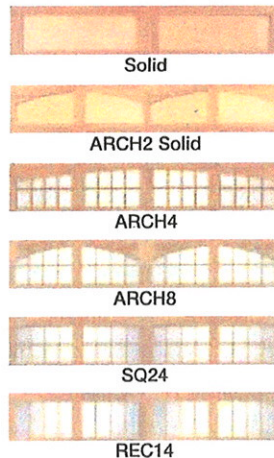


WINDOWS/TOP SECTION OPTION

Single Car Door Options



Double Car Door Options



WARRANTIES



Window Selection

DECORATIVE HARDWARE

Standard



Optional



Similar Garage Door From Lodgewood Collection
By Holmes Garage Door Company

HOLMES GARAGE DOOR COMPANY

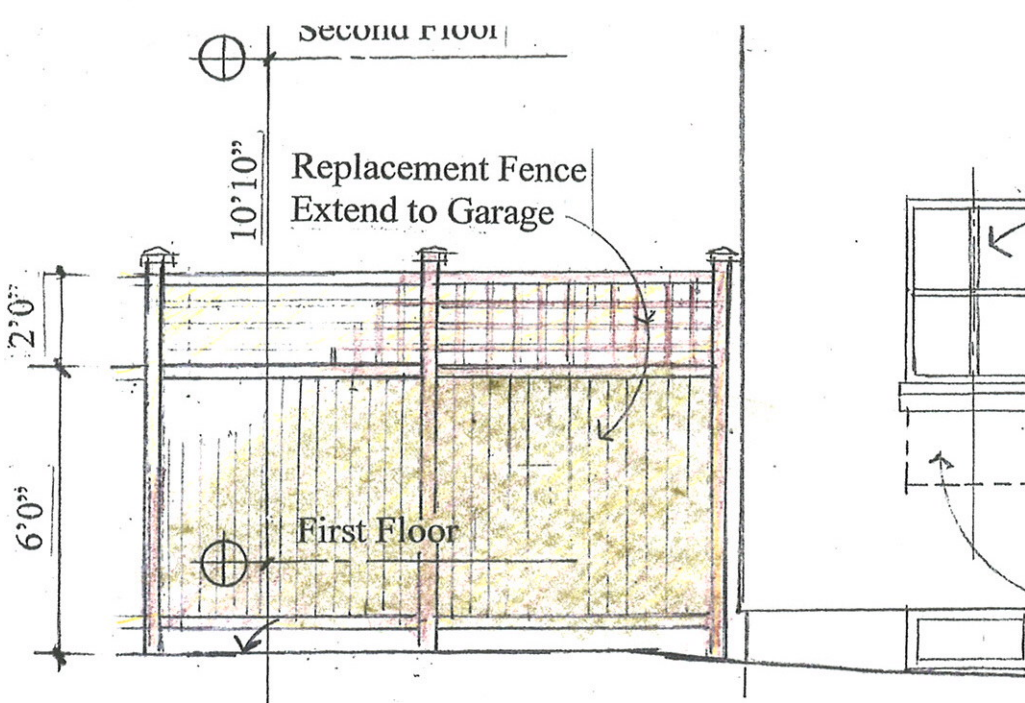
Lodgewood[®]
COLLECTION

Sheet Title:
New Garage Doors

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
Garage Demolition
and Replacement

Date:
26 October 2012



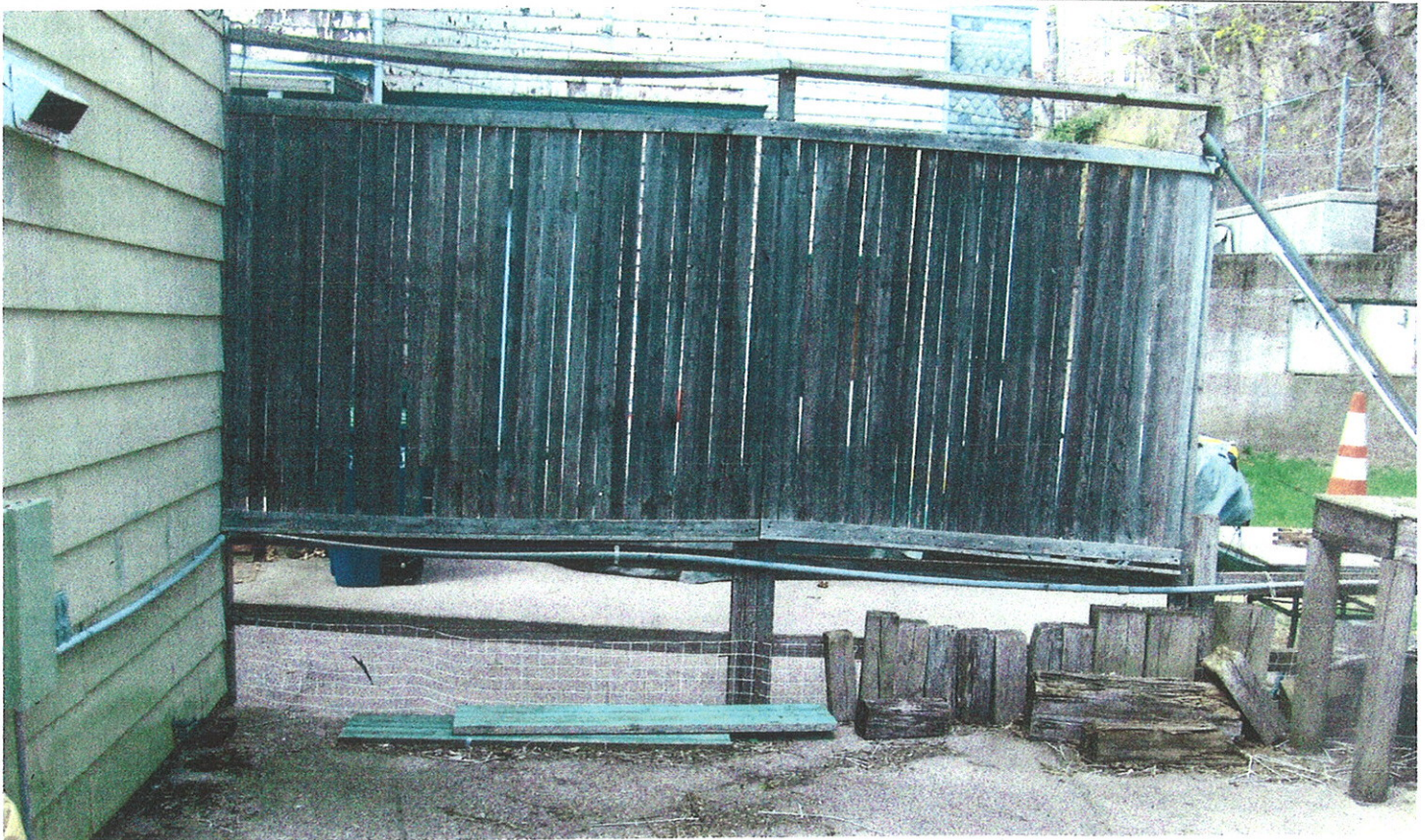
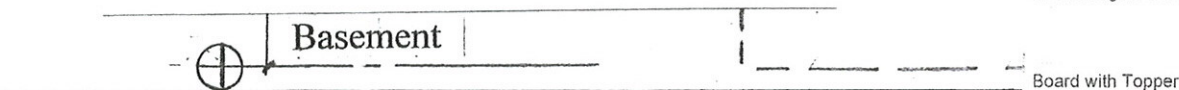
Board with Topper
SKU: Board with Topper

Board Fence ensures complete privacy, while the Toppers offer the opportunity for charm and imaginative touches. A number of different Toppers featuring pickets, spindles or lattice allow you to be at your most creative.

Board with Topper from Walpole Woodworkers

W.J. McDonough Also Has Similar Fence

A Universal Board Fence shown here has a Lattice Topper, arbor and gate with concave scallop top.



Existing 8'0" high Privacy Fence

Sheet Title:
Privacy Fence
Replacement

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
Garage Demolition
and Replacement

Date:
26 October 2012