



2012 DEC 31 P 1:42

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

HISTORIC PRESERVATION COMMISSION

December 26, 2012

Monique Cole & Dr. David Bell
57 Columbus Avenue
Somerville, MA 02143

Re: **HPC 12.117 – 57 Columbus Avenue, Somerville, MA**

Ms. Cole & Dr. Bell,

The Historic Preservation Commission (HPC) received your application (dated October 26, 2012) for a Certificate for alterations to a Historic District Property. After a meeting with your architect, a review of the application, and a site visit, Staff made a determination under Sections 6.d.1 of the Somerville Historic District Ordinance that the proposal to (1) demolish a circa 1925 4-car concrete block garage; (2) replace it with a taller concrete block garage; and (3) install 8' board fence with lattice topper to replace existing flat-top fence are within the jurisdiction of the Commission and is subject to their review.

Therefore, the proposed changes specified above have been reviewed by the HPC at their hearing on Wednesday, December 18, 2012 and they determined that a Certificate of Appropriateness will be appropriate for and compatible with the preservation and protection of the historic district is in accordance with the Somerville Historic District Ordinance Section 6.d.1, *Commission Powers and Duties*, which states, "[i]f the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the Commission shall cause a certificate of appropriateness to be issued to the applicant." The HPC found that the garage was not within the period of significance for the Columbus Avenue/Warren Avenue Local Historic District, that its demolition, reconstruction with slightly altered proportions and new doors would not significantly alter the character of the district and that the new fence met HPC Guidelines for landscaping. The HPC also recommended but did not require a metal cap for the fence posts.

In accordance with the above proposal, the HPC grants a Certificate of Appropriateness to the Applicants, Monique Cole & Dr. David Bell.

This Certificate of Appropriateness is contingent upon the following conditions:

1. Demolish 4-car concrete block garage;



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

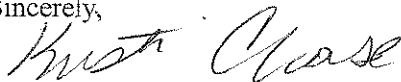


2. Replace it with a taller concrete block garage with Lodgewood REC13 garage doors per plans by James Block and dated 26 October, 2012; and
3. Install 8' board fence with lattice topper to replace existing flat-top fence.

This letter shall serve as a Certificate of Appropriateness for the work described above. This Certificate is granted upon the condition that the work authorized herein is commenced within one year after the date of issue. If the work authorized by this Certificate is not commenced within one year after the date of issue, or if work is suspended in significant part for a period of one year after it has begun, this Certificate shall expire.

Please take this letter to the Inspectional Services Department when applying for a building permit.

Sincerely,



Kristi Chase
Preservation Planner
Historic Preservation Commission
Office of Strategic Planning & Community Development

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division.
George Proakis, Director, Planning Division
J. Brandon Wilson, Executive Director, Historic Preservation Commission
John Long, City Clerk