



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

HISTORIC PRESERVATION COMMISSION

ALTERATION TO A HISTORIC PROPERTY STAFF REPORT

Site: 30 Day Street c. 1878 Eliza Stebbins House
Case: HPC 2013.049 Single Building Local Historic District

Applicant Name: Rosemary Broome-Bingham & Alan Bingham Trustees
Applicant Address: Rosemary Broome-Bingham Trust of 2010

Date of Application: August 1, 2013
Legal Notice: *Install privacy fence at rear of driveway.*

Staff Recommendation: Certificate of Appropriateness
Date of Public Hearing: August 17, 2013

I. BUILDING DESCRIPTION

ARCHITECTURAL DESCRIPTION:

HISTORICAL CONTEXT/EVOLUTION OF STRUCTURE OR PARCEL:

II. PROJECT DESCRIPTION

1. Proposal of Alteration:

1. Install 6' wood and vertical baluster
"Manchester" fence with gate at rear of
driveway and along southern edge of property;



See the final pages for details and photos.

II. FINDINGS

1. Prior Certificates Issued/Proposed:

2010.073	Rosemary Broome-Bingham & Alan Bingham	C/A, C/NA	9/24/2010	1. Remove bulkhead and entry on south side (C/A); 2. Replace bulkhead with new stairs and guardrails (C/A); 3. Relocate adjacent entry to rear of house (C/NA); 4. Enlarge basement window on north side with double-hung 2/2 sash and a window well (C/NA).
2010.091	Rosemary Broome-Bingham & Alan Bingham	C/A	10/26/2010	1. Remove rear kitchen chimney. 2. Repair roof in kind.
2011.006	Rosemary Broome-Bingham & Alan Bingham	C/NA	1/7/2011	1. Renovate kitchen with no alterations to the exterior.
2012.018	Rosemary Broome-Bingham & Alan Bingham	C/NA, C/A	4/10/2012	1. Remove 1 window each on rear ell on the north (C/A) and east (C/NA) sides of the building; 2. Replace with French doors on the north (C/A) and east (C/NA) sides of the building; 3. Install new porch substantially in accordance with the plans presented on rear of building (C/A); and 4. Relocate existing side entry (HPC 10.073 C/A granted on 9/24/10) to a location on the rear not visible from the public right of way; 5. Remove a window not visible from the public right of way (C/NA); and 6. Replace with a door (C/NA).
2012.137	Rosemary Broome-Bingham & Alan Bingham	C/A	1/17/2013	1. Install a black 4" by 6 5/8" DuraVent® low profile termination cap on top of the existing chimney to vent a gas fireplace.

1. *Precedence:*

- *Are there similar properties / proposals?*

The city has changed greatly since this house was constructed. Fences were frequent boundaries to keep animals from the front yards, fields and gardens and to contain them on the property. They were not used to provide privacy.

The Commission has regularly approved the installation of privacy fences if they do not obscure any part of the original structure and are of a style complimentary to the buildings. These can be seen at the rear and extending to the edge of bays or ells at 438 Broadway, 23 Chester Street, 58, 61, and 63 Columbus Avenue, and 45 Vinal Avenue. Such fences were recently approved for 53 Atherton Street and 17-19R Aldersey Street.

3. *Considerations:*

- *What is the visibility of the proposal?*

The proposed fence and gate would be visible at the end of the driveway and minimally along the property line

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

The property was has been well-maintained

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

HPC Specific Guidelines do not explicitly address fences. Municipal preservation guideline research regarding fence location advises that fences are appropriate when placed in a rear yard with minimal visibility, or are considerably set back from the streetscape to allow the property owner privacy, pet control or security. Additionally, the placement of a fence along lot lines confirms historic lot patterns of historic neighborhoods.

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.***
- B. ***Changes and additions to the property and its environment that have taken place over the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected (LATER IMPORTANT FEATURES will be the term used hereafter to convey this concept).***
- 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.***

Landscape Features and Paving

1. ***The general intent of this section is to preserve the existing or later essential landscape features that enhance the property.***

2. *It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the structure and its newer surroundings.*
3. *The existing landforms of the site should not be altered unless shown to be necessary for maintenance of the structure or site. Additional landforms will only be considered if they will not obscure the exterior of the structure.*
4. ***The original layout and materials of the walks, steps and paved areas should be maintained if significant grade changes constitute an important feature of the structure or site. Consideration will be given to alterations if it can be shown that improved site circulation is necessary and that the alterations will accomplish this without altering the integrity of the structure.***

No changes to the features described in the Form B will be altered. The proposed fence will not obscure any part of the original structure.

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 Single Building Local Historic District; therefore **Staff recommends that the Historic Preservation Commission grant 30 Day Street a Certificate of Appropriateness** for the installation of the board and baluster fence on the southern property line and across the rear of the driveway.





