



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 2014.013 Single Building Local Historic District

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

Date of Application: March 17, 2014
Legal Notice: *Replace bathroom windows*

Staff Recommendation: Certificate of Non-Applicability
Date of Public Hearing: April 15, 2014

Items not specifically excluded in Section 6 of the Historic District Ordinance, need to be determined by the Commission to be outside the Commission's purview if they do not fall under the definition of an exterior architectural feature as defined in Section 2.f. which states, "Exterior architectural feature means such portion of the exterior of a building or structure as open to view from a public street, public way, public park or public body of water....,"

- *What is the visibility of the proposal?*

The house is located next to a large 1920s/1930s brick apartment building on the corner of Day and Orchard Streets. Another such building backs onto the property on Orchard Street blocks the view of the back of the building from Chester Street. The windows are located on the south side of the building on the rear ell which is set back several feet from the side of the main house block.

The proposed windows are not visible from Day Street, Chester Street or Chester Place and therefore do not meet the definition of an architectural feature as defined in Section 2.f of the Historic District Ordinance.

The Ordinance states that 'In passing upon matters before it the Commission shall consider, among other things, 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 to similar features of buildings and structures in the surrounding area.' It also states that when an alteration 'does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to

review by the Commission in accordance with the provisions of Section six, the Commission shall cause a certificate of non-applicability to be issued to the applicant.'

III. RECOMMENDATIONS

Staff recommends that the Historic Preservation Commission issue 30 Day Street a Certificate of Non-Applicability under sections 6.a and 6.d.2 for the replacement of the bathroom windows because they do not meet the definition of exterior architectural feature as defined in Section 2.f of the Historic District Ordinance.



Windows to be replaced, 2014 photo



