



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: 53 Moore Street c. 1870 Mansard Cottage
Case: HPC 2014.023 Single Building Local Historic District

Applicant Name: Dr. Susan Moore
Applicant Address: 53 Moore Street

Date of Application: April 30, 2014
Legal Notice: *Determination of visibility of the rear of building*

Staff Recommendation: Certificate of Non-Applicability
Date of Public Hearing: May 20, 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 on Moore Street on a gentle slope. There are two out buildings behind the house; a garage and a shed/barn. These buildings obscure the ground floor rear and part of the second floor of 53 Moore Street from view from Newbury Street.

The ground floor rear of the building is not visible from Moore Street or Newbury Street due to the outbuildings 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

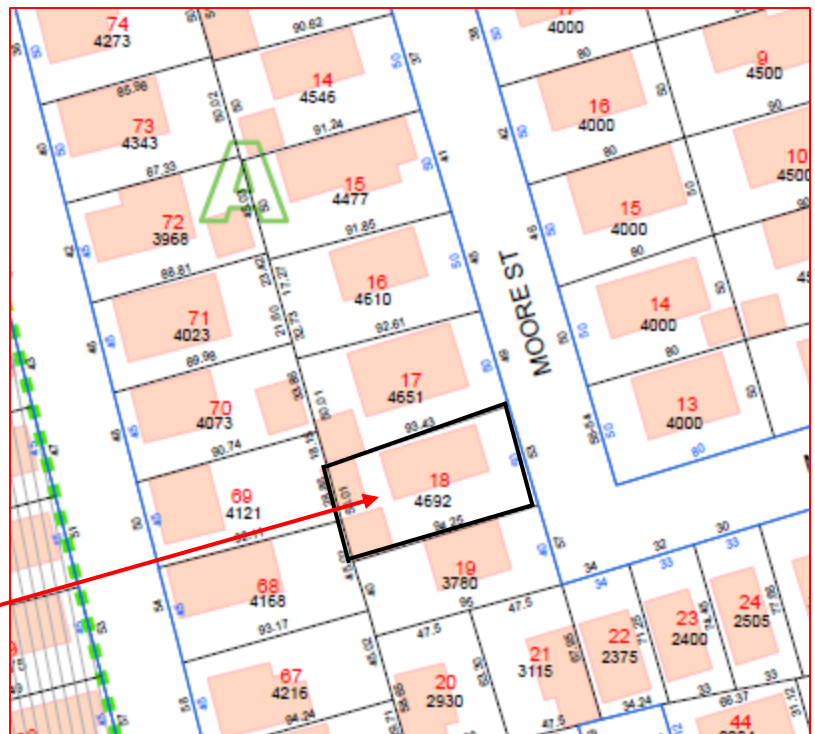
review by the Commission in accordance with the provisions of Section six, the Commission shall cause a certificate of non-applicability to be issued to the applicant.'

III. RECOMMENDATIONS

Staff recommends that the Historic Preservation Commission issue 53 Moore Street a Certificate of Non-Applicability under sections 6.a and 6.d.2 for the replacement of the ground floor rear windows because they do not meet the definition of exterior architectural feature as defined in Section 2.f of the Historic District Ordinance.



View from Newbury Street, 2014 photo. Windows to be replaced The flat roof 1-story garage is not visible in photo but located behind the fence.



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