



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
ACTING EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 97 Orchard Street

Case: HPC.ALT 2022.66

Applicant: Richard Roy

Owner: Tommy McCarthy

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to install a driveway*

HPC Meeting Date: March 21, 2023



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is not a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.

I. PROJECT DESCRIPTION

Subject Property: The locus is the c.1868 wood-frame structure and known as the Edward Russell House. This property is located within the Davis Square neighborhood. A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

Proposal: The Applicant proposes the following:

- a. Install a ribbon driveway in the frontage of the left yard

II. FINDINGS

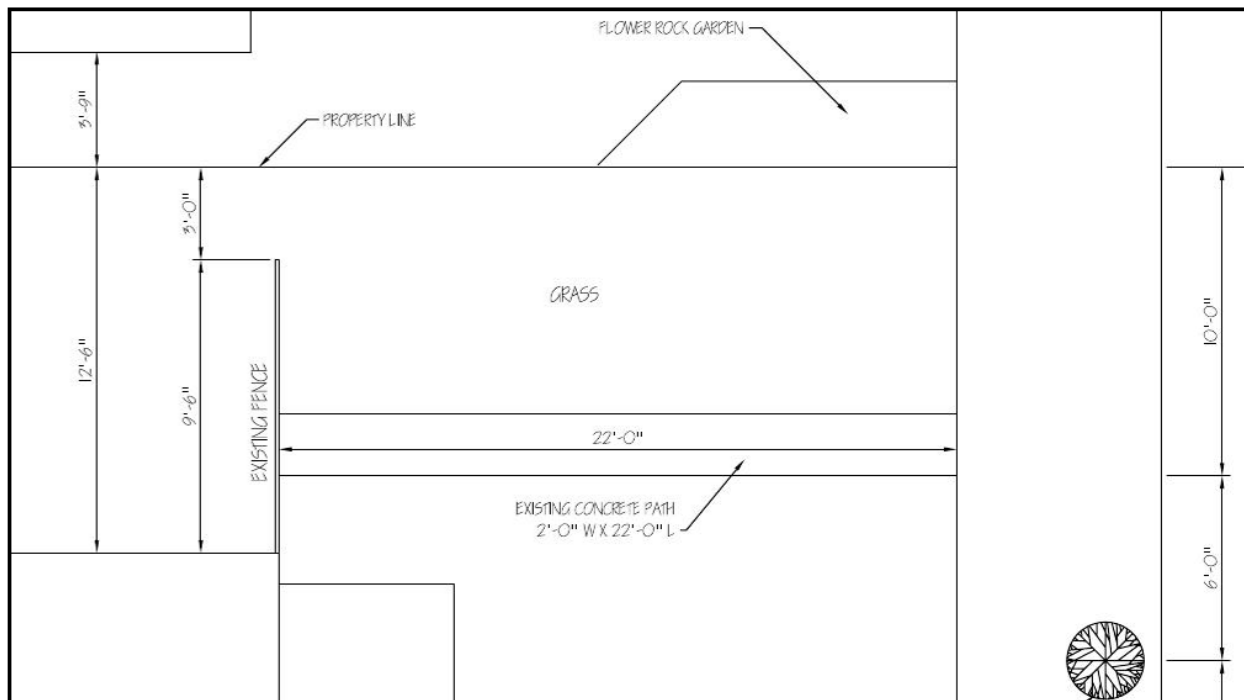
The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. Applicable regulations are discussed below.

The applicable Somerville LHD Design Guidelines is *H. "H. Landscape Features and Paving"*

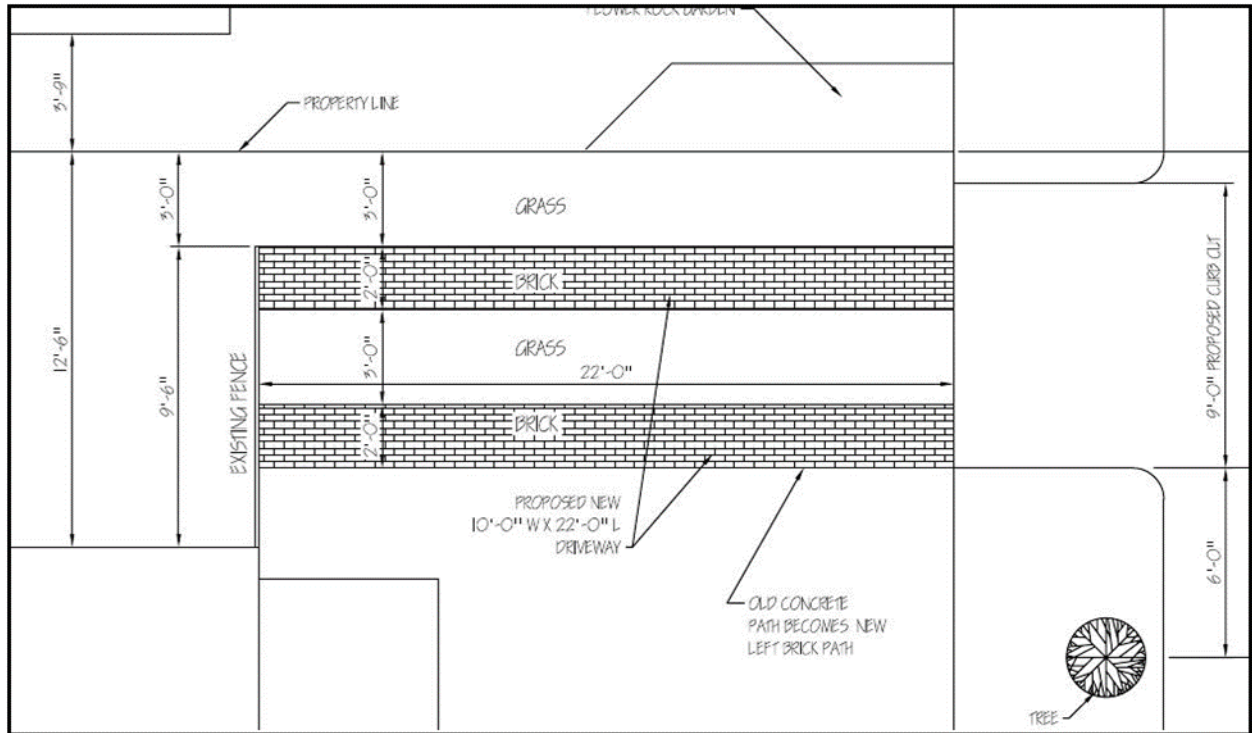
Due to the change of exterior features the HPC has purview over this work.

Applicant Proposal

The Applicant is proposing to install a ribbon driveway in the frontage of the left side of the yard. The two strips will be 24 inches wide, and 22 feet long, and 3 feet apart. There is currently no driveway on the property. The two strips will be made of a red concrete brick pavers in a running course.



Above: Close up of current conditions of left yard where the driveway is proposed to be installed



Above: Close up of proposed driveway installation in left yard



Above: Proposed brick paver

Preservation Planning Assessment:

The most relevant portion of this Design Guideline is as follows:

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.

The proposed work does comply with the above referenced section of the Design Guidelines as the installation of paving strips can be interpreted as a change to accommodate a transition between the building and the changing City. The building and its surrounding landscape were designed and constructed prior to the advent of automobiles. Today, the City of Somerville is heavily reliant on automobiles. Parking strips will accommodate these changes and act as a transition form the street to the historic home.

Additionally, the proposed brick pavers submitted for the driveway replicate bricks which would be an accurate material for the style and age of the subject property. Brick would have been the likely material used if a property owner at the time were able to afford to install a hardscaped driveway.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project.

III. VOTE

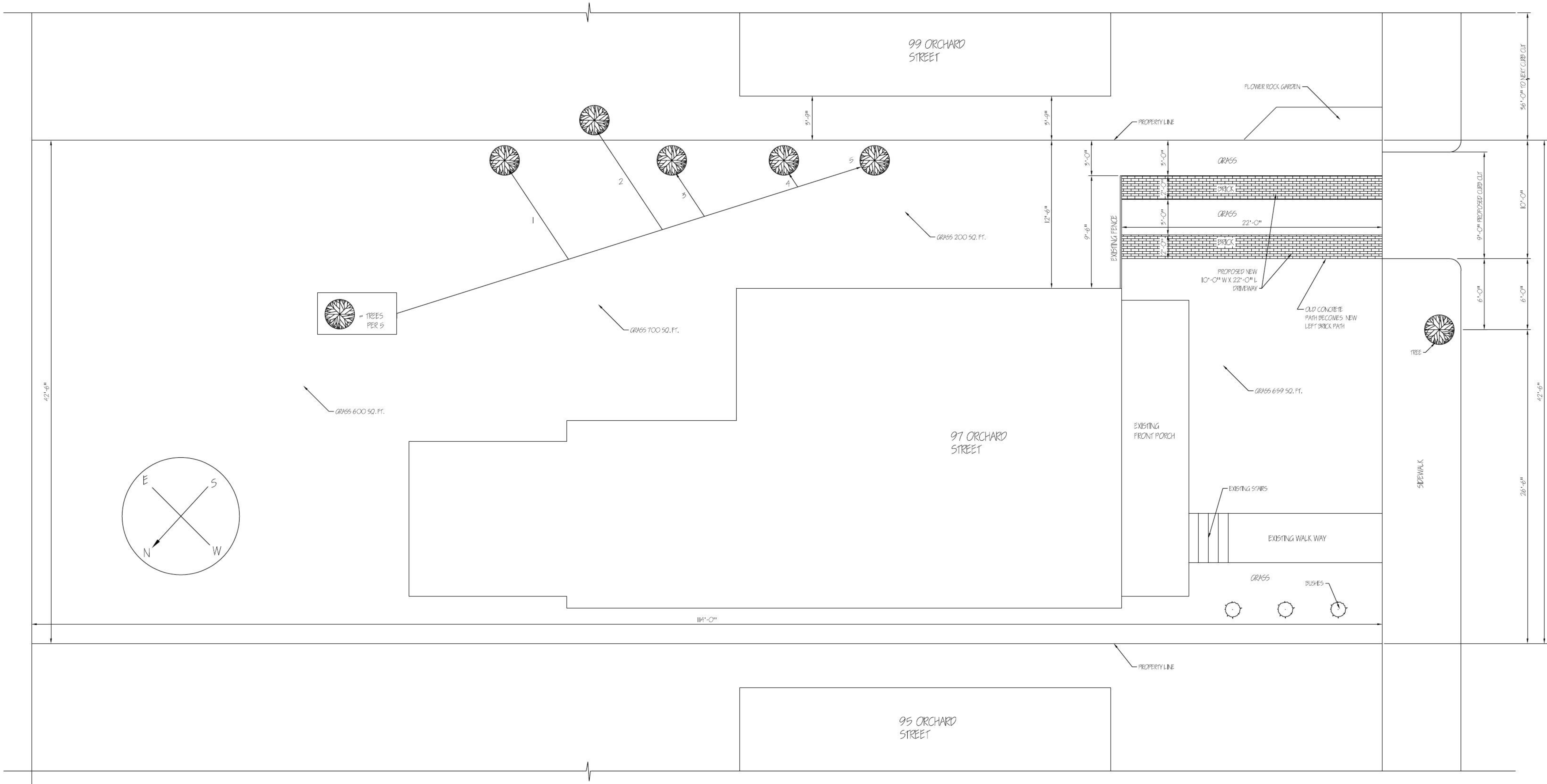
When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position.

IV. RECOMMENDED CONDITIONS

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning engineering permit/building permit.
2. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level re-issuance of the Certificate.
3. The Applicant shall obtain all necessary approvals from Engineering for the installation of the driveway.

4. The Applicant shall use concrete brick pavers in a running course for the ribbon driveway.
5. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.
6. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
7. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of fifteen (15) business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.



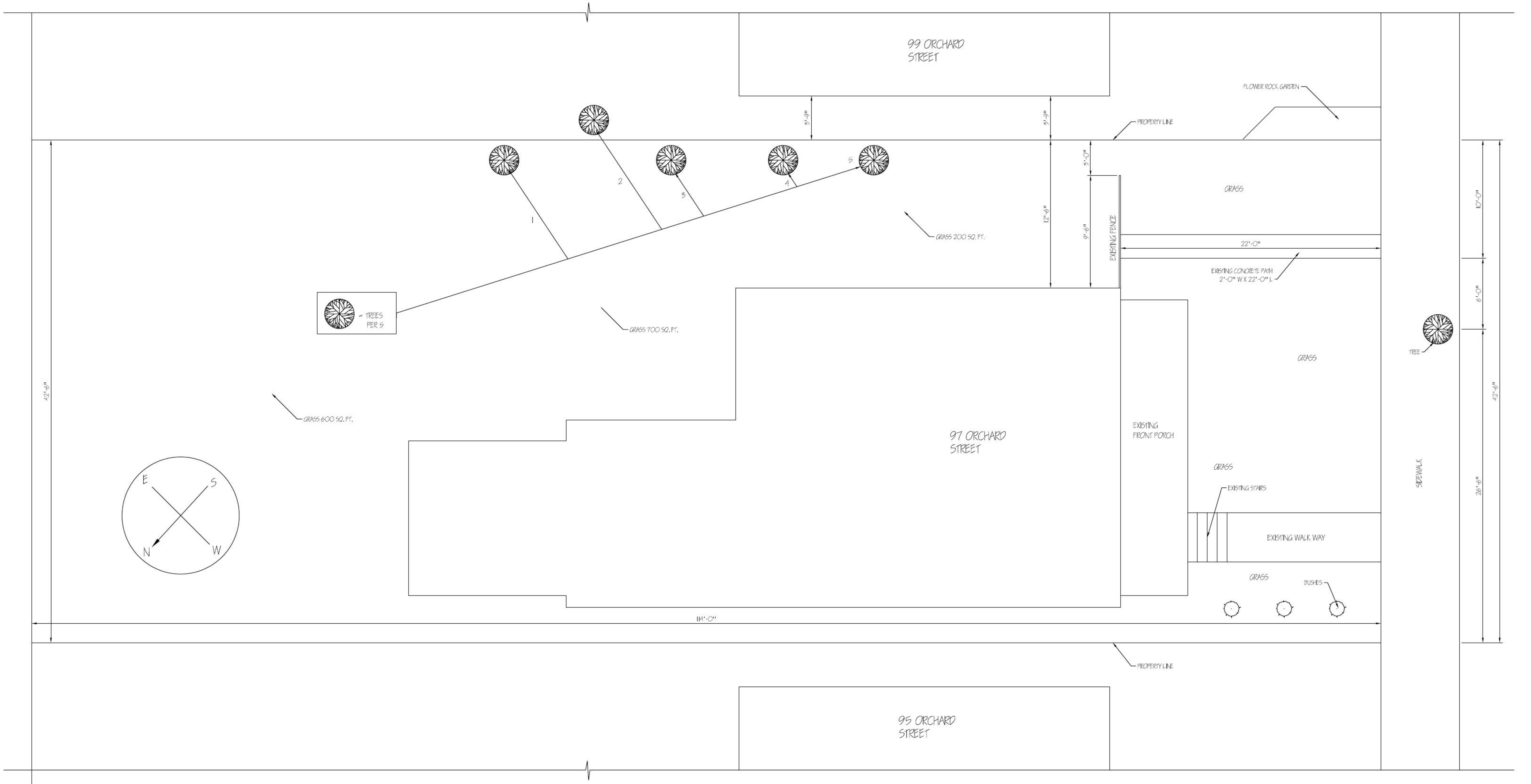
PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

ESOTERIC RESIDENTIAL DESIGN, INC.
59 HERBES ROAD PEABODY, MA. PH. 1-978-979-5294

SCALE: 1/4" = 1'-0"
DATE: 7/15/22

CURRENT OWNER/ OCCUPANT TOM MCCARTHY
97 ORCHARD STREET SOMERVILLE, MA.



EXISTING SITE PLAN

SCALE: 1/4" = 1'-0"


ESOTERIC RESIDENTIAL DESIGN, INC.		
39 HERBEX ROAD PEABODY, MA.		PH 1-978-979-5294
SCALE: 1/4" = 1'-0"		
DATE: 7/15/22		
CURRENT OWNER/ OCCUPANT TOM MCCARTHY		
97 ORCHARD STREET		SOMERVILLE, MA.
		SP-1



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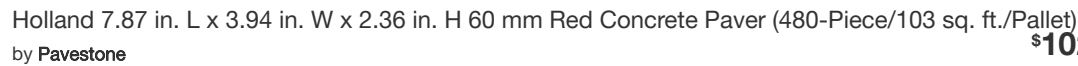
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★★★★☆ (20)

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★★★★☆ (862)

\$36⁹⁸

★★★★☆ (18)


\$1291⁶⁹ /pallet

Subtotal: **\$2357⁷³**

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by Pavestone

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https://www.homedepot.com/p/Pavestone-Holland-7-87-in-L-x-3-94-in-W-x-2-36-in-H-60-mm-Red-Concrete-Paver-480-Piece-103-sq-ft-Pallet-21751/2... 4/5



Holland 7.87 in. L x 3.94 in. W x 2.36 in. H 60 mm Red Concrete Paver (480-Piece/103 sq. ft./Pallet)

by Pavestone

\$1029⁰⁶ /pallet



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.208
Historic Name:	Russell, Edward House
Common Name:	
Address:	97 Orchard St
City/Town:	Somerville
Village/Neighborhood:	Davis Square;
Local No:	
Year Constructed:	1868
Architectural Style(s):	Second Empire;
Use(s):	Multiple Family Dwelling House;
Significance:	Architecture;
Area(s):	SMV.BA
Designation(s):	Local Historic District (10/31/1989);
Building Materials:	Roof: Asphalt Shingle; Wall: Synthetic Other; Wood;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, March 17, 2023 at 11:33 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

LHD- 10131189 (10)
A. DAVIS SQ
USGS- BOSTON
SEUT A

AREA

Davis
Square

FORM NO.

208



SOMERVILLE

Address 97 Orchard St.

Historic Name Edward Russell

Present residential

Original residential

DESCRIPTION

1868

Source maps / deeds

Structure Mansard cottage

Architect

Exterior Wall Fabric synthetic siding

Outbuildings

Major Alterations (with dates)

by 1988, application of synthetic siding

Condition fair

Moved Date

Acres 4180 sq. ft.

Setting North side of residential

street in well established

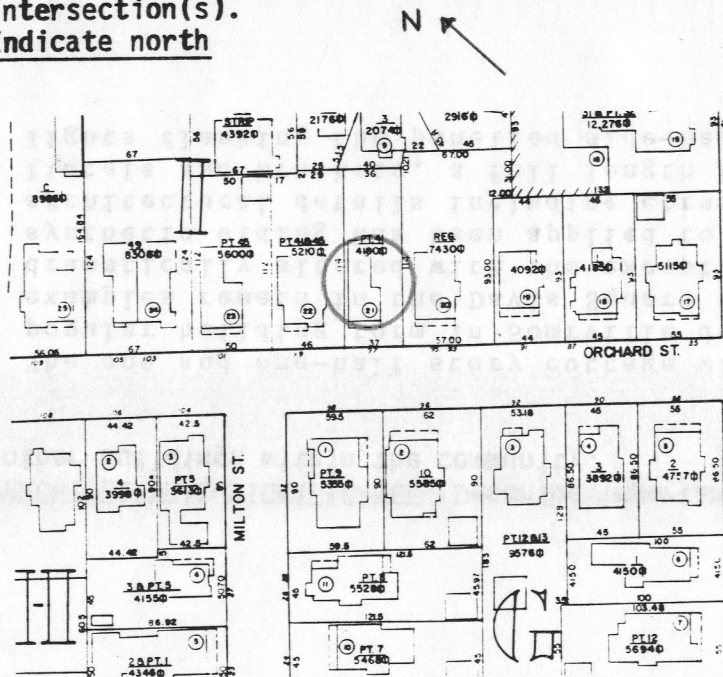
neighborhood of varying architectural

Recorded by 1988 1980
G. Schuler - C. Zellie

Organization Somerville Historic
Preservation Commission

Date March, 1988

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

The one and one-half story cottage with a mansard roof is an example of a popular building form in Somerville during the 1860s and 1870s. Several examples remain in the Davis Square area, however, most have been dramatically altered with the exception of those on Day Street. Although synthetic siding has been applied to this dwelling, most of the architectural details including cornice brackets, simple projecting dormer lintels and brackets, a full length porch with bracketed columns, and side-lights flanking the panelled side-hall entrance.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Built on land that was part of the Captain Gilman Sargent Estate subdivision of 1845, the mansard cottage is representative of the types of dwellings that were built in the area. Although modest in size the house is elaborated with architectural detail.

Although this subdivision was laid out in 1845, the actual development of the residential neighborhood did not occur until the 1870s in the Somerville portion of the subdivision. Several members of the Russell family participated in the real estate development including Philemon Russell, a local landowner and nursery man and Edward Russell, cigar manufacturer who owned this property.

There is some indication that there was a "new dwelling house" on this lot as early as 1859 when a Mr. Baker purchased the lot. However, the property is attributed to Edward F. Russell who in 1867 purchased the property from Mary Russell as "a greater portion of lot 45" of the Captain Gilman Sargent subdivision plan.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("E. Russell"), 1884 (same), 1895 ("Sarah E. Waters").
2. Directories: 1873-1890s.
3. Registry of Deeds, Middlesex County: Book 829, Page 239; Book 1022, Page 133.