



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

TOM GALLIGANI
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 25 Atherton Street

Case: HP25-000090

Applicant: Christine Strout- IRB Real Estate

Owner: Carr Schoolhouse Condominium Trust

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to alter an LHD property constructing a retaining wall and two patios.*

HPC Meeting Date: January 6, 2026



Above: view of front yard where patios and wall will be installed



Above: view of front yard where patios and wall will be installed



Above: view of front yard where patios and wall will be installed

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.

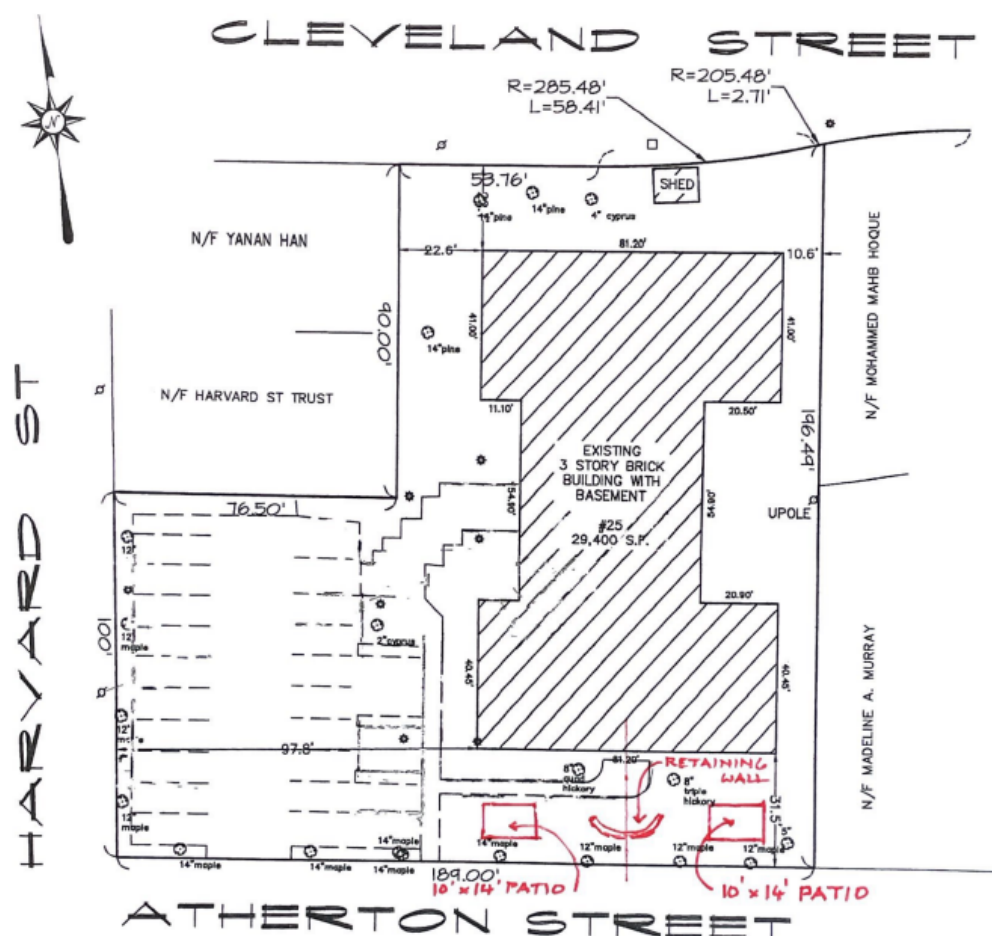
I. PROJECT DESCRIPTION

Subject Property: The subject is the c.1898 Martin W. Carr School, a three-story, hip-roofed brick building in the Renaissance and Colonial Revival architectural style. The proposed patios and retaining wall are intended to be located in the front yard, as demonstrated in the provided proposed landscaping plan.

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:

- Instillation of two 10' x 14' patios in the front yard, replacing the patio pictured in the existing conditions photo. The patios will be made of Thermal Bluestone Pavers. The material specifications are attached.
- Installation of a retaining wall in the front yard. The wall will be made of North Mountain Granite Wallstone. The material specifications are attached.



Above: The proposed landscaping plan



Above: an example of Thermal Bluestone Pavers, which are proposed for the patios



Above: an example of North Mountain Granite Wallstone, which is proposed for the retaining wall

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.

A. Removal of the rear chimney

The applicable Somerville LHD Design Guideline is *H. “Landscape Features and Paving”*.

Preservation Planning Assessment:

The proposed alterations would enhance the appearance of the site. The materials proposed are appropriate for the site and compliment the existing structure nicely. The relevant portions of the Design Guidelines address the treatment of gutters and downspouts in Section II, H. Landscape Features and Paving, items 1 - 4:

Section II, H. Landscape Features and Paving, items 1 - 4 read as follows:

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.*

The Applicant is proposing to install two 10' x 14' patios and a retaining wall in the front yard. The proposed patios will be made of Thermal Bluestone Pavers. The proposed retaining wall will be made of North Mountain Granite Wallstone. The material specifications are attached. Material specification sheets are attached at the end of this memo with more details.

No original materials or structures on the site are being replaced. The existing patio shown in the existing conditions photo is not original to the structure. The patios and retaining wall are meant to enhance the aesthetics of the site. The proposed materials of the additions will blend in nicely with the existing site.

The addition of the patios and retaining wall will alter the view of the site from Atherton Street. However, they are not replacing any original features of the site and not changing any existing landforms.

If the HPC votes to approve the replacement, recommended conditions appear below.

If the HPC votes to deny the removal of the replacement, they may then vote to approve a different method of replacement with conditions added.

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. FINDINGS & VOTE

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

IV. RECOMMENDED CONDITIONS

IF the HPC approves the installation of two patios and a retaining wall for this property, Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

1. The Applicant shall obtain all necessary permits for this project through the Inspectional Services Department (ISD). The Applicant must upload a copy of this Certificate to their BUILDING PERMIT application and obtain any necessary division/departments sign-offs. This Certificate is for the above-described work only. Any changes to this proposal shall first be submitted to Preservation Planning at historic@somervillema.gov for review and approval PRIOR to implementation. Failure to do so will nullify this Certificate and delay final sign-offs/CO.
2. Work for which this Certificate is granted must commence within one year of issuance. If work does not commence within one year or pauses for a significant period of time such that the expiration date of the Certificate passes, the Applicant shall be required to apply for this Certificate to be re-issued. The Applicant shall contact Preservation Planning at historic@somervillema.gov for instructions.
3. The Applicant shall contact Preservation Planning a minimum of 15 business days prior to arranging for a final inspection from ISD. Preservation Planners or their designee shall issue a sign-off upon completion of the project that it was executed in accordance with the Certificate of Appropriateness. Contact shall be made at the following email address ONLY: historic@somervillema.gov. The Applicant must provide before and after photos of the project area in the email as .JPG attachments. The attachments cannot be embedded in the body of an email.



THERMAL BLUESTONE

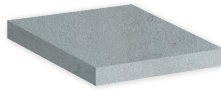
Bluestone

Our Thermal Bluestone Pavers provide the highest standard in quality and class. Thermaled bluestone is cut and torched to provide a flat, non-slip surface, making it a great option for pool decks, patios, and walkways.



TBBXXX

PATTERN STOCK SIZES



Standard Stock

1.5" Thickness

12"x12" · 12"x24" · 18"x36"
24"x24" · 24"x36"

Custom/Fabrication

Custom sizes and fabrication available

TREADS



Standard Stock

Depth: 12" · 14" · 18" · 24"

Length: Offered between 4' and 6'

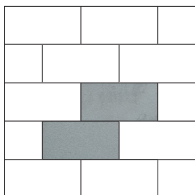
Height: 2" for Treads and Coping, 6" for Steps

Custom/Fabrication

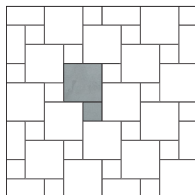
Custom sizes and fabrication available
Ask us about available edge treatments

POPULAR PATTERNS

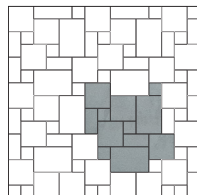
Running Bond



Dutch



French



Tread



Coping



Step



North Mountain Granite Wallstone

Natural Wallstone

With a weathered and old world rustic character, this weathered granite wall stone is one-of-a-kind. Varied sizes and a unique texture give this stone a very rustic yet clean look for use in retaining walls, garden walls, and other applications.





CLEVELAND STREET

R=285.48'
L=58.41'

R=205.48'
L=2.71'

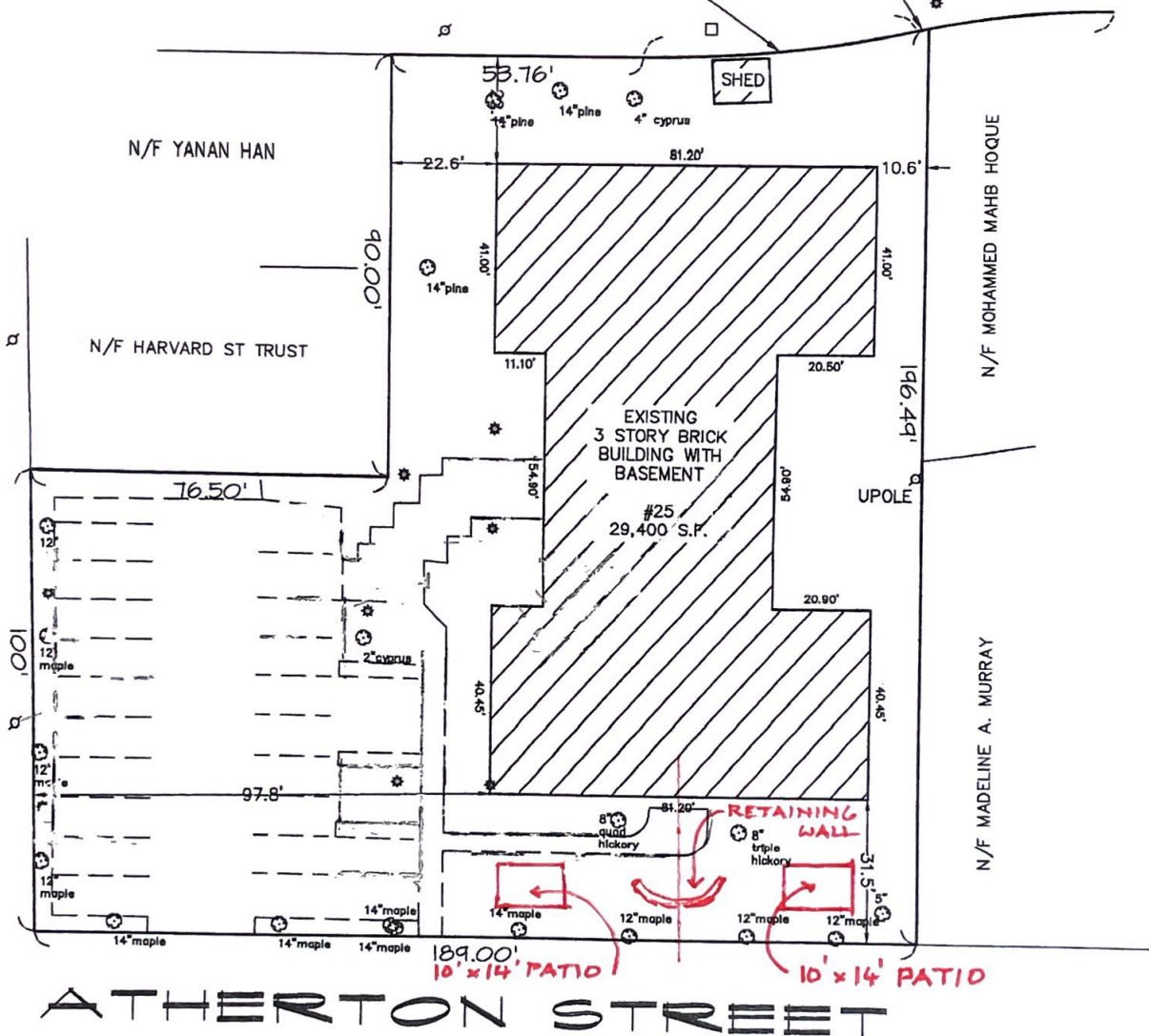
N/F YANAN HAN

N/F HARVARD ST TRUST

N/F MOHAMMED MAHB HOQUE

N/F MADELINE A. MURRAY

HARVARD ST



25 ATHERTON ST.
LANDSCAPE
SEPT 25TH 2025





CLEVELAND STREET

R=285.48'
L=58.41'

R=205.48'
L=2.71'

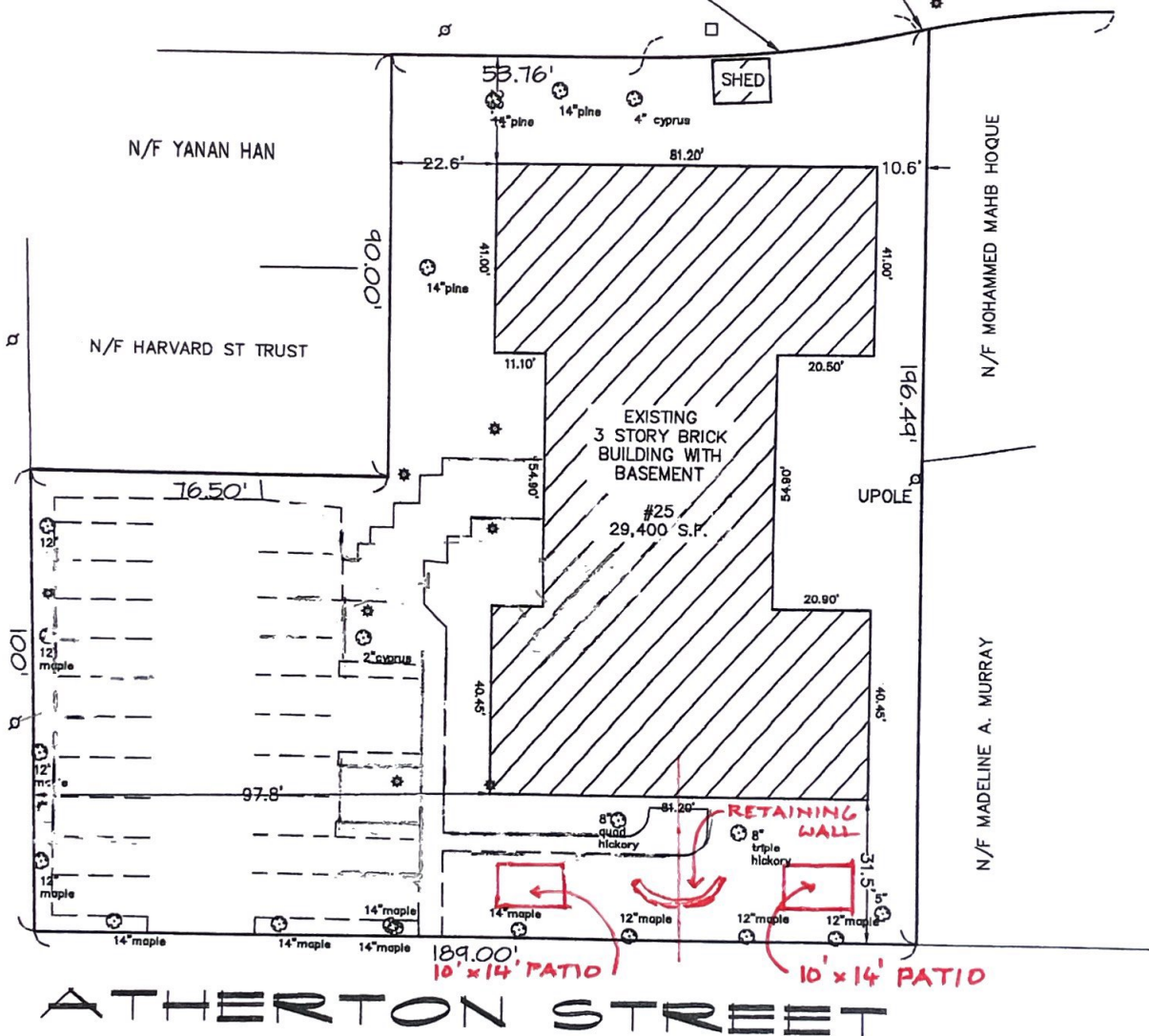
N/F YANAN HAN

N/F HARVARD ST TRUST

N/F MOHAMMED MAHB HOQUE

N/F MADELINE A. MURRAY

HARVARD ST




25 ATHERTON ST.
LANDSCAPE
SEPT 25TH 2025



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.70	
Historic Name:	Carr, Martin W. School	
Common Name:	Carr School	
Address:	25 Atherton St	
City/Town:	Somerville	
Village/Neighborhood:	Spring Hill;	
Local No:		
Year Constructed:	1898	
Architectural Style(s):	Classical Revival; Colonial Revival;	
Architect(s):	Gould, Aaron H.;	
Use(s):	Apartment House; Public School;	
Significance:	Architecture; Community Planning; Education; Politics Government;	
Area(s):	SMV.O, SMV.AQ, SMV.AY	
Designation(s):	Nat'l Register Individual Property (07/05/1984); Preservation Restriction (12/20/1984); Local Historic District (03/11/1985); Nat'l Register MRA (09/18/1989); Nat'l Register District (09/18/1989);	
Building Materials:	Roof: Slate; Wall: Brick; Granite; Stone, Cut; Wood; Foundation: Granite; Stone, Cut;	
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>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Thursday, January 30, 2025 at 4:16 PM

Attachment B

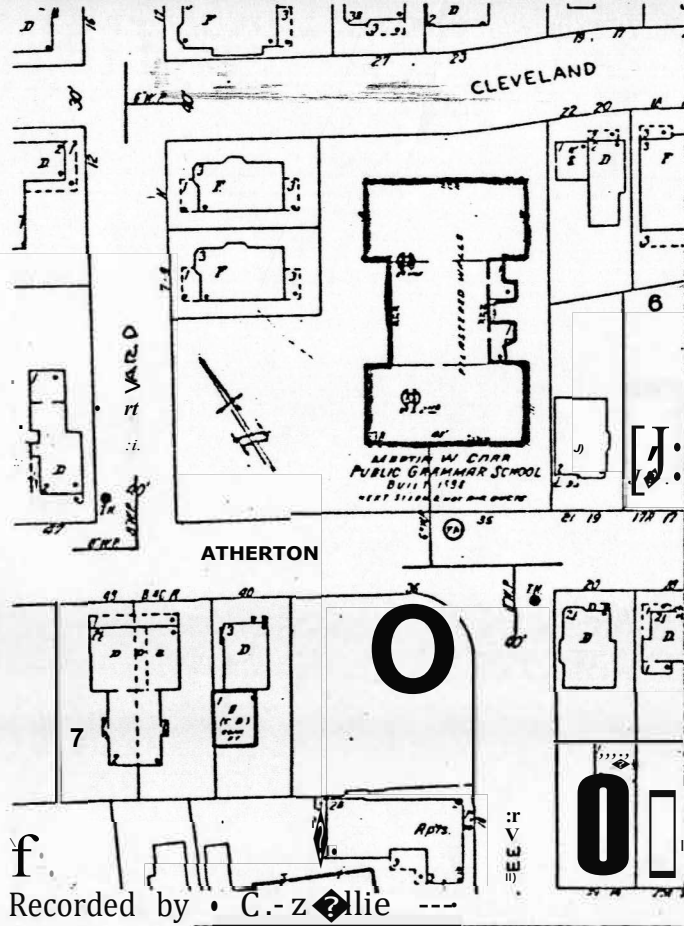
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
94 Washington Street, Boston, MA 02108

Photos Attached Separately.

PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

SKETCH MAP



Recorded by C. z. ? lie

Organization Landscape Research

Date 1982 - 11/84

Area AY, O, AQ	no. r! ?
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NR
update
12/20/84
3/11/85
PL SPRING H ti
USE BOSTON
SENT B

Town Somerville

Address 35 Atherton Street

Historic Name Martin w. Carr School

Use: Original s

Present residence/apartments

Ownership: CTI Private individual
Private organization

Public

original owner City of Somerville

DESCRIPTION:

Date 1898

Source

Style Renaissance and
Colonial Revival

Architect Aaron H. Gould

Exterior wall fabric

Outbuildings

Major alterations (with dates)

Moved Date

Approx. acreage Less than 1 acre

Setting Residential

ARCHITECTURAL SIGNIFICANCE - (describe important architectural features and
- evaluate in terms of other buildings within community)

The Martin W. Carr School of 1898 is a handsome institutional example of Renaissance and Colonial Revival Style architecture. The three-story brick building faces south on Atherton Street, two short blocks from the busy arterial of Somerville Avenue. At the north the school is bounded by Cleveland St., and at the west by Harvard St. The freestanding building is situated on a level .68 acre site on the southern slope of Spring Hill and is set back approximately 50 feet from Atherton Street.

(See Architectural Significance - continued)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Martin W. Carr School possesses integrity of location, design, materials, workmanship and association. It is a well-designed and preserved example of Renaissance and Colonial Revival institutional architecture, and is the only surviving work of local architect Aaron H. Gould in Somerville. Built on the site of the earlier Spring Hill Primary School (1850) and the First Baptist Church (1852), it has associations with the development of the Spring Hill area, one of Somerville's earliest residential subdivisions (1847-). As an imposing public building, it reflects the expansion of City facilities to meet the strong population growth at the turn of the century. Thus, the Carr School meets criteria A and C of the National Register of Historic Places.

The Carr School was opened in 1898 to serve as a 14-room grade school. Two additional rooms were devoted to manual training facilities used by upper grades. The Carr was the first H-plan school in Somerville. This modern plan allowed maximum light and air into the classrooms. Gould's Ellis School (1898) and the Kelley School (1902, razed) both in Cambridge, evidence the H-plan and similar exterior treatment. Although originally considered spacious, the School Report of 1901 noted that the building was already becoming seriously crowded. When opened, the Carr was one of 24 schools in the city and accommodated 700 pupils. Somerville's schools served a population which rose from 40,152 in 1890 to 61,643 in 1900.

Martin W. Carr (1829-1902), for whom the building is named, was president of H. W. Carr and Company, a Somerville jewelry manufacturing firm with a national market. Carr served as an alderman and as a member of the School Committee. He resided on Craigie Street, at the edge of the Spring Hill neighborhood.

(See Historical Significance - continued)

BIBLIOGRAPHY and/or REFERENCES

Samuels, Edward A. Somerville: Past and Present.
Somerville Annual Report. 1898-1901.

Zellie, C. Beyond the Neck: The Architecture and Development of Somerville,

ARCHITECTURAL SIGNIFICANCE (Continued)

At present, the school is surrounded by an asphalt playground at the east, along Atherton, is a densely-built block of one and

the west. (Photo 1).
two-family houses.

Immediately to the north, south, and west is a relatively intact residential neighborhood consisting of stylish mid-nineteenth century single-family houses and later two-family and apartment buildings. From the school site and from inside the building there is an excellent view of Cambridge to the south, particularly of the towers of Memorial Hall and the surrounding buildings at Harvard University.

The H-shaped plan is symmetrically organized with two classroom wings flanking a central hall and two-story grand staircase. Basement to third-story stairs are located at the north and south ends of the central hall. The building rests on a rusticated granite sill and buttressed basement walls which rise to the first brick belt courses of the first story. The basement is lit by simple segmental arched windows. The school is finished entirely with red brick laid in common running bond. Granite trim is used at the entrances, at window sills, and in one continuous belt course between the second and third stories. Second and third story windows are grouped in arcades, and contain eight over eight sash. At the first story, twelve identical brick belt courses rusticate the surface and accentuate the brick voussoirs of the rectangular windows. Third story windows are

uniformly round-arched, with deep brick surrounds. The hip roof is slate-covered and a single chimney rises from the north wing. The wooden cornice has a continuous treatment of dentils and modillions. (Photo 2 and 3).

At the south, the main facade has a central entry pavilion trimmed in granite and flanked by shallow, paired pilasters. (Photo 4). The double entry is lit by a tiered fanlight and a large rectangular window. The entrance is paneled by granite panels inscribed with the name "Martin W. Carr". There are two simple rondels in the spandrels. Above the pavilion

rise a pair of rectangular windows and a prominent Palladian-motif window. The third story window organizes the rest of the facade and is flanked by arcades containing three round-arched windows.

The west facade, facing the playground, opens to the grand staircase at the central hall. The entry echoes the treatment of the main facade. The central portion of the elevation is organized by a prominent arcade; the upper story is lit by Palladian-motif windows which contain sash with heavy mullions. This treatment gives the building a second

facade, oriented to the playground rather than the street.

The north elevation has a similar entry treatment as the south and west facades, without the prominent third story Palladian-motif window. Two slightly projecting classroom and

stair bays are lit by round-arched and rectangular windows. The east elevation, nearly abutting the property line, has a coal chute at grade and no entry. The fenestration reflects the treatment of the rest of the school, and a slender Palladian-motif window serves to light the landing of the grand staircase. (Photo 5).

Inside, at the first level, four classrooms open to the spacious hall which runs parallel to Harvard Street. The central grand stair is the focus of this well-lit space. It rises only to the second level, springing from two landings at the mezzanine level.

Circulation between the second and third levels is provided by the end stairs. Throughout

the interior, in classrooms and corridors, the original four-foot tongue and groove wainscoting survives intact. Other interior finishes including stair rails and paneled posts and window arrdoor-trim are also in near-original condition.

The basement was never occupied.

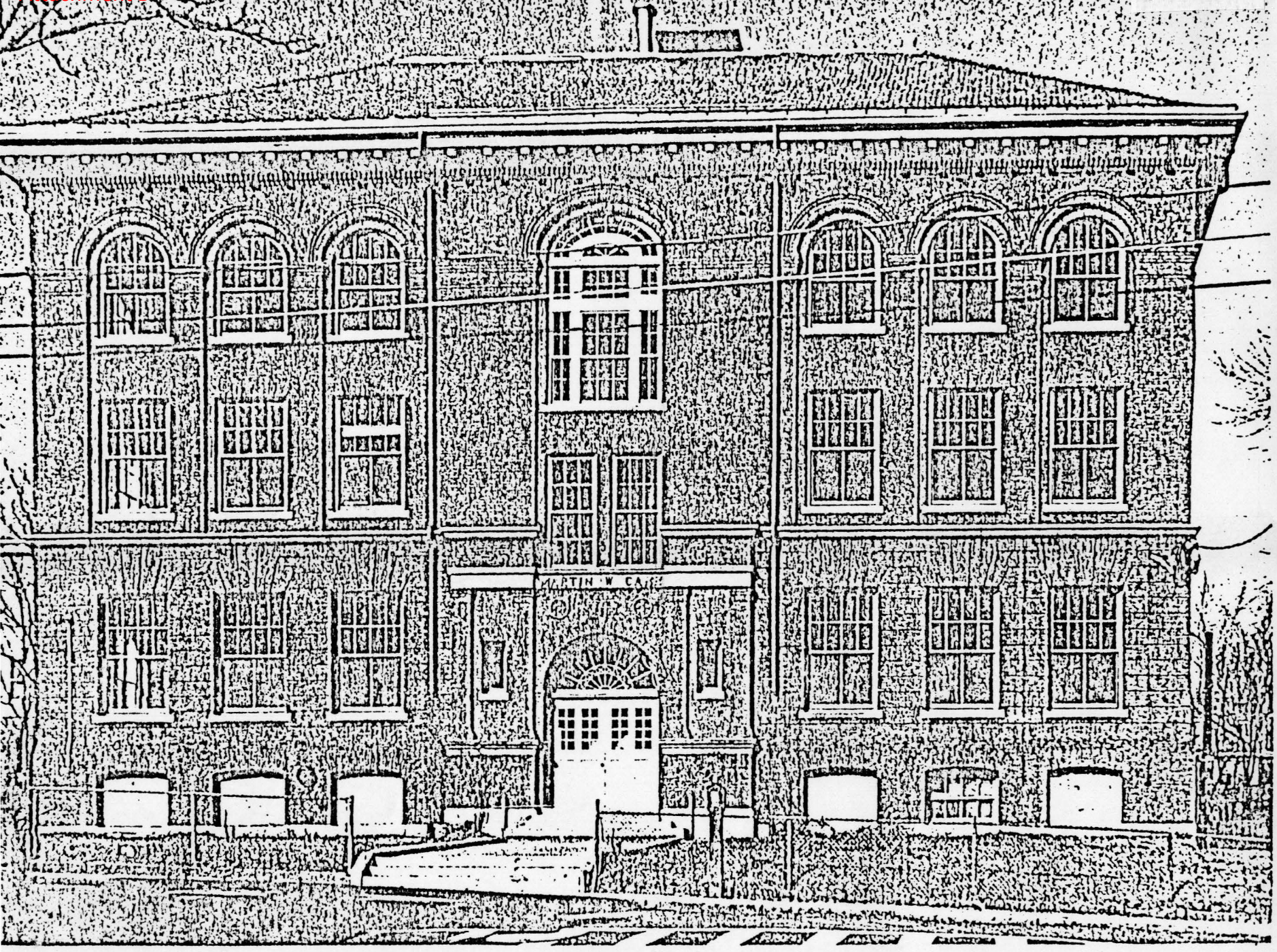
HISTORICAL SIGNIFICANCE (Continued)

The immediate area was platted in the mid-nineteenth century as a railroad corridor's neighborhood, intended primarily for Boston businessmen. The Carr School was among the last additions to the area. The Gothic Revival, Greek Revival, Italianate, and Second Empire Style single-family houses which surround the school site are testament to Springfield's early period of significance. Opposite the school to the south is the "Round House" built by inventor Enoch Robinson in 1856.

Somerville experienced rapid residential development and industrial expansion at the turn of the century. Significant as a manufacturing and food processing center, the extension of streetcar service from Boston increased its popularity as a commuter suburb. The turn of the century brought a substantial number of two- and three-family houses and a significant increase in public building, particularly schools. The Carr School is one of the few unaltered survivors of this period.

The City's earliest public buildings of architectural significance included the Latin High School (1871) by Samuel J.F. Thayer; the Central Engine House (1871) by Shepherds. Woodcock, and the Police Station (1874) by G.A. Clough. Designed in Victorian Gothic Style, with steep roofs capped by iron cresting, all have been razed or altered. The razed Romanesque Revival Public Library (1884) by George F. Loring was the major public building of the 1880s. Renaissance Revival and Queen Anne Style designs were favored by the architects of Somerville's public commissions of the 1890s, notably the now-altered English High School (1895) by Hartwell and Richardson.

Aaron H. Gould (1865-19) was born in Nova Scotia. Trained as a carpenter, he worked on large hotel and residential projects in Maine and in the South before moving to Somerville in the 1890s. He resided at 50 Columbus Avenue, in a Colonial Revival house of his own design, and maintained an office there and at 42 Court Street, Boston. Gould was responsible for major public projects in Somerville including the now-razed Central Fire Station (1895) and the City Stables and Water Department (1898). Among unexecuted proposals of note is the Somerville Armory Plan (1886), a monumental structure with crenellated towers which would have re-used a portion of the Victorian Gothic Style Fire Station of 1871. Gould also did a substantial amount of work for the City of Cambridge during this period; the North Cambridge Fire Station (1896) is an extant example of his work there.



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

NRMA/MRDS - 9/18/89

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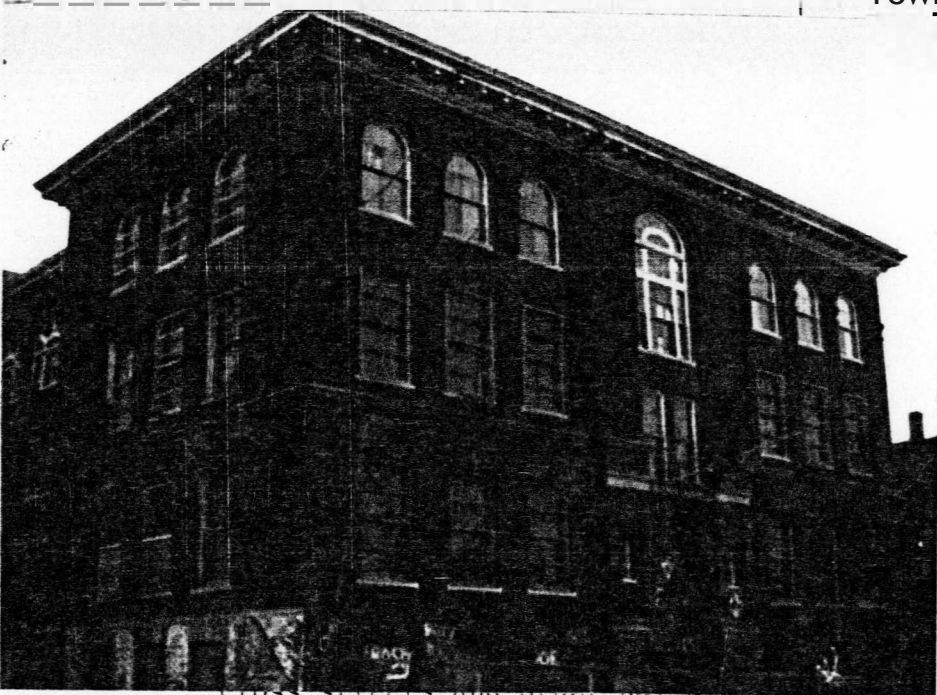
NRND - 7/5/84

PR - 12/20/84

LTD - 3/11/85

Area Spring Hill	Form no. 70
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AY, AQ, O



Cross streets and other buildings or geographical features. Indicate north.

Town Somerville

35 28 Atherton Street

Original Name Martin W. Carr School

Original ! school

Present vacant

Ownership: 0 Private individual
Private organization _____

Public City of Somerville

Original owner _____

DESCRIPTION: _____
_____ 1898

Source map of Somerville

Style Renaissance Revival

Architect Aaron Gould (Boston)

Exterior wall fabric brick and granite

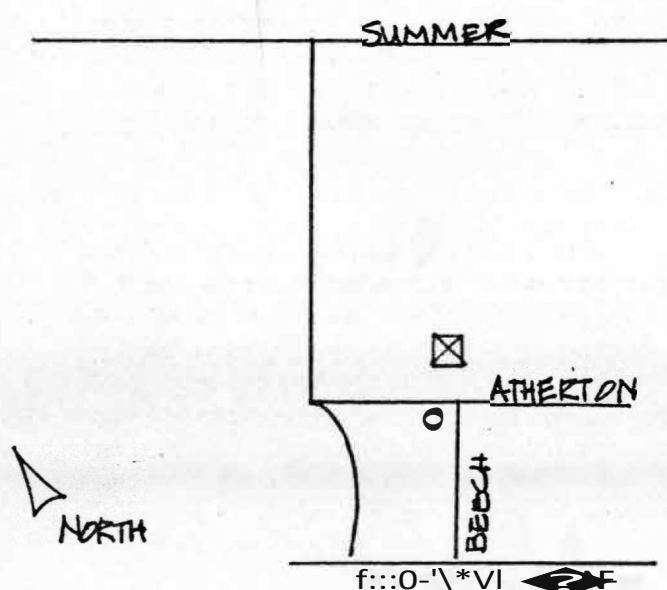
Other buildings _____

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage less than one acre

Setting urban residential



Recorded by Carole Zellie

Organization Landscape Research

Date 1-10-82

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The Carr School is the only nineteenth century school of architectural significance which remains in Somerville. The Renaissance Revival design was executed in red brick with granite sills. At the south elevation, round-arch windows are grouped in arcades to flank the round-arched central entry. The modillioned cornice is wood; the roof retains its original slate treatment. These materials are characteristic of the public schools of the 1880s and 1890s, two decades which produced handsome designs by Boston architects Loring and Phipps and Aaron Gould. Aaron Gould designed many public buildings for the City of Somerville, including the City Stables, Central Fire House, and the Colson Hotel. A native of Maine, he was

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

Carr School served an area of Somerville long-known as Spring Hill. Spring Hill, a long, narrow drumlin, is the site of the city's earliest residential subdivision, platted by George Brastow in 1847 to serve the early rail commuters of the town. The Carr School is situated on one of the original streets of this subdivision, and is surrounded by a variety of Greek Revival and Italianate houses of architectural significance, including the 1856 Round House built by inventor Enoch Robinson. Prior to the construction of the Carr School and the adjacent playground dating from 1910, the site was occupied by the First Baptist Church (1852) and the Spring Hill Primary School (1850).

The Carr School is named for Martin W. Carr, one of the founders of the Carr Jewelry Company of Somerville. He was active in numerous fraternal organizations and held several city offices including alderman,

_____ a resident of Somerville.

BIBLIOGRAPHY and/or REFERENCES

E.A. Samuels,
Somerville Past and Present, p. 507. (1897)

FORM B - BUILDING

Area <u>Spring Hill</u>	Form no. <u>70</u>
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

Town Somerville

Address 25 Atherton Street

Historic Name Martin W. Carr School

Use: Original school

Present vacant

Ownership: ☐ Private individual

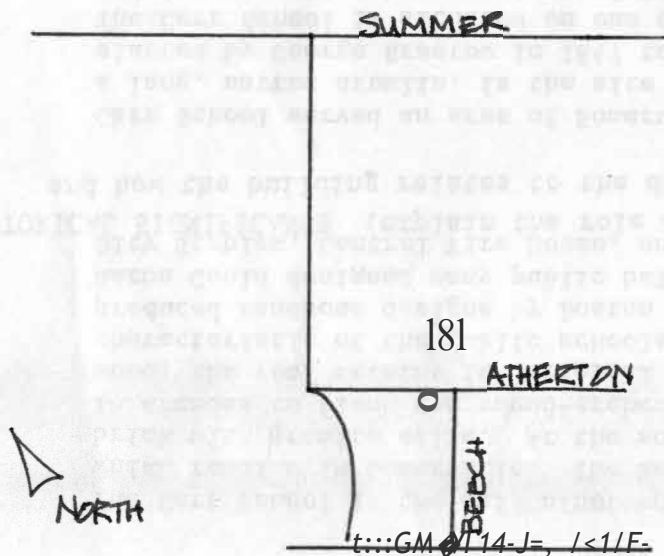
Private organization _____

Public _____

Original owner _____

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features.
Indicate north.



DESCRIPTION:

Date 1898

Source map and deed records

Style Renaissance Revival

Architect Aaron Gould (Boston)

Exterior wall fabric brick and granite

Outbuildings _____

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage less than one acre

Setting urban residential

Recorded by Carole Zellie

Organization Landscape Research

Date 1-10-82

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BIBLIOGRAPHY and/or REFERENCES

E.A. Samuels,
Somerville Past and Present, p. 507. (1897)

SMV:70



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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town

Property Address

Somerville 35 Atherton

Area(s)

Form No.

SMV 170

BUILDING INSPECTION DEPARTMENT-DISTRICT POLICE			
PLAN RECORD			
CASE	B	RACK 1	APART. 27 NO. 2721
BUILDING	Martin W. Carr School.		STORIES 3B
CITY OR TOWN	Somerville.	STREET	Beach.
TO BE USED FOR	Public School	CLASS	School
OWNER	City of Somerville.		Brick
ARCHITECT	A.H. Gould.		
CERTIFICATE APPROVAL-SPECIFICATION REQUIREMENTS-REFERRED			
DATE	Sept 7, 1897		
INSPECTOR	WHITE.		
FORM 41. 10,000. 2-2-18.			