



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JACOB D. WILSON**  
**MAYOR**

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EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

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**ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY**  
**STAFF REPORT**

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**Site:** 197 Morrison (HP25-000116)

**Applicant Name:** East Coast Roofing – Paul Lechiara

**Owner Name:** Hamilton Bennett

**Petition:** **Retroactive** approval to replace existing asphalt roof with aluminum ‘permalock’ shingles.

**HPC Hearing Date:** April 7, 2026



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## **I. PROJECT DESCRIPTION**

1. **Subject Property:** The subject property is Victorian Gothic Revival Style home in the Davis Square neighborhood. The building is set back from the road behind 195 Morrison. The period of relevance for this property begins circa 1860. This property became an LHD in 2010.
2. **Proposal:** The applicant proposes replacing an asphalt roof with permalock shingles. This property is visible from the public way from Morrison Avenue, with the roof being more visible from the rear elevation on Hall Avenue. The HPC must review this proposal due to the change in materials from asphalt to permalock.

**NOTE:** This is a retroactive application to the Historic Preservation Commission, and the work has already been completed on December 1, 2025.

## **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. The portion of the regulations that are applicable to the proposed alterations is discussed below.

### **Historic Design Guidelines**

#### Section II, B: Roofs

1. *Preserve the integrity of the original or later important roof shape.*
2. *Retain the original roof covering whenever possible.*
3. *Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture, and installation detail.*
4. *Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.*

### **Preservation Planning Assessment**

1. The proposal does not change the integrity of the original roof shape.
2. The original roof covering has not been retained.
3. The proposed roof material does not match the material of the old in composition. The color that the applicant has chosen is “black hybrid”
4. The eaves and ridge of the roof have interesting architectural detail. No detail is proposed to be removed as part of this application.

### **HPC Determination:**

- The HPC must determine if the proposed project satisfies the applicable regulations.
- The HPC must structure their motion to include their own specific findings on the proposed project.



*Roof before change (asphalt shingles)*



*Roof after change (metal shingles)*

### **III. RECOMMENDED CONDITIONS**

Should the HPC decide to issue a Certificate of Appropriateness (CA), Preservation Planning suggests that the following conditions be added to any approvals:

Preservation Planning recommend the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project. The HPC may also add further conditions as-needed during their deliberations.

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 a 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 the 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. 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.