



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

THOMAS F GALLIGANI  
EXECUTIVE DIRECTOR

PLANNING DIVISION  
*HISTORIC PRESERVATION*

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

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**Site:** 42 Spring Street

**Applicant Name:** Garth Goldstein

**Owner Name:** Eleanor Schmidt

**Petition:** Alteration of an LHD by adding a new basement entrance and canopy, rear dormer pediment, and installing a new driveway.

**HPC Hearing Date:** June 2, 2026



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## **I. PROJECT DESCRIPTION**

1. **Subject Property:** The subject property is Greek Revival Style home in the Spring Hill neighborhood. The period of relevance for this property begins circa 1845. This property became an LHD in 2010, and was put on the National Register in 1989.
2. **Proposal:** The applicant proposes adding a new basement entrance and canopy on the left side of the property, adding a new pediment to the rear dormer, and installing a new driveway with pavers.

*Note: The applicant has provided two options for each suggested alteration for this application.*

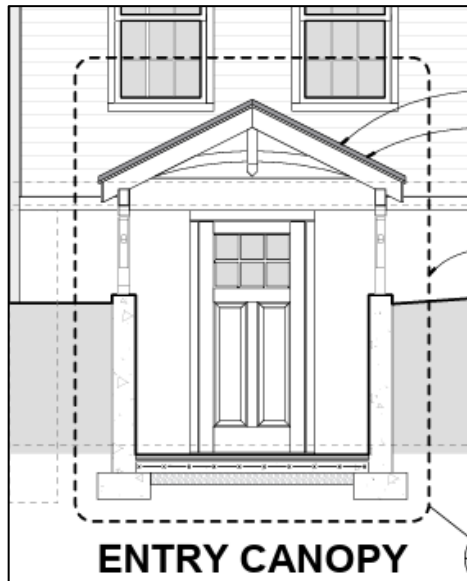
## **II. FINDINGS**

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.

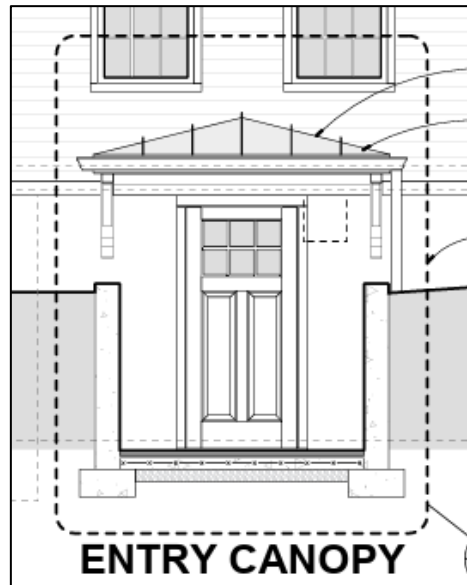
### **Historic Design Guidelines**

#### **New Entrance Canopy**

Two designs are proposed for the entry canopy, and the applicant has requested input from the HPC on which is favored. Option A features a gable bracket that matches the north elevation. Option B features a hip roof. Both feature a standing seam metal roof, to match what exists on other portions of the property.



*Option A*



*Option B*

#### Section II. Specific Guidelines C. Windows and Doors

1. Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.
2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

#### E. New Additions

1. New additions should not disrupt the essential form and integrity of the property and should be compatible in size, scale, material and character of the property and its environment. Where possible, new additions should be confined to the rear of the house.
2. It is not the intent of these guidelines to limit new additions to faithful copies of earlier buildings. New designs may also evoke, without copying, the architecture of the property to which they are being added, through careful attention to height, bulk, materials, window size, and type and location, and detail. A building should not, however, be altered to an appearance that predates its construction.
3. New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.

### **Preservation Planning Assessment**

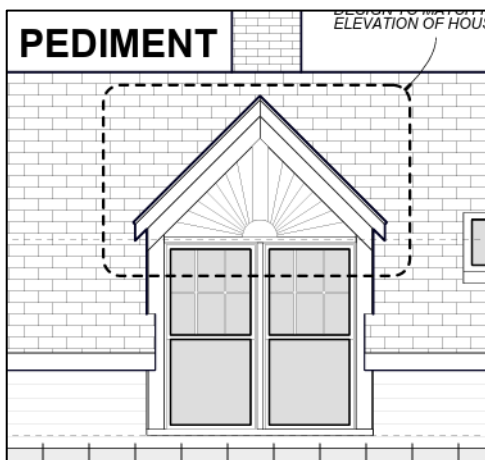
#### *Windows and Doors*

1. The original door and window openings are not subject to change as part of this application.
2. The new door proposed to be installed will match the style and character of the existing windows and doors. Per the submitted plans, the door and canopy will be painted to match the existing features of the house.

#### *New Additions*

1. The proposed canopy does not disrupt the essential form and integrity of the property and is compatible in size, scale, and material. The addition is to the side and while it may be minimally visible from the public way, does not detract from the overall nature of the house.
2. The HPC should consider which of the two options fit this guideline best.
3. The door and canopy could be removed in the future without disrupting the basic form and integrity of the historic property.

### **Rear Dormer Pediment**



*Proposed Rear Dormer Pediment*



*Existing Northern Elevation Pediment*

The second option for this alteration is no detailing on the pediment.

## Section II. Specific Guidelines C. Windows and Doors

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2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

### **Preservation Planning Assessment**

1. The proposed pediment does not alter the size of the window opening.
2. The proposed pediment adds an architectural feature seen on other portions of the house.

## New Driveway Pavers

The applicant has provided two options for paving materials. The preferred option by the applicant is the gray pavers with a cobble border. The alternate option is a cobblestone border with a brick herringbone inlay.

## Section II. Specific Guidelines H. Landscape Features and Paving

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

### **Preservation Planning Assessment**

1. The driveway will remain in the current location.

2. The driveway condition will not drastically change in area and location due to the proposed alteration.
3. The proposed driveway material does not obscure the exterior of the structure.
4. The current driveway appears to be made of asphalt, which is not an original material to the 1845 period of relevance. No other features of the landscaping or exterior of the home are subject to change specifically due to the proposed new driveway material.

**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.

### **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 recommends 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 the 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.
4. 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](mailto: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.