



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JAKE WILSON
MAYOR

TOM GALLIGANI
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 25 Atherton Street

Case: HP26-000034

Applicant: Christine Strout- IRB Real Estate

Owner: Carr Schoolhouse Condominium
Trust

Legal Ad: The Applicant seeks the reissuance of a previously granted Certificate of Appropriateness to alter an LHD property by installing EV charging stations and a transformer in the parking lot.

HPC Meeting Date: July 31, 2026



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

Background Information: The applicant seeks a re-issuance of a previously granted Certificate of Appropriateness, HP24-000005, to install EV chargers and a transformer.

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 parking lot, encompassing the western corner of the property, was originally built as an asphalt playground for the building's original incarnation as the Carr School.

The Form B for this building is attached with further historical and architectural information.

Proposal: The following scope is under the purview of the HPC:

- The Applicant seeks to install eight (8) electric vehicle (EV) charging stations in the parking lot four (4) dual port chargers and four (4) single port chargers – serving 12 parking spaces.
- The Applicant seeks to install a transformer and distribution cabinet left of the main entrance to the building

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 portions of the regulations that are most applicable to the proposed alterations are discussed below.

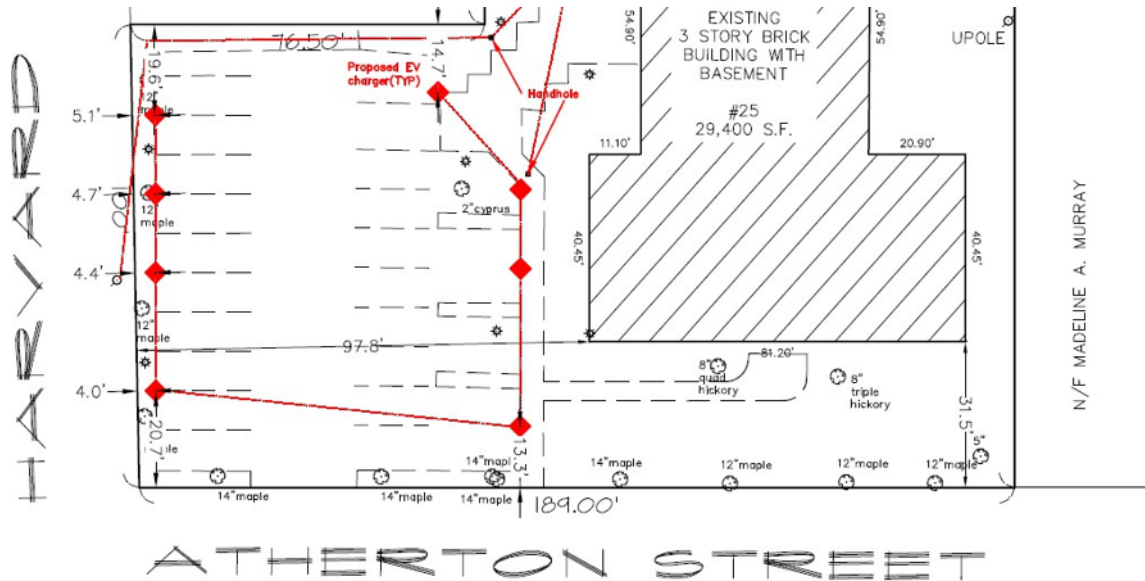
H. Landscape Features and Paving

The most relevant portion of the Design Guidelines is 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.*

Because the proposed improvements – EV charging stations and the associated transformer and distribution cabinet – are visible from the Atherton Street and Harvard Street rights-of-way, the HPC has purview over these improvements as landscape features.

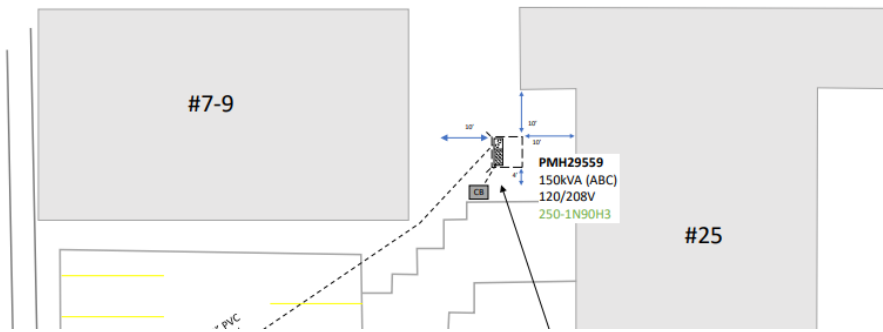
Applicant Proposal: The Applicant proposes to add eight (8) electric vehicle (EV) charging stations, four (4) of which will be along the western (Harvard Street) edge of the parking lot and four (4) of which will be on the eastern edge of the parking lot between the parking spaces and the building. A diagram of the chargers' location is shown below:



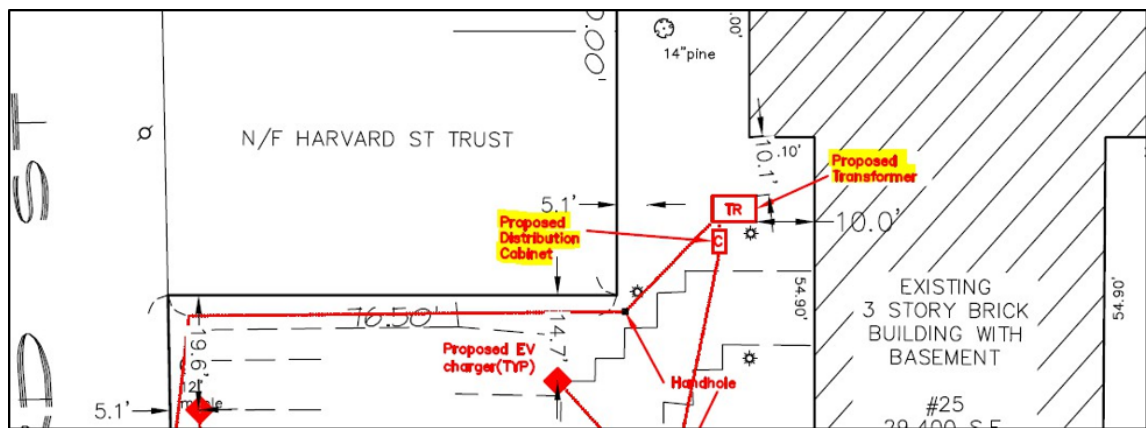
The chargers themselves will be small (12in x 8in x 3in) white boxes mounted on black metal posts approximately 7-8 FT in height – see images below (**NOTE: no bollards are to be installed**):



The Applicant also proposed a transformer and distribution cabinet – the location of these shown below:



Note that the location and position of the transformer has slightly changed. Below is the original proposed placement:



As seen above, the transformer is still proposed to be located on the northern side of the brick walkway, to the left of the entrance area into the building. Below are photos of the transformer and the cabinet:





The proposed transformer and distribution cabinet is partially obscured from view from the Harvard Street right-of-way, due to the adjacent structure at 7 Harvard Street (on the left of the image below):



Preservation Planning Assessment:

The HPC Design Guidelines acknowledge 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...” The Carr Schoolhouse was built in 1898, with an asphalt playground between the front façade and Harvard Street. With the dawn of the private automobile, that playground was converted to a parking lot and became filled with vehicles. The advent of electric vehicles and the installation of electric vehicle chargers would introduce another impact on the historic character of the property.

It should be noted that the proposed chargers will be mounted on poles that are black in color, matching the existing black metal fence and matching the color of the existing light posts. The poles are 7-8FT in height but slim in width (approx. 6in), and would not obscure the view of the front façade any more than it is already obscured by motor vehicles.

The Applicant has stated that they do not intend to remove any trees for the installation of the chargers and seek to impact existing landscaping features as little as possible.

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/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/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. 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. Failure to seek approval for changes may delay final sign-offs/Cos.
4. Chargers and poles shall match the colors and specifications submitted by the Applicant.
5. Distribution cabinet shall be screened by evergreen landscaping or solid wood fencing.
6. 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.

Date: May 18, 2026

Project: Carr Schoolhouse EV Installation- Re-Issuance of Permit

Address: 25 Atherton St.

Project Contact: Christine Strout – IRB Real Estate

Purpose: The LHD Property Staff Reports dated Feb. 4, 2025, states (in section IV: Recommended Conditions) that the Certificate is valid for one year. If the Certificate should expire, the Applicant will need to re-apply for a re-issuance of this Certificate. Since this is now the case, the Carr Schoolhouse is applying again for a re-issuance with some changes noted below.

Description: Original proposal was to install (8) electric vehicle (EV) charging stations in the parking lot- four (4) dual port chargers and four (4) single port chargers- serving 12 parking spaces. Along with this a transformer and distribution cabinet was to be installed to the left of the main entrance to the building.

Listed below are a few changes to the scope of work:

- When installing the (12) charging stations, the idea was to not install bollards, but for safety issues black bollards needed to be installed. Black sleeve covers will cover the bollards. (Exhibit A)
- Transformer and cabinet were positioned to the left of the main entrance within the mulched area. The original plan was to position the cabinets further back allowing for a screen to be placed in front of the cabinet along the walkway to obscure the view from the street. Eversource showed on the plan dated 8/27/25 where the cabinets needed to go for code requirements along with the position of the access doors (Exhibit B). As shown in the picture (Exhibit C), the cabinet was installed closer to the walkway, with the doors opening out to the walkway (again another code requirement). By placing it there this does not allow for screening to be placed in front of the cabinet at this location as originally planned. One shrub can be planted on the corner of the cabinet to the left. The Carr Schoolhouse is willing to paint the cabinet black .
- *[All exhibits have been uploaded into the portal]*

Thank you,



Christine Strout

General Manager

IRB Real Estate

Cell: 617-980-6885

Email: CStrout@IRB-RE.com

Exhibit A



Exhibit B

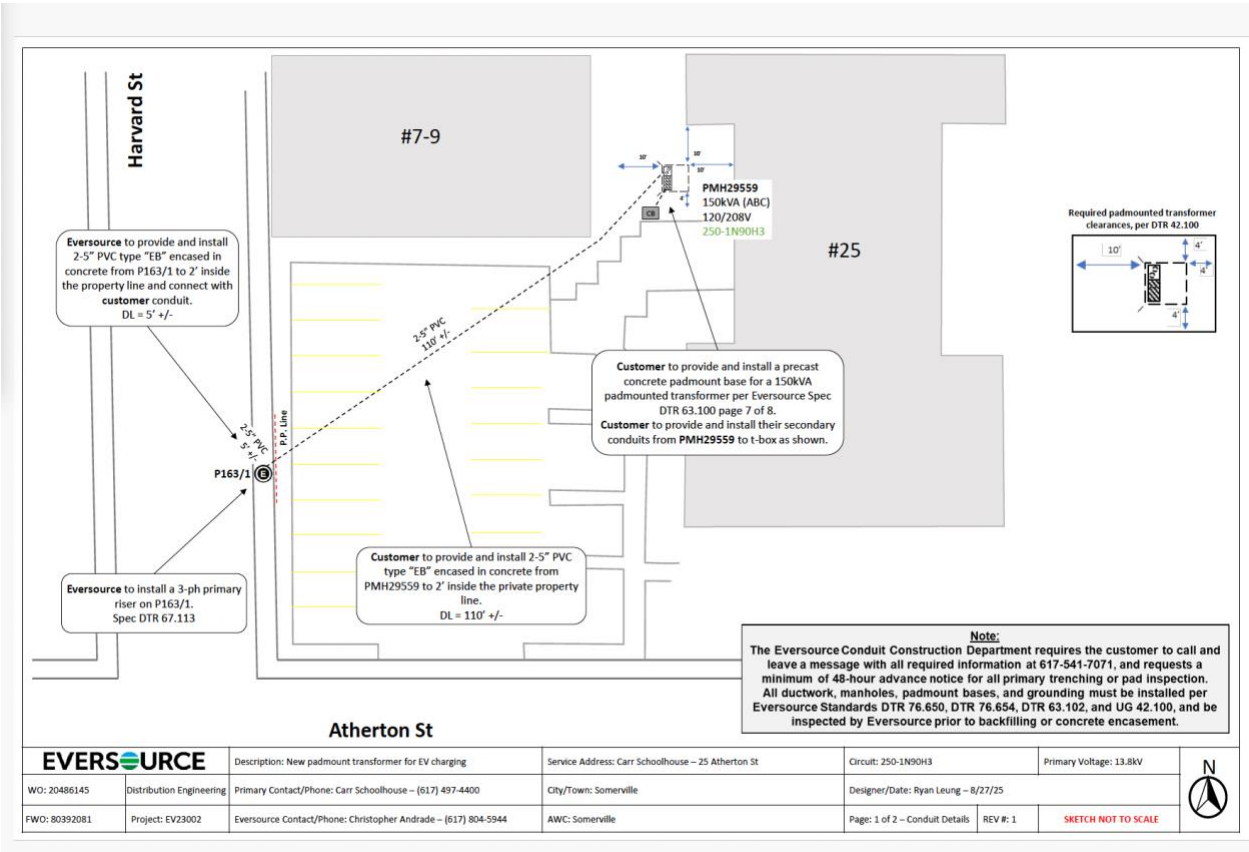


Exhibit C



Front View



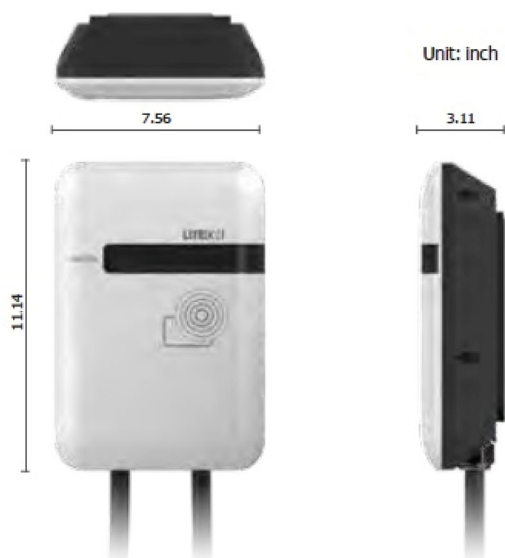
Rear View

Specifications

Specifications are subject to change without notice.

Model/PN	Basic (BC3)	Smart (SC3)	Intelligent (IC3)
Application	Residential/Commercial		Commercial
Voltage (Vac)	208 / 240 Vac ± 10%, 1-phase		
Frequency (Hz)	60 Hz ± 10%		
Current (rms)	32A		
Charging Connector	SAE J1772 Type 1		
Charging Cable Length	18 ft. (25 ft. optional)		
Metering Accuracy	N/A	Embedded, ± 1%	
Real Time Clock	N/A Yes (min. 7 days)		
Indications	LED x1 with multiple colors (RGB) ● STEADY GREEN – standby SLOW FLASH GREEN – EV connected FAST FLASH GREEN – authenticating ● SLOW FLASH BLUE – charging ● SLOW FLASH RED – recoverable fault STEADY RED – unrecoverable fault		
Wi-Fi	N/A	802.11 b/g/n	
4G	N/A		LTE Cat.1 (AT&T or Verizon)
RFID	N/A		ISO 14443 A/B - ISO 15693
Display	N/A	Dot-matrix (2 lines)	
Data Protocol	N/A	OCPP 1.6J (OCPP 1.5J optional)	
Operation Temp.	-30 °C ~ 50 °C / -22 °F ~ 122 °F		
Storage Temp.	-40 °C ~ 70 °C / -40 °F ~ 158 °F		
Mounting Type	Wall (default) / Pole		
Installation Type	NEMA 6-50		Hardwired
IP Performance	NEMA 4		
Impact Resistance	IK10		
Dimension (H x W x D, inch)	11.14 x 7.56 x 3.11		
Web Portal Management	N/A	Yes	
Console Management	Yes		
Certification	UL 2231/2594 - FCC Part 15B		

Dimension Details



For more product information and sales inquiries:

LITEON®

LITE-ON TECHNOLOGY CORP.

- www.liteon.com
- +886-2-2222-6181 ext.3053
- +886-2-2226-3559
- CES@liteon.com
- 4F, No.90, Chien 1 Road, Chung Ho, New Taipei City 23585, Taiwan, R.O.C

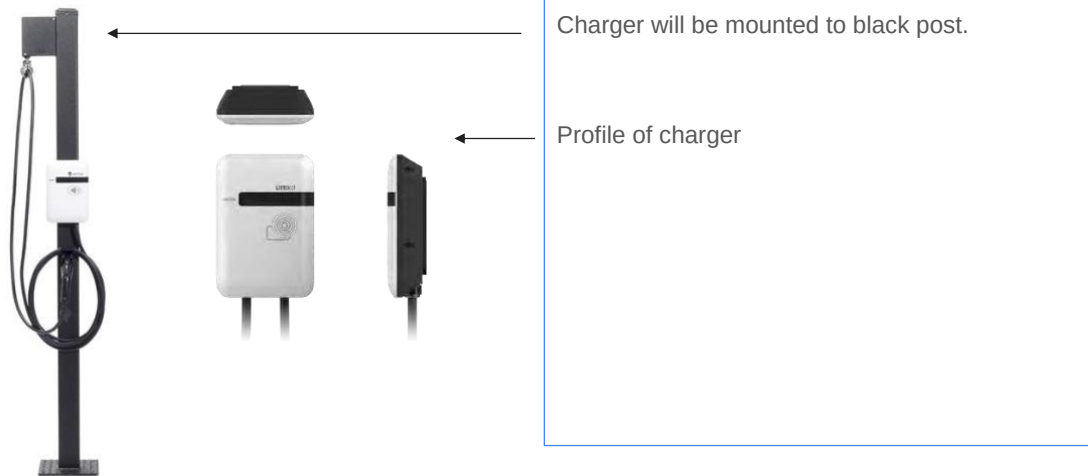
US office

- +1 818-216-5776 / (469) 331-9838
- 3001 Summit Ave Ste 400 Plano, TX 75074



Visit us

Lite-On Charger (not to scale)





CLEVELAND STREET

R=285.48'
L=58.41'

R=205.48'
L=2.71'

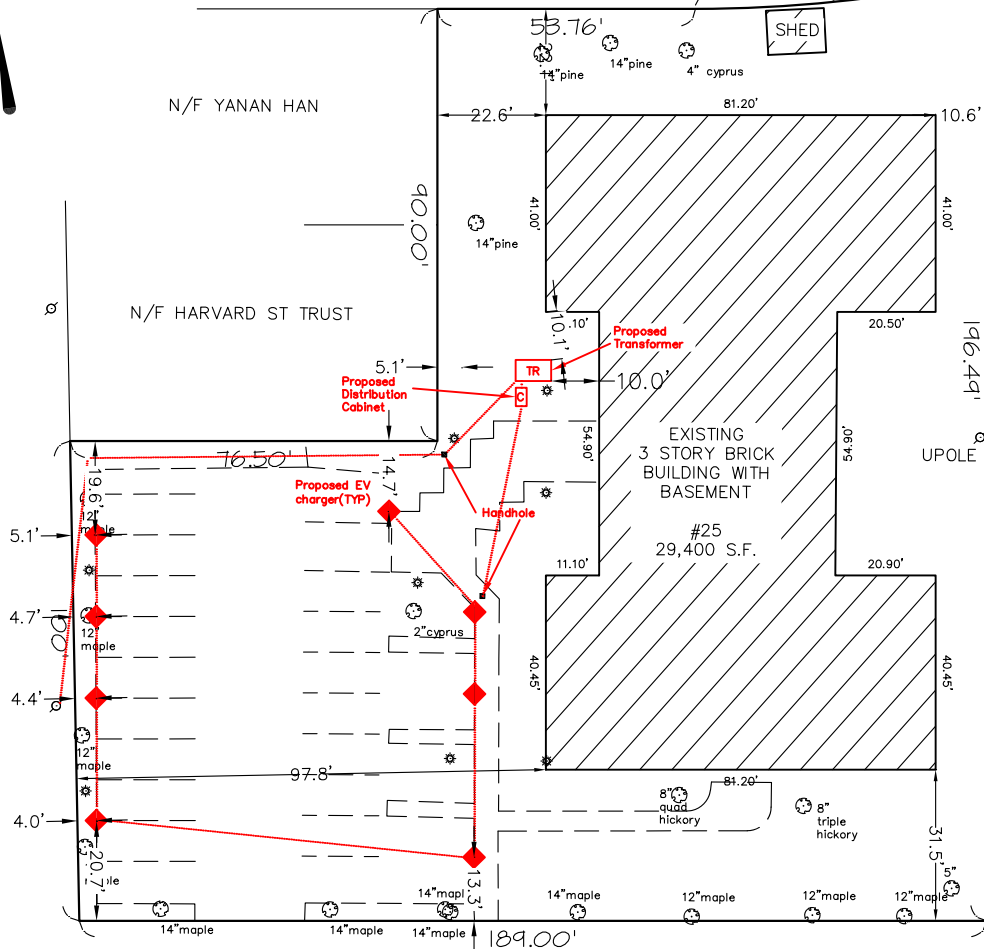
HARVARD ST

N/F YANAN HAN

N/F HARVARD ST TRUST

N/F MOHAMMED MAHB HOQUE

N/F MADELINE A. MURRAY



ATHERTON STREET

URPOLE LP/OWH

UPOLE LP/OWH

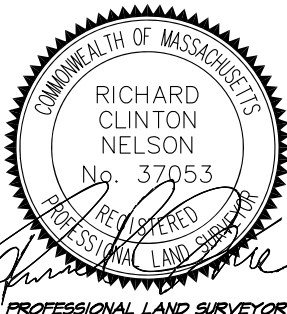
Ø



PROTECTED BY COPYRIGHT; NO COPYING WITHOUT WRITTEN PERMISSION



F.O. WATERMAN AND ASSOC, INC.
2 WISTERIA WAY
CANTON, MA 02021
(781)-401-0711



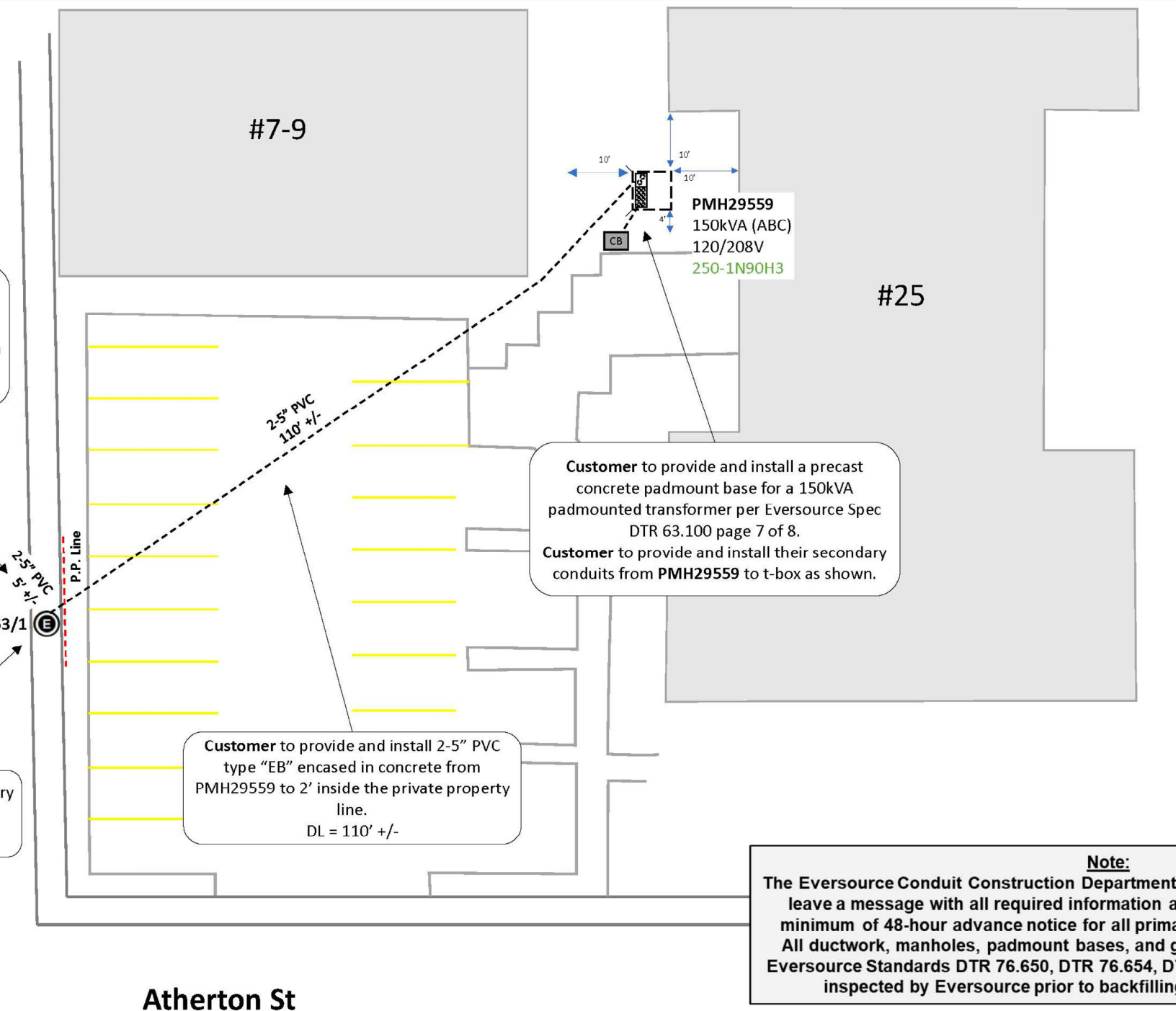
CERTIFIED PLOT PLAN
OF LAND IN
SOMERVILLE, MA
CARR SCHOOLHOUSE
CONDOMINIUM
SOMERVILLE, MA

DEED: BK 69300 PG 36

PLAN: BK 27589 PG 501

DATE: OCT 25, 2024

SCALE: 1"=20'



Description: New padmount transformer for EV charging	Service Address: Carr Schoolhouse – 25 Atherton St	Circuit: 250-1N90H3
Primary Contact/Phone: Carr Schoolhouse – (617) 497-4400	City/Town: Somerville	Designer/Date: Ryan Leung – 8/27/25
Eversource Contact/Phone: Christopher Andrade – (617) 804-5944	AWC: Somerville	Page: 1 of 2 – Conduit Details
		REV #: 1



Date: Dec. 10, 2024

Project: Carr Schoolhouse EV Installation

Address: 25 Atherton St.

Project Contact: Christine Strout – IRB Real Estate

Purpose: Many unit owners are buying electric cars and are in need of chargers installed in their deeded spaces. They have hired Inovis Energy to manage the project and work with Eversource to install (8) chargers along with a transformer and distribution cabinet dedicated to the Carr Schoolhouse.

Property Owner: The Carr Schoolhouse Condo Trust is overseen by Trustees and managed by IRB Real Estate. The ownership letter was signed by 3 of the 5 Trustees currently registered with the Middlesex Registry of Deeds.

Description:

- Request from (12) unit owners to install EV charging stations.
- The lot will have (4) dual port chargers and (4) single port chargers. (Locations are noted on the Land Title Survey attached and uploaded in the portal).
- Manufacturer is Lite-On. The pedestals are black. (Pictures attached and uploaded in the portal). ***Note: Picture shows yellow bollards, but no bollards will be installed at the Schoolhouse***
- Transformer and cabinet will be positioned to the left of the main entrance within the mulched area with landscaping as a screen to hide the transformer and cabinet. (see picture attached showing transformer and cabinet)

The Carr Schoolhouse is looking for Historic approval that will allow the charging stations to be installed:

- Charger
 - The square shaped parking lot is pre-existing to the schoolhouse closing in 1980 and cannot be relocated or changed. When the school closed in 1980, it was made into apartments until a developer bought the property in 1997 and changed it into luxury condominiums and added 19 deeded parking spaces to the existing parking lot.
 - By installing chargers along Harvard and Atherton streets, this would not have any impact to the neighborhood. The chargers will be inside the black iron fence within the mulched and asphalt areas. Each charger will be placed in front of the parking spaces with distances measured from each space to the lot lines as shown on the attached plan (Exhibit A). This plan also shows the distance away from lot lines. The pedestals will be black as well to blend in

IRB | Commercial Real Estate & Property Management

with the surroundings [i.e fence] (Exhibit B), specifications (Exhibit C), chargers, transformer and cabinet installed at another property (Exhibit D), Picture of transformer (Exhibit E). [All exhibits have been uploaded into the portal]

- With a mandate for all cars to be electric by 2030, unit owners will need to charge their vehicles at their residence. The parking spaces are deeded spaces and belong to each unit. EV owners cannot use another deeded space to charge their car if they do not own the spot. Unfortunately, the parking lot is not large enough to have a few non-deeded spaces dedicated to chargers for anyone to use.
- Transformer & distribution cabinet:
 - A transformer and distribution cabinet will be installed near the entrance to the Schoolhouse. The proposed location is to the left of the main entrance as noted on the land title survey (Exhibit A).
 - Transformer will be screened by plantings.

Thank you,



Christine Strout
General Manager
IRB Real Estate
Cell: 617-980-6885
Email: CStrout@IRB-RE.com

Exhibit A

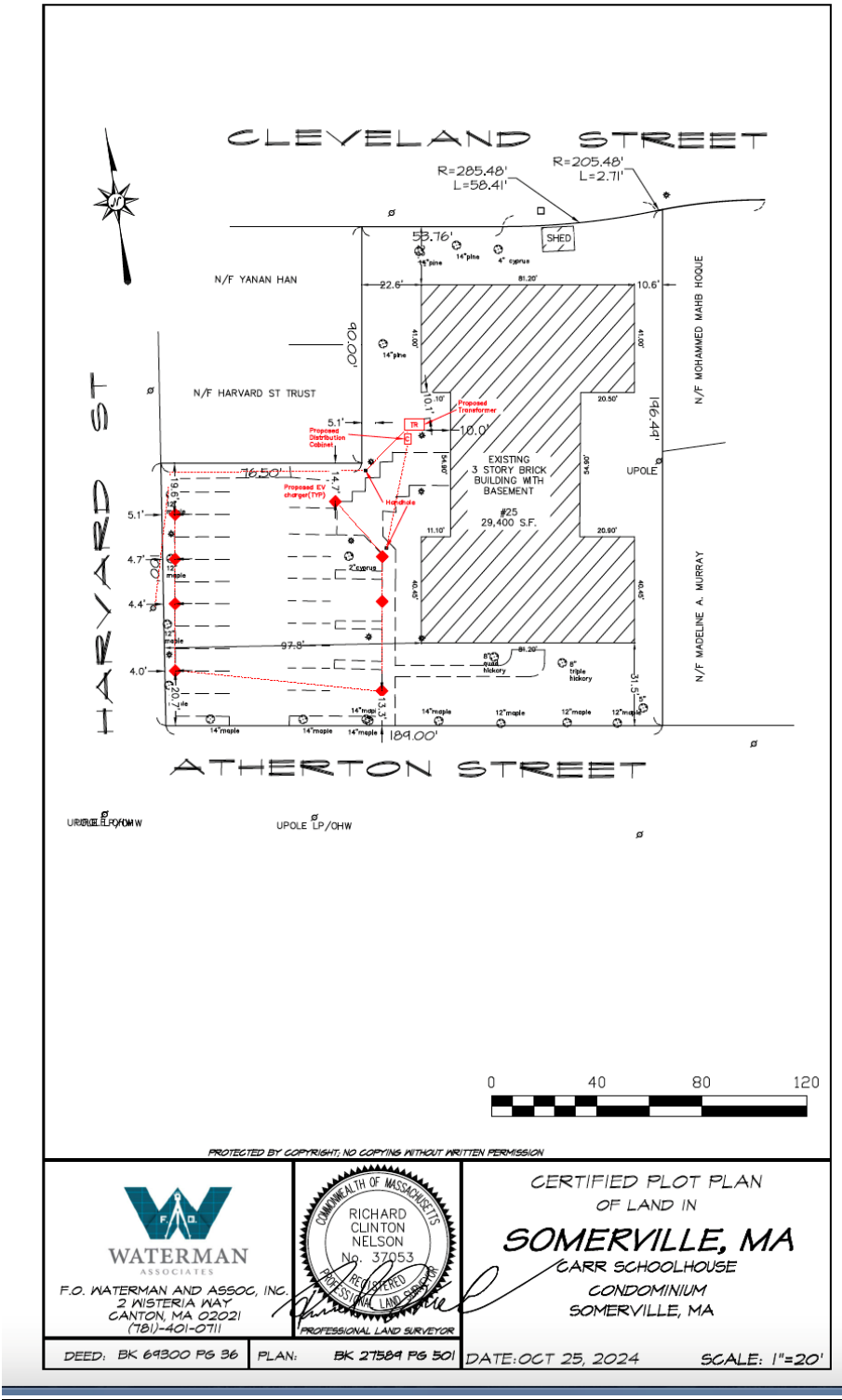


Exhibit B

Lite-On Charger (not to scale)

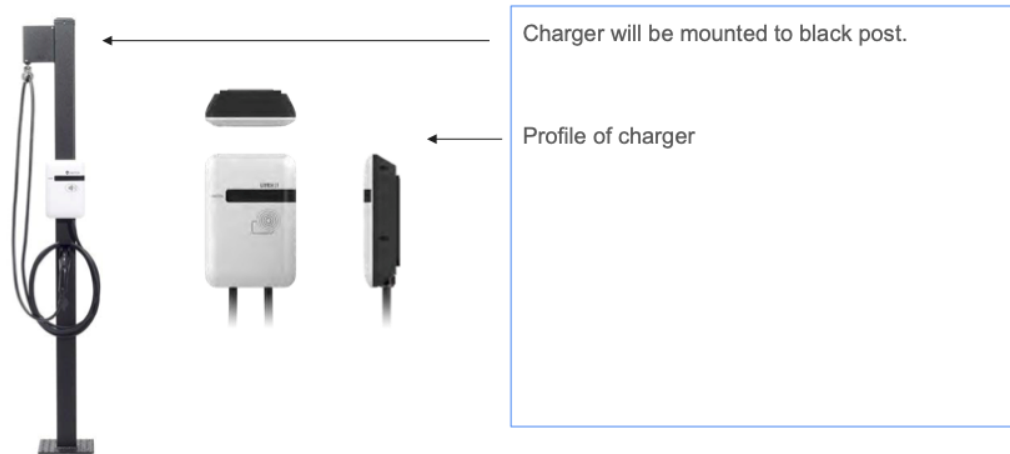


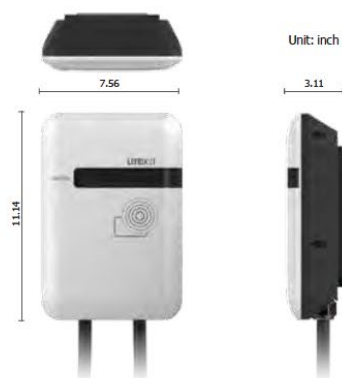
Exhibit C

Specifications

Specifications are subject to change without notice.

Model/PN	Basic (BC3)	Smart (SC3)	Intelligent (IC3)
Application	Residential/Commercial		Commercial
Voltage (Vac)	208 / 240 Vac $\pm$ 10%, 1-phase		
Frequency (Hz)	60 Hz $\pm$ 10%		
Current (rms)	32A		
Charging Connector	SAE J1772 Type 1		
Charging Cable Length	18 ft. (25 ft. optional)		
Metering Accuracy	N/A	Embedded, $\pm$ 1%	
Real Time Clock	N/A	Yes (min. 7 days)	
Indications	LED x1 with multiple colors (RGB) ● STEADY GREEN – standby SLOW FLASH GREEN – EV connected FAST FLASH GREEN – authenticating ● SLOW FLASH BLUE – charging ● SLOW FLASH RED – recoverable fault STEADY RED – unrecoverable fault		
Wi-Fi	N/A	802.11 b/g/n	
4G	N/A		LTE Cat.1 (AT&T or Verizon)
RFID	N/A		ISO 14443 A/B - ISO 15693
Display	N/A	Dot-matrix (2 lines)	
Data Protocol	N/A	OCPP 1.6J (OCPP 1.5J optional)	
Operation Temp.	-30 °C $\sim$ 50 °C / -22 °F $\sim$ 122 °F		
Storage Temp.	-40 °C $\sim$ 70 °C / -40 °F $\sim$ 158 °F		
Mounting Type	Wall (default) / Pole		
Installation Type	NEMA 6-50		Hardwired
IP Performance	NEMA 4		
Impact Resistance	IK10		
Dimension (H x W x D, inch)	11.14 x 7.56 x 3.11		
Web Portal Management	N/A	Yes	
Console Management	Yes		
Certification	UL 2231/2594 - FCC Part 15B		

Dimension Details



For more product information and sales inquiries:

LITEON®

LITE-ON TECHNOLOGY CORP.

www.liteon.com
 +886-2-2222-6181 ext.3053
 +886-2-2226-3559
 CES@liteon.com
 4F, No.90, Chien 1 Road, Chung Ho, New Taipei City 23585, Taiwan, R.O.C

US office

+1 818-216-5776 / (469) 331-9838
 3001 Summit Ave Ste 400 Plano, TX 75074



Visit us

LITEON® Copyright © All rights are reserved by LITE-ON TECHNOLOGY CORPORATION

V 2.0

Exhibit D

Dual charging pedestals shown with transformer and distribution cabinet (Yellow bollards will not be installed)



Exhibit E

Transformer



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

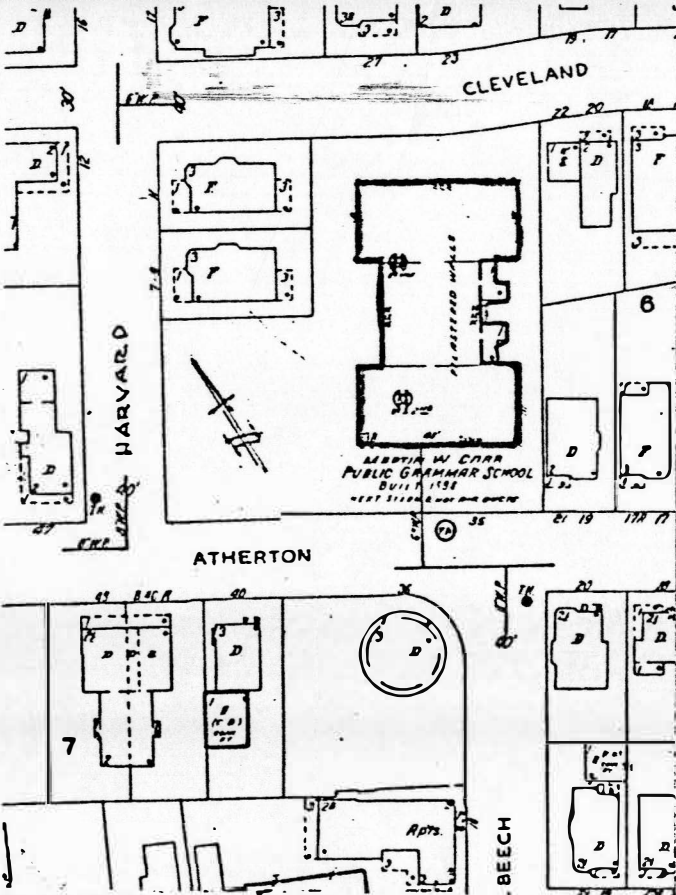
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 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. Zellie

Organization Landscape Research

Date 1982 - 11/84

Area AY, O, AQ	Form no. 70
-------------------	----------------

Town Somerville

Address 35 Atherton Street

Historic Name Martin W. Carr School

Use: Original School

Present residence/apartments

Ownership: ☒ Private individual
Private organization

Public

Original owner City of Somerville

DESCRIPTION:

Date 1898

Source
Renaissance and
Style 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 M. 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, MA.

ARCHITECTURAL SIGNIFICANCE (Continued)

At present, the school is surrounded by an asphalt playground at the west. (Photo 1). To the east, along Atherton, is a densely-built block of one and two-family houses. Immediately to the north, south, and west is a relatively intact residential neighborhood with stylish mid-nineteenth century single-family houses and later two-family and apartment buildings. From the school site and from inside the building there are excellent views 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 traceried fanlight and flanking rectangular windows. The entrance is spanned by a granite panel inscribed with "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. This 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 and 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 panelled posts and window and door trim are also in near-original condition.

The basement was never occupied.

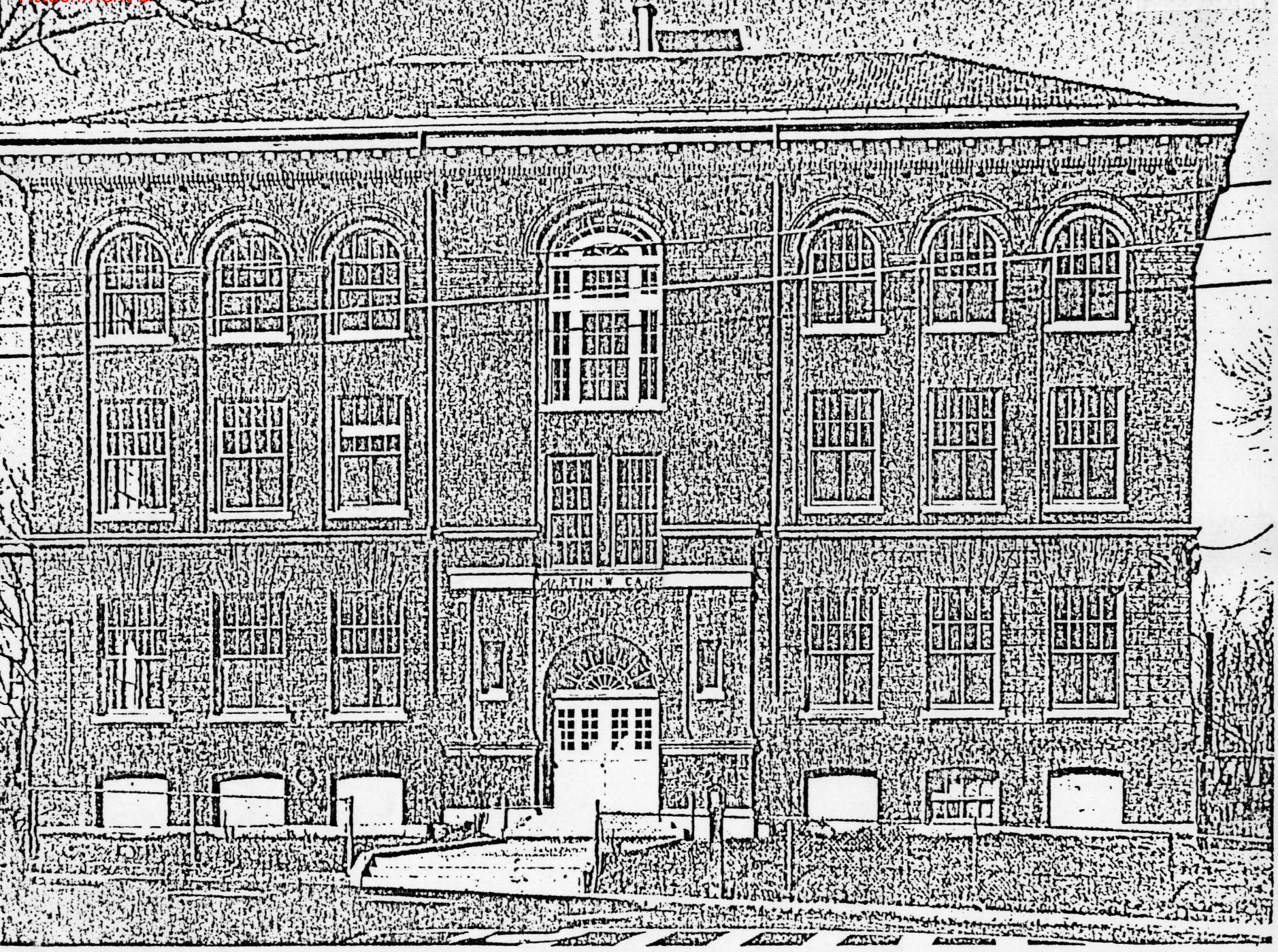
HISTORICAL SIGNIFICANCE (Continued)

The immediate area was platted in the mid-nineteenth century as a railroad commuter'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 Spring Hill'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 Shepherd S. 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

Area Spring Hill	Form no. 70
---------------------	----------------

Town Somerville

35
Address 25 Atherton Street

Historic Name Martin W. Carr School

Original school

Present vacant

Ownership: ☐ Private individual
☒ Private organization

Public City of Somerville

Original owner _____

DESCRIPTION:

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

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 served 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 Schoool 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
Spring HillForm no.
70MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

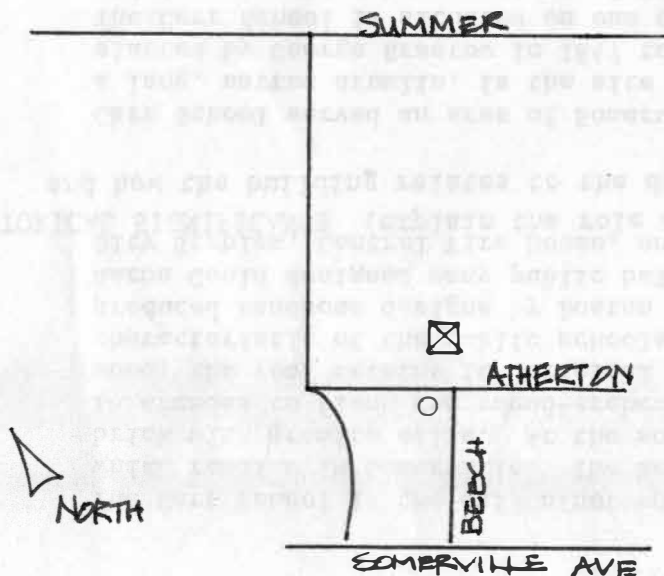
PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

Town SomervilleAddress 25 Atherton StreetHistoric Name Martin W. Carr SchoolUse: Original schoolPresent vacantOwnership: ☐ Private individual
Private organization _____Public City of Somerville

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 1898Source map and deed recordsStyle Renaissance RevivalArchitect Aaron Gould (Boston)Exterior wall fabric brick and granite

Outbuildings _____

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage less than one acreSetting urban residentialRecorded by Carole ZellieOrganization Landscape ResearchDate 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 served 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)

SMV:70



CARR SCHOOL AND POUND HOUSE
SPRING HILL DISTRICT

INVENTORY FORM CONTINUATION SHEET

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

Town

Somerville 35 Atherton

Property Address

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.