



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.

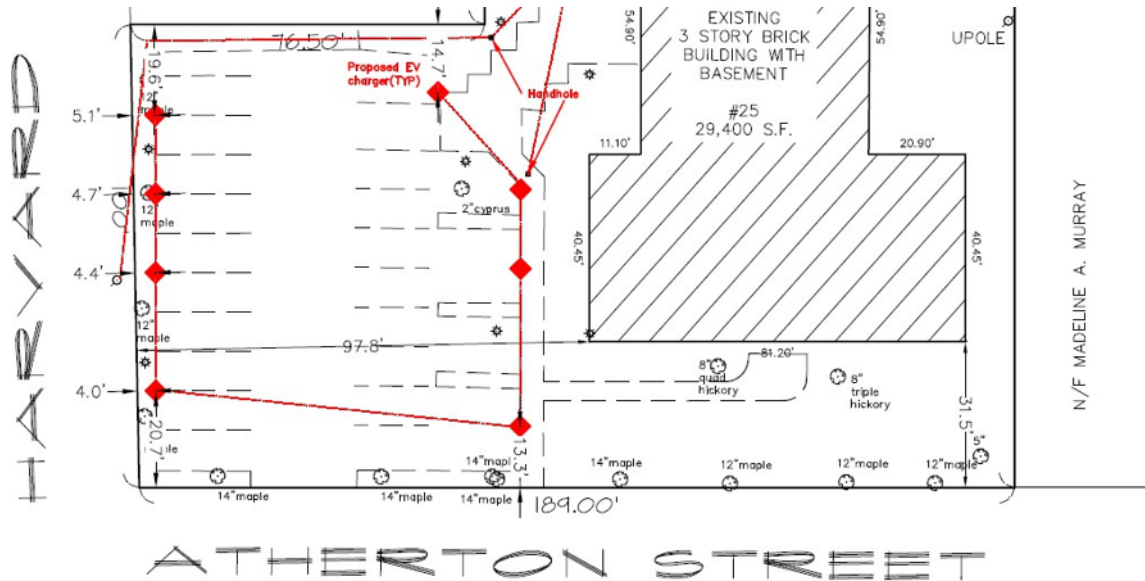
H. Landscape Features and Paving

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.

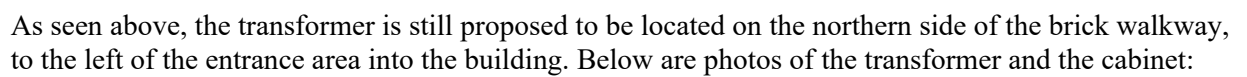
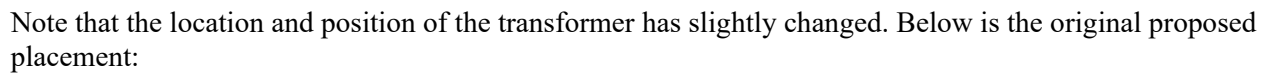
Applicant Proposal: The Applicant proposes to add eight (8) electric vehicle (EV) charging stations, four (4) of which will be along the western (Harvard Street) edge of the parking lot and four (4) of which will be on the eastern edge of the parking lot between the parking spaces and the building. A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





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

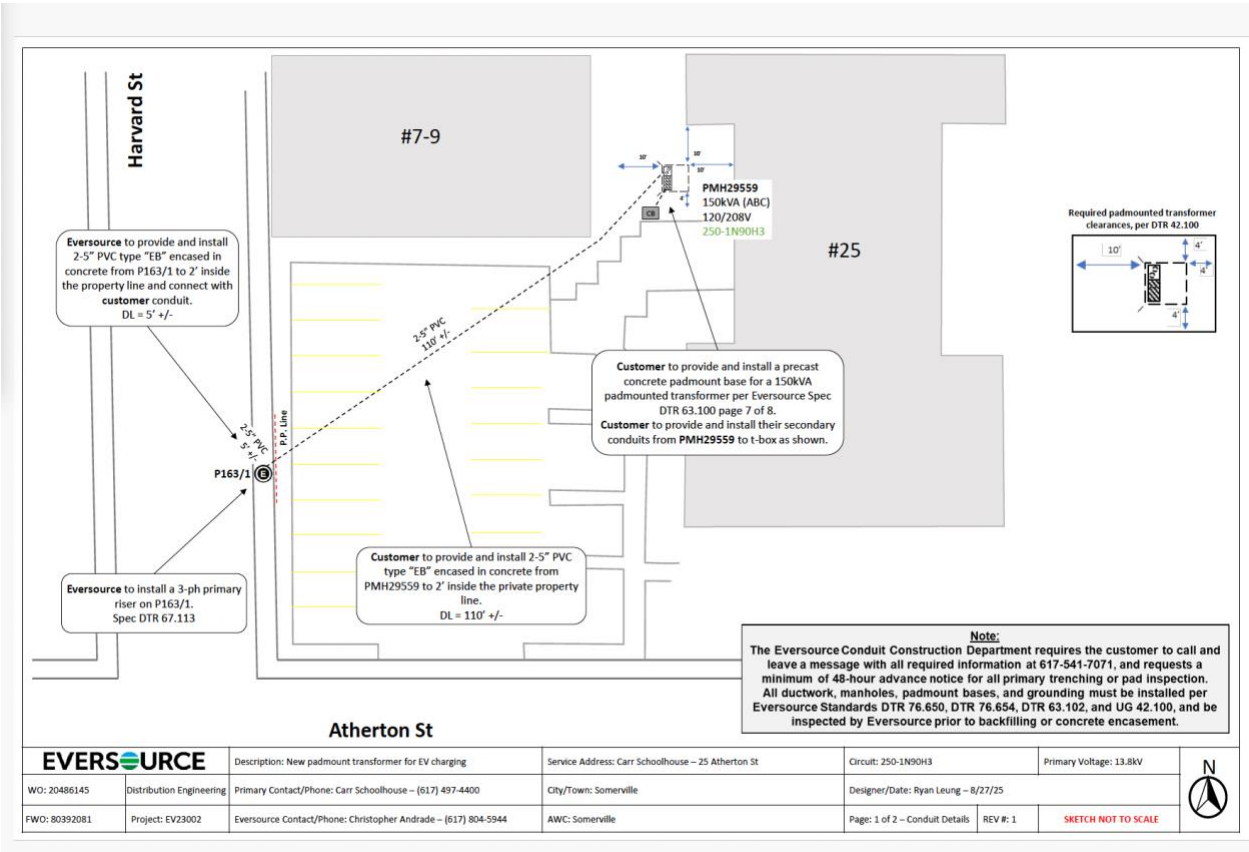


Exhibit C



Front View



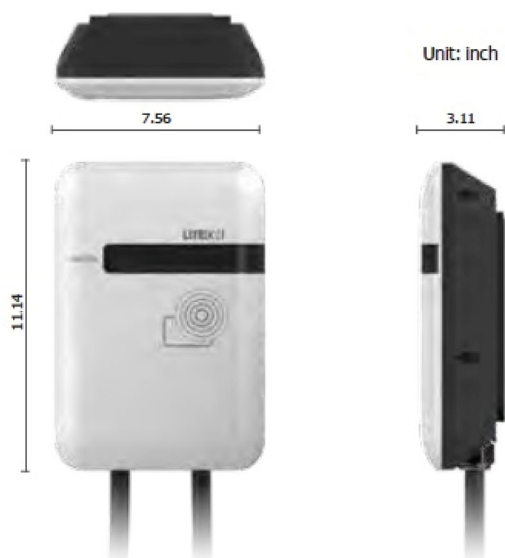
Rear View

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:

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

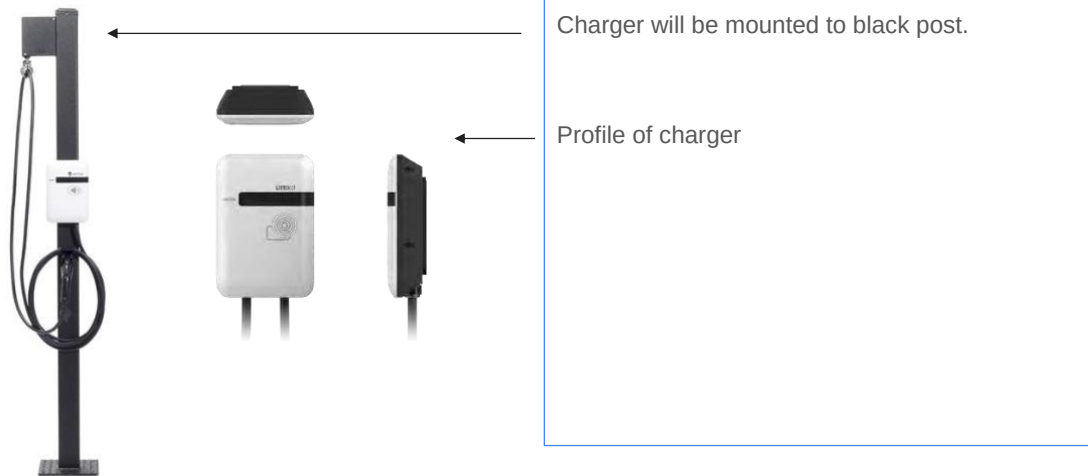
US office

- +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'

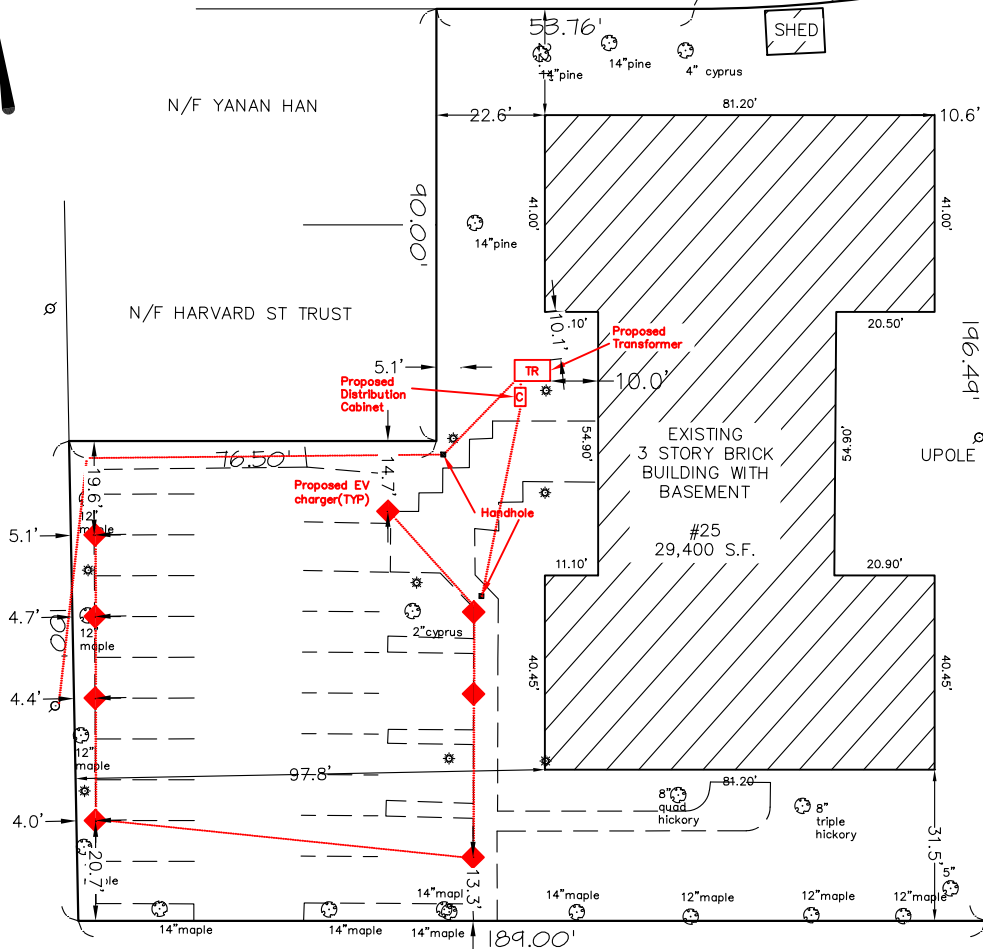
HARVARD STREET

N/F YANAN HAN

N/F HARVARD ST TRUST

N/F MOHAMMED MAHB HOQUE

N/F MADELINE A. MURRAY



ATHERTON STREET

URPOLE LP/OWH

URPOLE LP/OWH

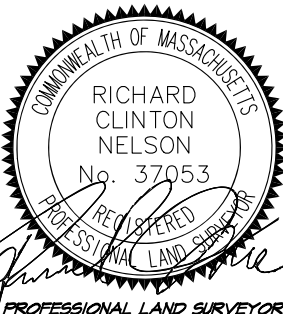
URPOLE LP/OWH



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



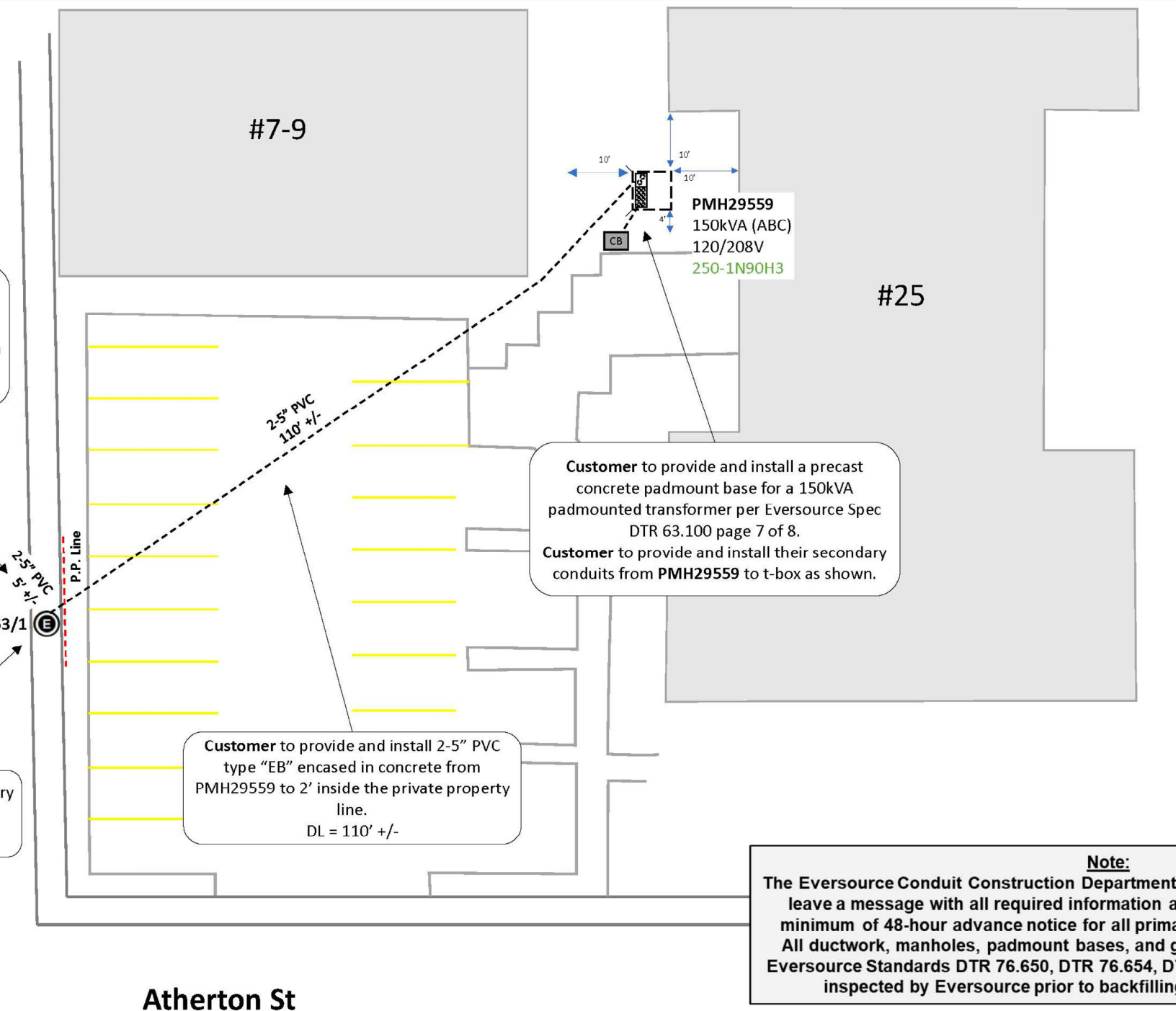
CERTIFIED PLOT PLAN
OF LAND IN
SOMERVILLE, MA
CARR SCHOOLHOUSE
CONDOMINIUM
SOMERVILLE, MA

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

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.36	
Historic Name:	Loring, George House	
Common Name:		
Address:	76 Highland Ave	
City/Town:	Somerville	
Village/Neighborhood:	Prospect Hill;	
Local No:	140; 76; 88; 92-B-28;	
Year Constructed:	C 1895	
Architectural Style(s):	Shingle Style;	
Architect(s):	Loring, George F.;	
Use(s):	Single Family Dwelling House;	
Significance:	Architecture;	
Area(s):	SMV.C, SMV.AY	
Designation(s):	Nat'l Register MRA (03/11/1985); Local Historic District (03/11/1985); Nat'l Register Individual Property (03/11/1989);	
Building Materials:	Roof: Wood Shingle; Wall: Brick; Cedar Shingle; Wood; Wood Shingle;	
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

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

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NR5:rvD/ MR.A - <ijj \$/sCJ @

OFFICE COPY
DO NOT REMOVE

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

MH

AREA

FORM NO.

C, AY

3

PI -r°t05pec_-f-
uSG--s - /61 5/

3orr,erville

s ...; 7 6 H

ic Name

Present residential

Original residential

PTION

ca. 1895

map research/directories

Shingle Style/Queen Anne

ect Loring & Phipps

nr ""'

-----'

Exterior Wall Fabric orick / shin z=les

Outbuildings none

Major Alterations (with dates) none

Condition good

Moved no Date n/a

Acreage less than one acre

Setting Southwest corner of Hi;:,;hland

Ave. & Putnam St., on ain thoroughfare



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

See Attached Assessor's Map

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

facin institutional center of Central
Hill.

Z E N

JTM REFERENCE 19 327/JJO 4694/560

Recorded by Gretchen J. Schuler

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

JSGS ADRANGLE 30 s t o n o r t h _

3CALE 1 2 ; 5 ; , , 0 0 0 _ , , _ _ _ _ _

Organization iv.ass. Historical Commission

Date September,

SMV.36

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The George Loring House at 76 Highland Avenue is one of the only Shingle Style, architect built houses in Somerville. It retains integrity of location, setting, design, materials, workmanship, feeling and association with well known local architect George Loring and with the development of late 19th century Somerville. It fulfills Criteria A, B and C of the National Register of Historic Places at the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The George Loring House, built by 1895, is one of the best conserved local examples of the late Shingle Style of architecture. Organized under a single large gable, the house is massed as a simple rectangular unit. The elements of the brick and shingle facade are arranged symmetrically and have a horizontal orientation. The broad massed chimneys, the expansively shingled and steeply pitched roof are references to the English Medieval structures. Other architectural features of note include the lattice mullioned windows in the central and side oriels, the shed roof dormers with 4/1 sash, and the recessed entrance flanked by brick projecting one-story bays.

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

Located in the part of Somerville known as Central Hill, the George Loring House is a focal point on a corner lot adjacent to the institutional center of Somerville. The prominence of the location articulates the prominence of the resident and architect as a Somerville citizen.

The first George Loring House is located next to this property and was used by the Loring family until the 1890s when Loring designed and built this dwelling for the family on the remaining building lot of their Italianate ca. 1880 house at 78 Highland Avenue. Loring, born in Boston in 1851, entered the office of Boston's City Engineer in 1868 and from 1874 to 1882 served as head draftsman. He worked briefly with George A. Clough, former City of Boston Architect, and began his own firm in 1883. In 1889 Loring and Sanford Phipps (formerly of Somerville) established a partnership and went on to design numerous public and residential buildings in New England and New York, including many of the buildings at Tufts University and public buildings in Somerville. Loring also designed over 100 houses in Somerville.

(continued)

BIBLIOGRAPHY and/or REFERENCES

Bromley, G.W. Atlas of the City of Somerville. 1895.
 Somerville Journal.
 Somerville Board of Trade, A Martin & Sons, Publisher, 1912.



Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

INVENTORY FORM CONTINUATION SHEET

MASSAGruSETIS HISTORICAL Cc»1ISSI00
Office of the Secretary, Boston

Community:	Form No:
SOMERVILLE	140 36
Property Name: George Loring House	

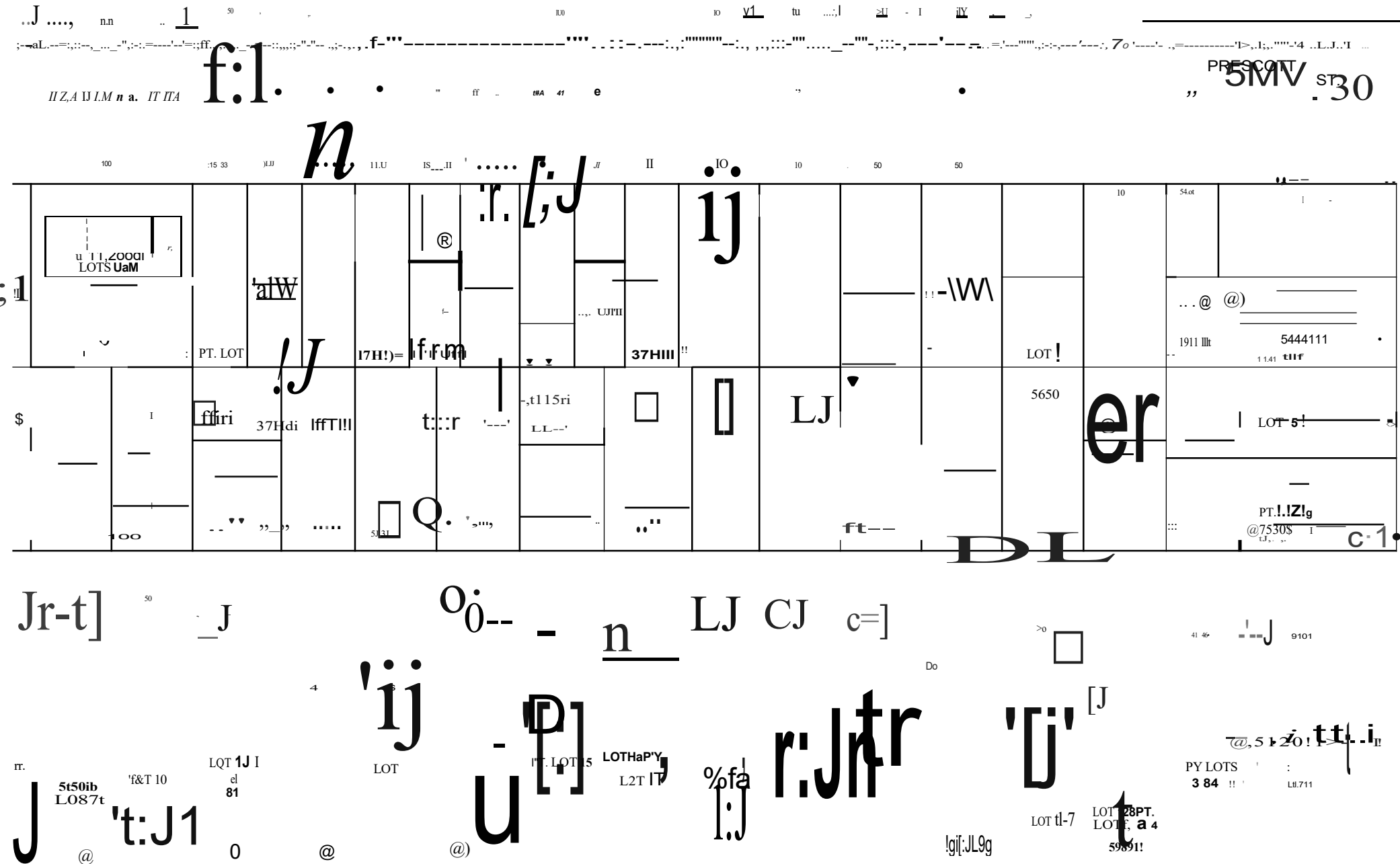
Indicate each item on inventory form which is being continued below.

Historical Significance (con't)

The George Loring House is significant for its association with prominent architect George Loring, as one of the best conserved examples of Shingle Style architecture designed and lived in by George Loring. The House is also significant for its representation of late 19th century development of substantial single family residences on Highland Avenue, a fashionable neighborhood of prominent Somerville citizens. It was the time of rapid expansion in the development of apartment houses to accommodate the rising population, however, it was also a time for continued prosperity for many local and Boston based businessmen, thus the construction of large single family homes as well.

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Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

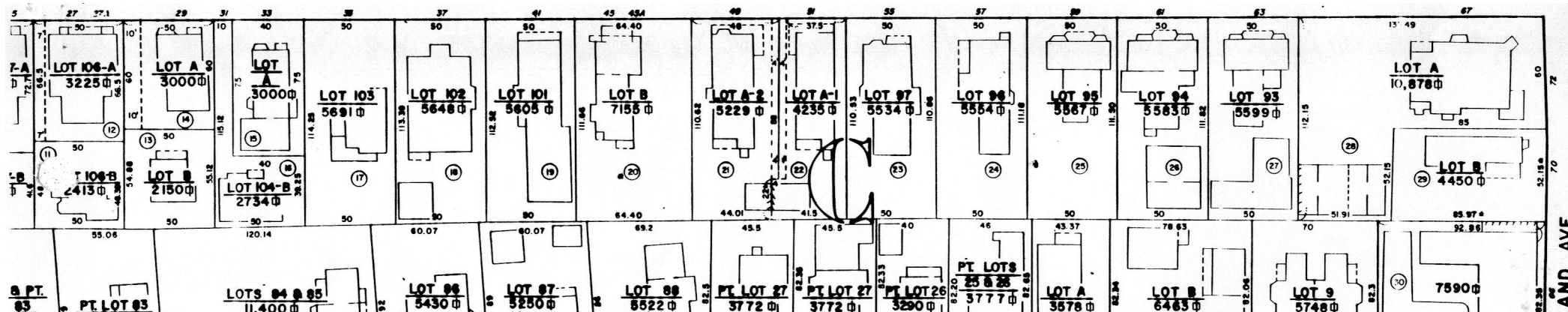


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Case: HP26-000034
Site: 25 Atherton Street

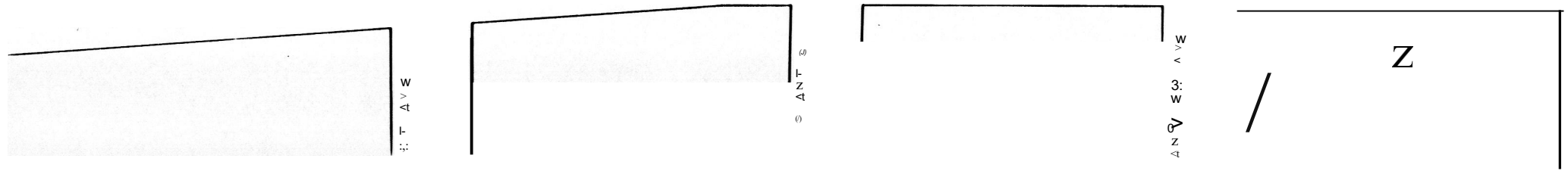
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PUTNAM ST.



Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street



Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

FORM B - BUILDING

update
A 1978 Plan

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ko..Dt al (Ofct3.fovr,

Area	Form no. j
Prospect Hill	

1 MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

" \ i Roll 41:31

Somerville

76 Highland

Name George Loring House

Final residence

Present residence

0 Private individual
Private organization

Public

Original owner George Loring

ION:

Date ca. 1895

Source map research

Style Shingle/English Medieval Revival

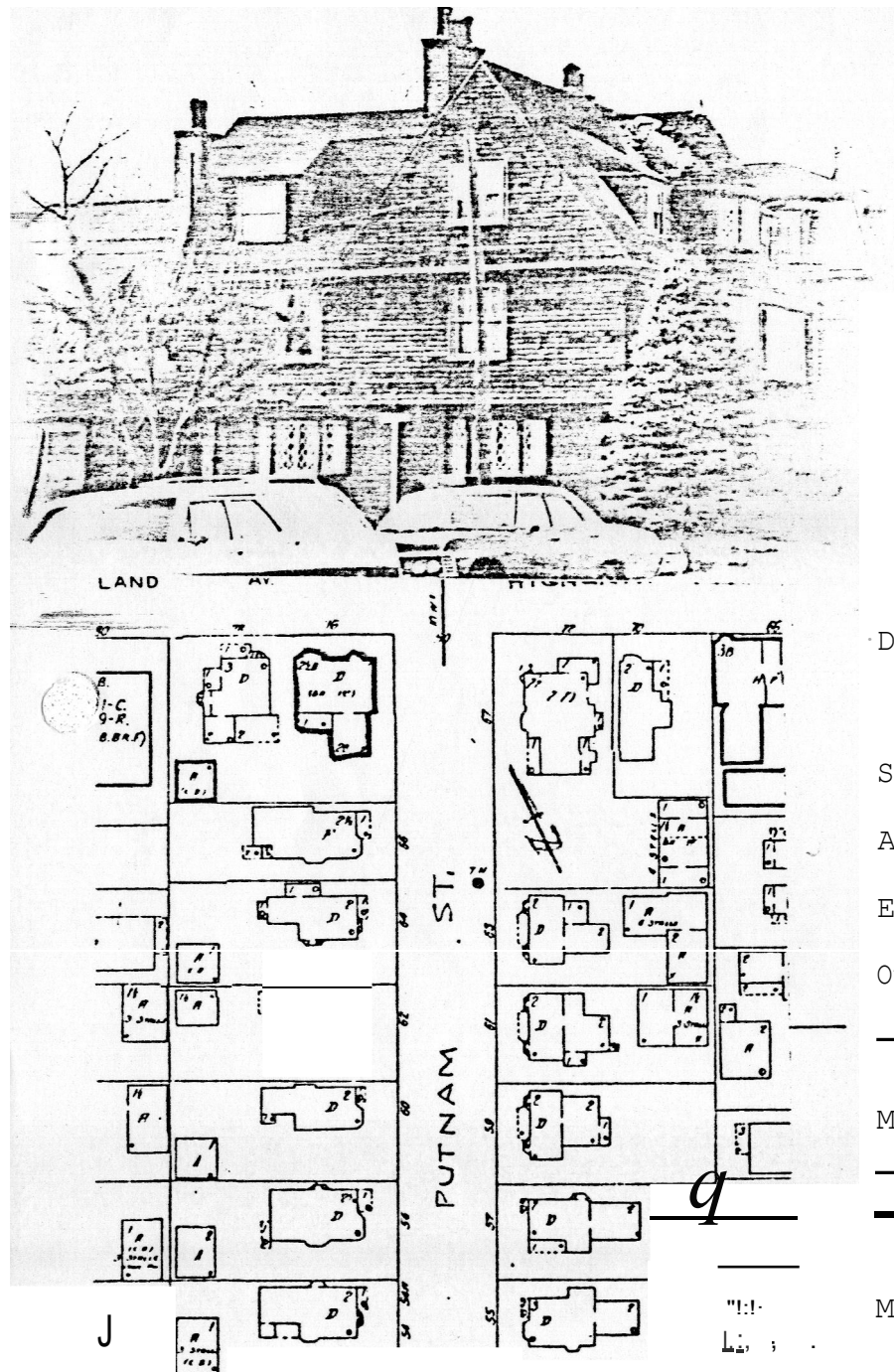
Architect

Exterior wall fabric brick/shingle

Out buildings

Major alterations (with dates)

Moved Date



Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

,IR,JT

Approx. acreage_____

Recorded by Carole Zellie

Setting_____

Organization Landscape Research

Date12/80

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

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

Fine mullioned windows in central and side oriels, and Loring's skillful use of shingle and brick resulted in one of Somerville's finest Shingle Style houses. The broad, massed chimneys and steeply pitched roof are strong references to the English Medieval structures. Which Loring often used as sources for his more rustic designs. Fortunately, this house is well conserved.

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

George F. Loring was born in Boston in 1851 and attended Boston public schools. In 1868 he entered the office of Boston's City Engineer where he served as head draftsman from 1874-1882. Loring accepted a position with the architectural firm of George A. Clough, former City Architect of Boston, in 1882, and remained there until establishing his own firm in 1883. In 1889, he joined forces with another architect, Sanford Phipps, formerly of Somerville. Loring and Phipps opened offices in Boston and designed numerous public and residential buildings in New England and New York, concentrating their efforts in Somerville where they became the most popular firm of their day.

The first home Loring occupied in Somerville was an existing structure at 78 Highland Avenue. A large two-story Mansard with an L-shaped wing at the rear, this house is a particularly gracious example of a vernacular late 19th century style which is prevalent in Somerville. The original clapboard has been replaced with cedar shingles, and the portico has been enclosed, but the basic form of the house remains as it was when Loring occupied the property.

In about 1895, Loring built a second residence for his family next door at 76 Highland Avenue. This house is among Somerville's most outstanding examples of the late shingle style type made popular by R.H. Richardson and McKim, Mead and White in New England. Organized under a single large gable; the house is massed as a simple rectangular unit. The elements of the brick and shingle facade are arranged symmetrically and have a horizontal orientation, giving the structure an overall quietness and formality which reflects the tendency in the late 19th century to temper the restlessness of earlier Queen Anne types.

Most of the residences designed by

BIBLIOGRAPHY and/or REFERENCES

ssor's Records; Somerville Journal;
;...ville Board of Trade, A. Martin &
30. ; Publisher, 1912; G.W. Bromley,
Atlas of the City of Somerville, 1895;

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

-or;i no. 92-B-28 OPCD

Loring and Phipps in Somerville tend further towards a genuine Colonial Revival style. Their public buildings were often in a Richardson Romanesque style, in keepin"gn the fashionable movement towards simplification. Among the firm's notable public structures in Somerville are the first bldgs of Tuft University, the Public Library (now demolished), several public schools, the Masonic Temple and Odd Fellows Hall.

DM-2/80



Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

189 (10)
A-PROSPECT
USGS BOSTON
SET B

In Area no. <u>AY</u>	Form no. <u>92-B-28</u> <u>36</u>
--------------------------	---



4. Map. sketch of building location
in relation to nearest cross streets and

own Somerville

Address 76 Highland Avenue

Name Miss Elizabeth Raymond

Present use Residential

Present owner Miss Elizabeth Raymond

Description:

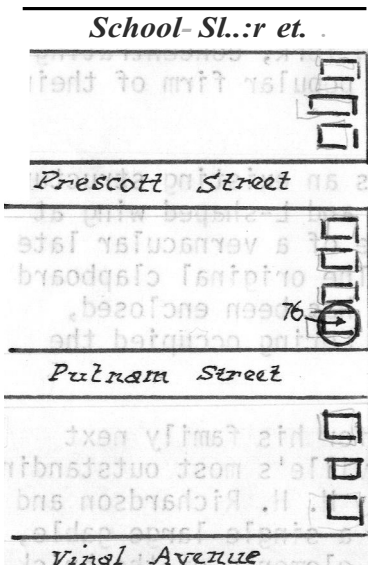
Date c. 1895

Source Somerville Journal obituary

Style Richardsonian Shingle

Architect George F. Lor'ing

other buildings. Indicate north. 10



Exterior wall fabric cedar shingle/brick

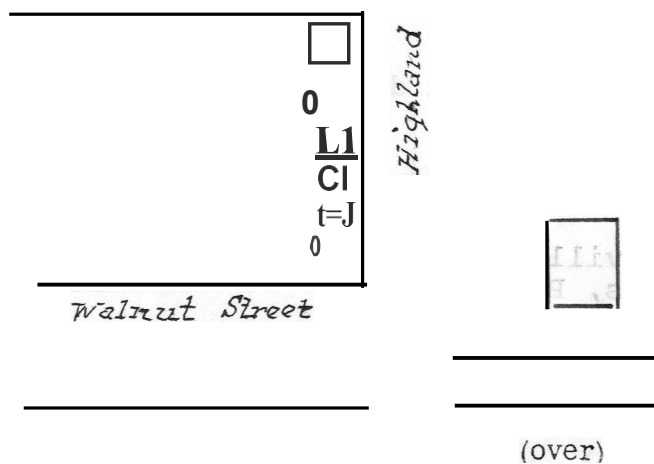
Outbuildings (describe) ---

Other features half-turret composed of
2nd floor bay and attic dormer

Altered --- Date ---

Moved --- Date ---
Lot size 5-17_0sq_ft

One acre or less --- Over one acre ---



Approximate frontage 5.7 _____

Approximate distance of building from street

1. Recorded by Michael A. Campbell, Kathe M. Tuttman, Walter Mulligan

Office of Planning and
Organization

Date 22 DEC 2011

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

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SMV. 36

2. Original owner (if known) George F. Loring _____

Original use Residence _____

Subsequent use\$ (if any) and dates _____

3. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	x	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community development	x	Political	_____	Transportation	_____

4. Historical significance (include explanation of themes checked above)

George F Loring was born in Boston in 1851 and attended Boston public schools. In 186a he entered the office of Boston's City Engineer where he served as head draftsman from 1874-1882. Loring accepted a position with the architectural firm of George A. Clough, former City Architect of Boston in 1882, and remained there until establishing his own firm in 1883. In 1889, he joined forces with another architect, Sanford Phipps, formerly of Somerville. Loring and Phipps opened offices in Boston and designed numerous public and residential buildings in New England and New York, concentrating their efforts in Somerville where they became the most popular firm of their day.

The first home Loring occupied in Somerville was an existing structure at 78 Highland Avenue. A large two-story Mansard with an L-shaped wing at the rear, this house is a particularly gracious example of a vernacular late 19th century style which is prevalent in Somerville. The original clapboard has been replaced with cedar shingles, and the portico has been enclosed, but the basic form of the house remains as it was when Loring occupied the property.

In about 1895, Loring built a second residence for his family next door at 76 Highland Avenue. This house is among Somerville's most outstanding examples of the late shingle style type made popular by H. H. Richardson and McKim, Mead and White in New England. Organized under a single large gable,

the house is massed as a simple rectangular unit. The elements of the brick

1. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Assessors' Records; Somerville Journal; Somerville Board
of Trade, A. Martin & Sons, Publisher, 1912

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

SMV.36

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Property Name:	

Indicate each item on inventory form which is being continued below.

9. Historical Significance (cont.)

and shingle facade are arranged symmetrically and have a horizontal orientation, giving the structure an overall quietness and formality which reflects the tendency in the late 19th century to temper the restlessness of earlier Queen Anne types.

Most of the residences designed by Loring and Phipps in Somerville take this tendency even further towards a genuine Colonial Revival style. Their public buildings were frequently executed in a Richardsonian Romanesque style, and in keeping with the fashionable movement towards simplification. Among the firm's most notable public structures in Somerville are the first buildings of Tufts University, the Public Library (now demolished), several public schools, the Masonic Temple and Odd Fellows Hall.



81 • AvW •

North facade

Date: July 21, 2026
Case: HP26-000034
Site: 25 Atherton Street

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