



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

ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY
STAFF REPORT

Site: 46 Mount Vernon Street

Applicant Name: William Kuang

Owner Name: Same as Applicant

Petition: *The Applicant seeks a Certificate of Appropriateness to alter an LHD property by replacing 21 wood windows with aluminum clad windows.*

HPC Hearing Date: August 18, 2026



Photo from Google Imaging

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 locus is the c. 1885 Queen Anne building known as the George Poole House. The property is in a residential area in the East Somerville neighborhood. 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 to replace twenty-one (21) windows on the building. The existing windows are wood, where the new windows are proposed to be aluminum.

II. ANALYSIS

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.

Due to the material of the windows changing on a Local Historic District (LHD) property, the HPC has purview over this work.

The applicable design guidelines can be found below:

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. Wherever possible, repair and retain original or later important window elements such as sash, lintels, 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.*

Materials: The windows proposed are Marvin Ultimate Double-Hung window in the exterior ebony finish. These windows match the look of the existing windows in color and profile. Both the existing and proposed windows are one-over-one with a dark trim.

III. VOTE

HPC Determination:

The HPC must determine if, based on a review of the documentation presented, the proposed project complied with the Design Guidelines.

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

IV. RECOMMENDED CONDITIONS

Planning staff recommended 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 reissuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level reissuance 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.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.308
Historic Name:	Poole, George House
Common Name:	
Address:	46 Mount Vernon St
City/Town:	Somerville
Village/Neighborhood:	East Somerville;
Local No:	
Year Constructed:	1885
Architectural Style(s):	Queen Anne;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	SMV.BA
Designation(s):	Local Historic District (10/31/1989);
Building Materials:	Roof: Asphalt Shingle; Wall: Unglazed Terra Cotta; Wood; Wood Clapboard; Wood Shingle; Foundation: Brick;
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

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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Lot - 013189 (10)
P.L. E. Som
USGS. BOSTON
SECT A

AREA

FORM NO.

East
Somerville

308



SOMERVILLE

Address 46 Mt. Vernon Street

Historic Name George S. Poole

Present residential

Original residential

DESCRIPTION

1885

Source maps / directories

Queen Anne / Stick details

Architect

Exterior Wall Fabric clapboards/shingle

Outbuildings

Major Alterations (with dates)

Condition very good

Moved Date

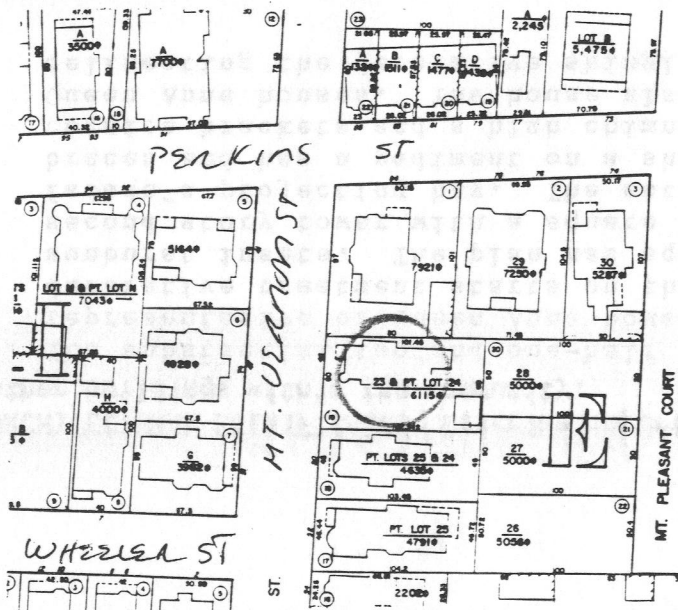
Acreage 6115 sq. ft.

Setting East side of Mt. Vernon, well
established mid to late 19th century
residential neighborhood, near
Charlestown line.

Recorded by Carole Zellie - 1980
Gretchen Schuler - 1988
Organization Somerville Historic
Preservation Commission

Date May, 1988

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



UTM REFERENCE

USGS QUADRANGLE

SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The substantial two and one-half story house with an assymetrical plan is representative of Queen Anne houses popular in the late 1800s. The decorative treatment starts on the brick foundation which has terracotta sunburst insets. The plan has square projecting bays and a round corner second story tower with a square base set on the diagonal to the main facade's projecting bay. The entrance porch is elaborated with scalloped braces and has a pediment on a shed roof with spindle screening. There are cornice brackets and a high chimney other details found on many decorative Queen Anne houses. The house also has some Stick Style characteristics delineating the decorative shingle from clapboard sheathing.

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

East Somerville was one of the most densely settled parts of Somerville by the mid to late 1800s in part due to its topography and fine soil for drainage and clay for brick and pottery making. Broadway and Washington Street were main thoroughfares from the 18th century connecting Charlestown with Medford and Cambridge. Several farms cropped up in the East Somerville area and by the mid 1800s there were shops, taverns and industries with brick yards and pottery enterprises. In the mid 1800s most residents were Boston businessmen and from the 1870s many multi-family buildings were built to accomodate the increasing number of workers in the area due to the expanding brickyards, spike factories, and potteries.

Mt. Vernon Street, which only ran from Broadway to Perkins Street by the mid 1800s, was well developed with many extant Greek Revival dwellings. By the 1870s Mt. Vernon was continued through to Washington Street and the area saw the greatest period of development when many substantial houses were built on Mt. Vernon and Mt. Pleasant, Pearl and Perkins Streets. At the same time brick apartment houses and small workers' houses were constructed on nearby streets. George S. Poole lived at #46 from 1885 and was the secretary of the Warren Institute for Savings in Charlestown. Prior to this Poole had served as first librarian of the Charlestown Public Library and in 1863 as assistant librarian fo the Library of Congress.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("I.S. Wheeler" land only), 1884 (land only), 1895 ("Sarah P. Poole").
2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
3. City Directories: 1880s-1890s.
4. *Samuels, Edward, Somerville: Past and Present, 1897.