



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

Joseph A. Curtatone

Mayor

HISTORIC PRESERVATION COMMISSION

KRISTENNA CHASE, *PRESERVATION PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

Case #: HPC 2017 - 028

Date: June 20, 2017

Recommendation: Denial/*Conditional*
Certificate of Appropriateness

PRESERVATION STAFF REPORT

Site: 27-29 Meacham Road

Applicant Name: Ronald Cavallo, Son

Applicant Address: 70 Victoria Street,
Somerville, MA 02144

Owner Name: Joseph A & Anna R Cavallo

Owner Address: 29 Freeman Street,
Arlington, MA 02474

Petition: Ronald Cavallo, Son seeks permission from the Somerville Historic Preservation Commission (HPC) to replace deck material on front porch and side egress deck with mahogany AZEK.

HPC Hearing Date: June 20, 2017



I. PROJECT DESCRIPTION

1. **Subject Property:** The subject property located in the Davis Square neighborhood, is part of the Meacham Road/Campbell Park Local Historic District (1985) and has been part of the National Register DOE and MRA since 1989. See attached Form B for more information.

2. **Proposal:** The Applicant would like to replace deck material on front porch and side egress with mahogany AZEK.

II. FINDINGS FOR MATERIALS

I. GENERAL APPROACH

The primary purpose of Somerville's Preservation Ordinance is to encourage preservation and high design standards in Somerville's Historic Districts, in order to safeguard the City's architectural heritage. The following guidelines have been developed to ensure that rehabilitation efforts, alterations, and new construction all respect the design fabric of the districts and do not adversely effect their present architectural integrity.

- C. Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.*
- D. When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.*
- E. Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.*

Proposal: The Applicant would like to replace deck material on front porch and side egress deck with mahogany AZEK. The Applicant has heard of other Historic Commissions approving the use of this product.

Staff Findings: Staff could not find evidence that any historic commission had approved the use of AZEK decking. Staff did find several examples of the material used for gutters on the condition that it had the correct profile and size and was painted to match the trim.

Staff finds that the proposal does not meet the most basic guideline of repair or replacement with in-kind materials. The proposed material is a synthetic, not wood. The sample was inspected outdoors to ensure that the lighting matched the conditions of use. From a distance and at the right angles the proposed replacement material has the correct color and general appearance. However, Staff finds the edge of the planks is insufficiently differentiated in color and the texture is flat. Staff also finds that the material when viewed from a grazing angle has a lighter more uniform tone that when viewed from other angles definitely looks like a synthetic material.

Staff finds that the proposed alterations do not meet the above HPC Guidelines to repair or replace with in-kind materials.

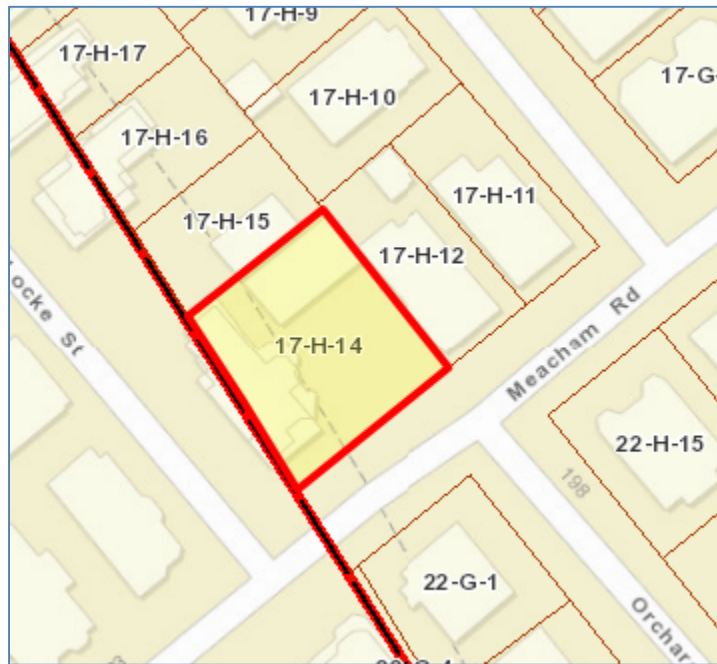
Staff finds that the material is appropriate for new construction and blends well with traditional materials. Staff finds that AZEK Mahogany Decking could be appropriate for the new egress deck approved in December 2016 constructed on top of the side bay.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD Guidelines, Staff does NOT recommend APPROVAL of the use of AZEK for the front porch. However, Staff does recommend APPROVAL of the use for the egress deck where its use would give a clear indication that it is new construction and not part of the historic structure.

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
 - a. **The side egress deck over the bay may be constructed with AZEK Mahogany Vintage Collection decking.**

3. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.116
Historic Name:	Sparrow, Edmund House
Common Name:	
Address:	27 Meacham Rd
City/Town:	Somerville
Village/Neighborhood:	Davis Square
Local No:	1057; 152
Year Constructed:	c 1890
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.ay: Somerville Multiple Resource Area
Designation(s):	Local Historic District (3/11/1985); Nat'l Register DOE (9/18/1989); Nat'l Register MRA (9/18/1989)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Wood; Wood Shingle



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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ARMRA/DOE

9/18/89

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LHO-3/11/85 (2C)

RM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
BOYLSTON STREET
STON, MA 02116

AREA

FORM NO.

Davis
Square

152 116

PI-DAVIS SQ
USGS-BOST,N

Somerville MRA

27 Meacham Road

SECT A

c Name Edmund Sparrow

Present residential

Original residential

PTION

ca. 1890

map research

Queen Anne

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings rear stable converted to
residential use

Major Alterations (with dates) none

Condition excellent

Moved no Date n/a

Acreage less than one acre

Setting city lot , on Cambridge/Somer-
ville line, near Mass. Ave., one and
two family late 19th century dwellingsRecorded by Betsy Friedberg, Preservation
Planner

Organization Mass. Historical Commission

Date June 1986



Sketch Map: Draw map showing property's location
in relation to nearest cross streets and/or
topographical features. Indicate all buildings
between inventoried property and nearest
intersection(s).
Indicate north

See Attached Assessor's Map

MAP REFERENCE 19 - 324/950 - 4695/720
USGS QUADRANGLE Boston North

SCALE

1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The pretentious Queen Anne-style house at 27 Meachan Road retains integrity of location, design, materials, workmanship, feeling and association. It is a stylish and well-detailed example of a popular late 19th century Somerville building type, and fulfills Criterion C of the National Register of Historic Places on the local level.

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

The house at 27 Meachan Road occupies an ample corner lot on the Somerville/Cambridge border. It is one of the most pretentious examples of the Queen Anne style in the Campbell Park subdivision. The 2 1/2 story house is based on a cross-gable plan, and exhibits typical Queen Anne variety in the size and placement of windows, dormers and bays. The wall surfaces are covered with clapboards, several patterns of wood shingles, and half-timbering. The gabled entrance porch contains robust Queen Anne turned posts and spindle frieze.

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

Campbell Park was a neighborhood developed at the close of the 19th century. Located adjacent to Davis Square, the area was convenient for middle-class workers employed in Boston who commuted daily on the nearby horsecar and steam rail lines. This stylish single-family residence may have been a "show" house for Campbell Park speculator Henry Glover. It is one of many one-and-two-family residences in Campbell Park built between 1885-1895.

Edmund Sparrow and wife, Merriah lived in this house near Davis Square where Sparrow maintained a hardware store in the E.S. Sparrow Hardware Building built in 1874 and demolished in the 1930s.

BIBLIOGRAPHY and/or REFERENCES

Bromley, G. W., Atlas of the City of Somerville, 1895
1904 City Directory

ORCHARD ST

