



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 2017.093
Date: November 28, 2017

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 59 Cross Street

Applicant Name: Michio Painter
Applicant Address: 47 Vinal Avenue
Owner Name: Michio Painter & Nadia Cohen
Owner Address: same as above
Agent: Sammy Jimenez

Petition: Somerville Hispanic Association for Community Development, Owner, seeks permission from the Somerville Historic Preservation Commission (HPC) to alter north side entry and walkway to meet ADA requirements.

HPC Hearing Date: November 28, 2017

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject church building is located on a local arterial across the street from the East Somerville Community School. See Form B for details.
2. **Proposal:** The Applicant proposes to replace the metal roofs on the dormers with copper. The following are his thoughts on the project.
 - unknown metal roof/unsure when it was installed
 - time to replace at least several of the dormer roofs from damage and poor repair



- obviously want to keep metal, not replace with asphalt or anything like, despite expense
- from a durability and maintenance perspective copper is a good choice
- copper would fit with the neighboring mansard
- partially visible from the street
- while originally a more modest house like ours might not have used copper, it was still a material in use at the time and may have been used if an occupant could afford it
- like the example of the neighboring house, we believe that the copper (once patinated) would work nicely with the slate roof and not be too "over the top" for a house in a more modest style
- that said in general the house was intended to be a bit more ornate and decorative than a plainly modest cottage (projections, gingerbread wood cut-outs, brackets, drop pendants, etc., etc.) so moving from the more drab black paint to copper seems reasonably consistent with that aesthetic.

II. FINDINGS FOR ROOFS

Capping the historic building, the roof is one of its most dominant features. The shape, slope, geometry, and orientation of the roof, as well as its structural elements and ornamental details, define the style and period of the building. The depth of the eaves is often an important clue in determining a building's original style and age. The original form of the roof should, therefore, remain intact whenever possible. Non-historic elements should be located so as not to be visible from the public way.

1. Preserve the integrity of the original or later important roof shape.
2. Retain the original roof covering whenever possible. If the property has a slate roof, conserve the roof slates. Slate is a near-permanent roofing material, and deterioration is generally caused by rusted roofing nails.
3. Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture and installation detail.
4. Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.

Staff Findings: Staff finds no alteration of the roof shape form or size. The Owner intends to replace a painted metal roof of unknown composition but probably iron or tin with another type of metal copper. Metal roofs were typically painted to protect the metals used. Copper roofs were used for more important buildings. The dormer roofs and gutters on the house next door, under a previous owner were replace with copper in 2011. These have become patinated and blend well with the slate roof. Staff recommends that the Applicant use copper pre-patinated in a color similar to the slate roof. This would achieve the look of an older roof.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends A Certificate of Appropriateness for the new ADA ramps and entry with the following conditions:

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.
3. The dormer roofs shall be constructed of pre-patinated copper in a color close to that of the slate roof.
4. The copper shall be approved by Historic Staff prior to installation.
5. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.

A **Certificate of Non-Applicability** shall be issued for the additional repairs and maintenance in kind for the dormers





47 Vinal Avenue dormer roofs



45 Vinal Avenue Roof



45 Vinal Avenue

Itemized list of work proposed at 47 Vinal Ave

"In-kind" repair:

1. Slate shingles: approximately 25 slates are missing, broken, tarred, or mismatched on the vertical sections of the mansard roof (see photos). We would like to replace these in-kind with salvaged slates of the same type. The contractor has identified them as "black monson" slates.
2. Repair valleys: several of the valleys are overdue for repair (see photos). Several have been poorly repaired with tar over the years. We would like to replace the valleys over time (as costs allow us), beginning with the most urgent. The valleys will be flashed with copper (not visible). The slates currently covering the valleys will be re-laid when possible, or replaced with matching slates as above.
3. Repair/replace downspouts: one downspout has rotted and completely broken off, while a couple of others are damaged and not properly draining water away from the foundation, leading to flooding in the basement. We would like to replace/repair these downspouts. They will be painted to match the siding as previously.

Change of material repair (no design change):

1. Metal roof sections above dormer windows: the metal roofing above several of the dormer windows appears to be in need of replacement (see photos). Two of them actually have large holes in them, so need urgent attention. They must also be removed to look for and repair any water damage. Over the years they have been patched and poorly repaired, and several of them are now "bubbling". The current metal is unknown and painted black. We would like to replace these sections with copper (no change to profile), as it seems like an appropriate metal replacement, highly durable, and would not need to be painted. These roof sections are partially visible from the street.

- We note that the neighboring mansard cottage at 45 Vinal has copper roofing above the dormers (replaced relatively recently), so we believe this would keep nice consistency between the two similar houses.

- Like the valleys, we would set-up a maintenance schedule as costs allow, perhaps replacing 1 or 2 a year, beginning with the most urgent.

Thank you,
Michio Painter

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.286
Historic Name:	Wellington, Lizzie House
Common Name:	
Address:	47 Vinal Ave
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill
Local No:	72-D-01
Year Constructed:	C 1875
Architect(s):	
Architectural Style(s):	Second Empire
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.AX: Pleasant Avenue Historic District SMV.C: Central Hill
Designation(s):	Local Historic District (3/4/2003)



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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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Pt. Prospect
USGS - BOSTON
SOUT B 100X 1328'

LHD-3/4/03

AREA	FORM NO.
CA	286

Prospect Hill

Town SOMERVILLE

Address 47 Vinal Avenue

Historic Name Lizzie Wellington
(developer)

Use: Present residential

Original residential

DESCRIPTION

Date 1875-1879

Source deed / maps / visual analysis

Style Mansard Cottage

Architect _____

Exterior Wall Fabric wood shingles

Outbuildings _____

Major Alterations (with dates) _____

Condition good

Moved _____ Date _____

Acreage 2830 sq. ft.

Setting East side of Vinal, south corner of Vinal and Pleasant Ave

Well established residential
neighborhood of late 19th century

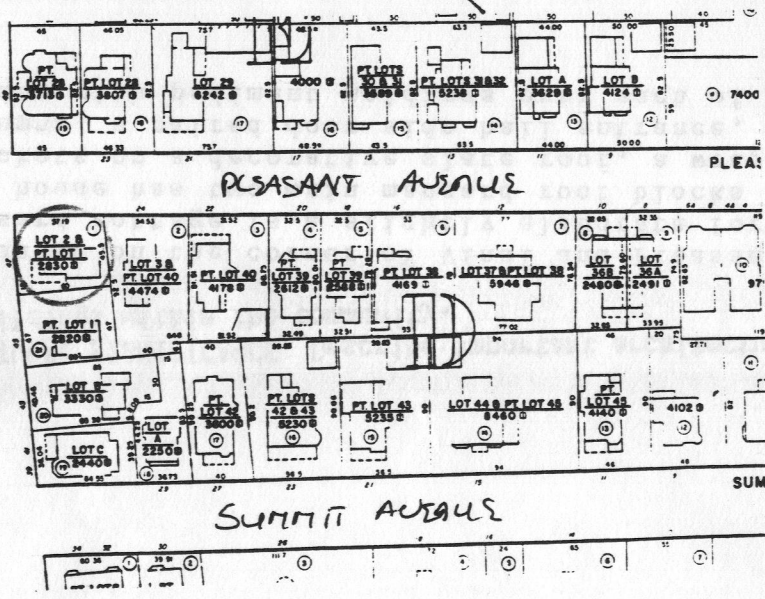
Recorded by Gretchen G. Schuler
Somerville Historic
Organization Preservation Comm

Date April, 1988

in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



VINAL AVENUE



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.

Situated on the corner of Vinal and Pleasant, this one and one-half story Mansard cottage is a slightly elaborate form of a modest building style. The house has two main mansard roof blocks with hipped roof dormers and brackets on a decorative slate roof, a wrap porch with round tapered columns, a paired door side hall entrance, and a three-part first story window with pediment moldings over each of the three sashes.

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

Prospect Hill, one of the most prosperous residential neighborhoods, evolved throughout the late 19th century. Prior to that it was an agricultural community of farms. Large tracts of land were purchased by real estate investors and well-to-do merchants in the mid 1800s. Pleasant, Grand View and Vinal Avenues were part of the 1870 subdivision plan for Ira Hill and others (Plan Book 17, Plan 88). Several subdivision plans such as this were done for other parts of Prospect Hill. Ira Hill, who lived at #91 Boston Street, was a principal in most. Other Pleasant / Vinal Avenue investors were Elijah Walker who also moved to Pleasant Avenue, and Horace Partridge. Many of the lots were subdivided again prior to development. Residents were prosperous Boston or Union Square businessmen.

Lot #41 of Hill's 1870 Plan was subdivided by Alfred Vinal and sold in 1875 to Lizzie Wellington ("a single woman from Cambridge" as is stated in the deeds) who built the two mansards before selling. This house was sold to Rebecca and Aaron Coolidge in 1879. By 1883 Charles May, watchmaker in Boston, lived in the corner house.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("A. Vinal", land only), 1884 ("May"), 1895 ("Charles May").
2. City Directories, 1870s-1890s.
3. Registry of Deeds, Middlesex County: Book 1358, Page 600; Book 1381, Page 8.

INVENTORY FORM CONTINUATION SHEET

Town
SOMERVILLE

Property Address
47 VINAL AVENUE

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

Area(s) Form No.

C	286
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One of three adjacent Mansard cottages, this dwelling on the corner lot consists of the main mansard block oriented to Vinal Avenue and a rear ell mansard block that is slightly offset so that it projects south of the main block and is visible from the Vinal Avenue facade. The house now is sheathed in wood clapboards and retains its original patterned slate roof. Each of the two main elevations facing Pleasant Avenue and Vinal Avenue has a two-story projecting rectangular bay with three first-story windows topped with a paired sash dormer on the The first story one-over-one windows in the bays have wood triangular decorative pediments on top and once had applied floriated design panels under the windows as well as the pediments. The applied material has been removed from all panels; however, the shadow of the design remains as evidence of the original design intent. The rear ell has a single story projecting bay on the south side. First story fenestration is echoed in the bracketed dormers, each with a projecting flat cornice. On the west façade, fronting on Vinal Avenue, the side hall entrance has a double leaf door with etched glass set in a plain frame with transom. The porch wraps from the side hall entrance bay to the projecting ell on the south side of the house. It is carried by tapered round Tuscan-style columns and has a plain balustrade. Wood steps approach the porch. An entrance into the rear ell is on the Pleasant Avenue side and has a decorative Italianate door hood with open brackets and drop pendants.

Prepared by : Gretchen G. Schuler, preservation consultant
Date: August 2002



MASS. HIST. COMM.

JUN 25 2003

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