



**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 2017.0967  
**Date:** December 19, 2017

**Recommendation:** Conditional Approval

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**PRESERVATION STAFF REPORT**

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**Site:** 9-11 Campbell Park  
Campbell Park/Meacham Road Local Historic District

**Applicant Name:** Eugene Mirman  
**Applicant Address:** 11 Campbell Park  
**Owner Name:** K. A. Westfall-Tharp & E.B. Mirman  
**Owner Address:** same as above  
**Agent:** Ben Dryer

**Petition:** Eugene Mirman, Owner, seeks permission from the Somerville Historic Preservation Commission (HPC) to install a driveway paved with cast brick pavers on the east side of the building and remove the bulkhead.

**HPC Hearing Date:** November 28, 2017

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**I. PROJECT DESCRIPTION**

1. **Subject Property:** The subject house is located in a residential neighborhood near Davis Square. See Form B for details.

**Proposal:** The Applicant proposes install a driveway paved with cast brick pavers on the east side of the building and remove the bulkhead. See attached plans and specs for details.



*9-11 Campbell Park – 2006 photo*

Several of the houses on the north side of Campbell Park have added driveways. The neighborhood was constructed before the advent of the automobile.

## II. FINDINGS FOR LANDSCAPE FEATURES AND PAVING

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.

The Commission may also take the following into consideration.

### A. PAVING & CIRCULATION

Walkways, Ramps, & Site Stairs; Driveways & Parking; Patios or Other Outdoor Use Areas

*Walkways, ramps, and stairs are influenced by the historic patterns of use of the site. Driveways and parking areas, where original, speak to the transportation of the City and the property; where these features are later alterations to accommodate modern lifestyles; care should be taken to ensure that they do not distract from the site's historic nature. Paved patio areas and other formal spaces form outdoor rooms and contribute to a site's overall character.*

1. Whenever possible, retain historic paving features and related elements, including materials and elements such as curbs and steps.
2. *New paving features and related elements should be constructed of historically appropriate materials. Modern paving may be considered if its location, materials, and use in the landscape design are compatible with the historic character of the property.*
3. Bituminous concrete ("asphalt" or "hot top") should not be used for walkways, ramps, or patios. *It may be considered for driveways and parking areas, but alternate materials are encouraged.*
4. *Driveways should not be prominent in the landscape design unless historically appropriate to the property.*
5. Screen parking areas from public view with low masonry walls, wood fences, or landscaping.

**6. *The color of durable materials should be compatible with the historic character of the property.***

| <b>Paving Materials</b>   |  |  |
|---|--|--|
| <b>Historically Appropriate</b>   | <b>Modern Appropriate</b>  | <b>Not Appropriate</b>   |
| <ul style="list-style-type: none"> <li>• Clay brick</li> <li>• Natural stone paving.<br/>including cobbles<br/>and stone<br/>slab pavers</li> <li>• Concrete</li> <li>• Gravel, peastone, stone dust</li> </ul> | <ul style="list-style-type: none"> <li>• Cultured stone</li> <li>• Decorative precast concrete pavers (brick-like or simulated stone)</li> <li>• Bound aggregate pavements such as “Chip-and-Seal” or resin-bound aggregate</li> </ul> | <ul style="list-style-type: none"> <li>• Precast pavers with non-historic profiles, shapes colors or finishes</li> <li>• Bituminous concrete (“asphalt” or “hot top”) for surfaces other than driveways or parking areas</li> <li>• Crushed stone</li> </ul> |

**Staff Findings:** Staff finds that the planned driveway meets the HPC Guidelines and other considerations of the Commission. Staff finds the proposed pavers in “Old Oak” to be a modern material that meets with the table of materials considered by the Commission to be appropriate. Staff finds that the proposal does not significantly detract from the historic character of the Campbell Park Meacham Road Local Historic District.

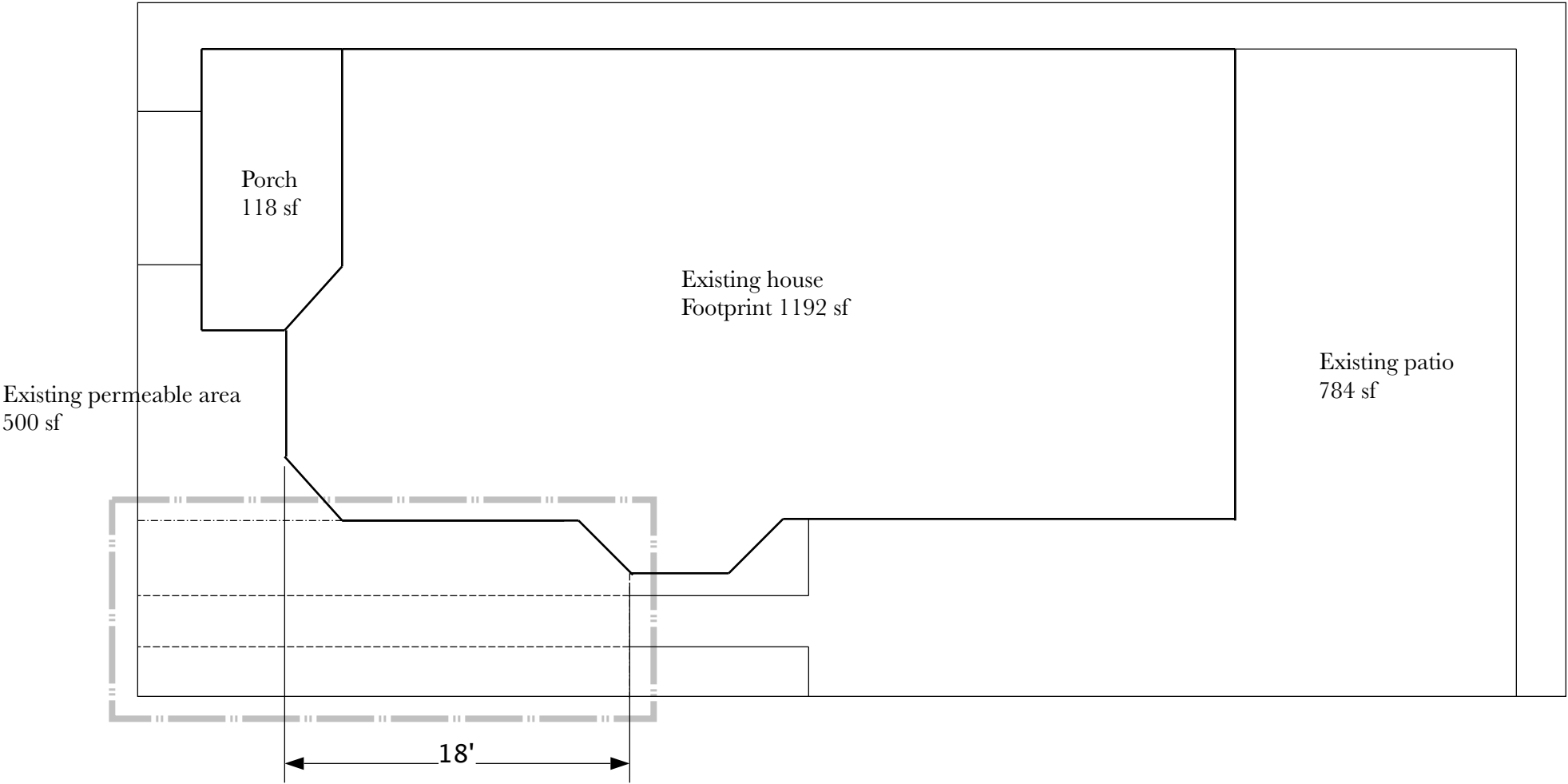
### **III. RECOMMENDATION**

***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. A driveway may be constructed.
4. The bulkhead may be removed. The resulting missing portion of the foundation shall be replicated.
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.



Sketch of Proposed Work  
at 9 Campbell Park

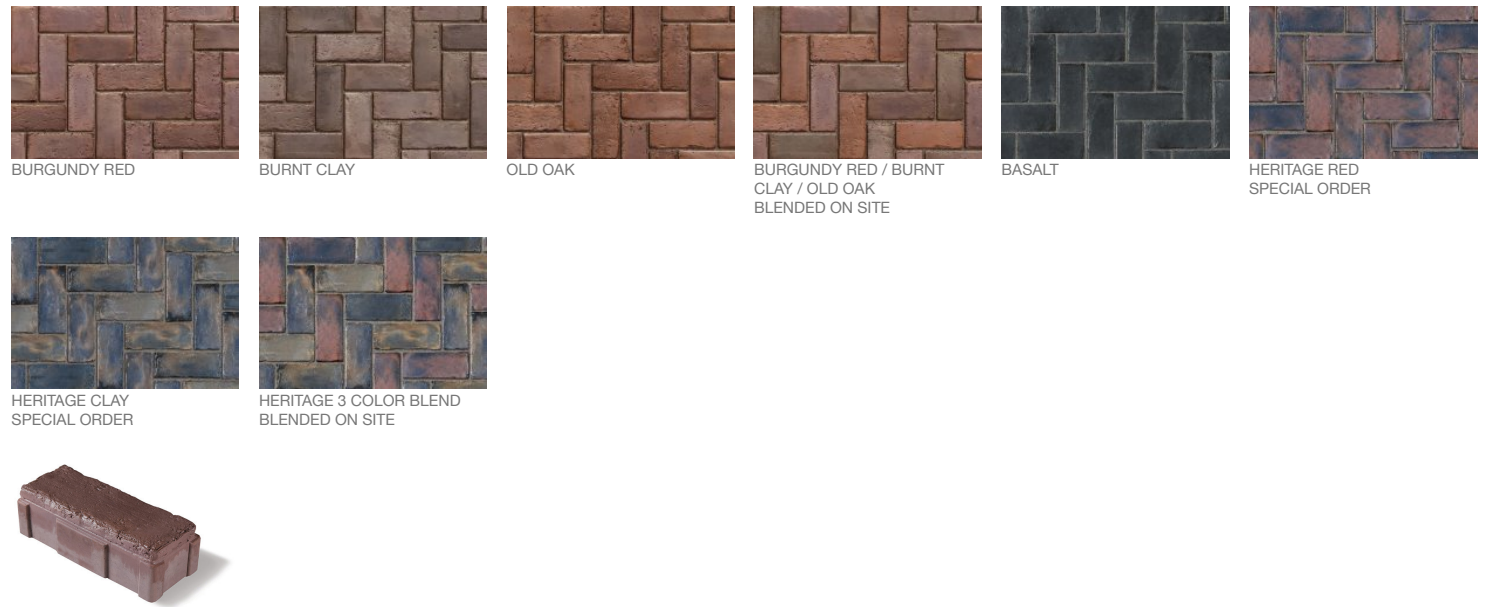


- Delete existing non-permeable walkway (100 sf)
- New driveway: Vehicle rated permeable brick pavers (Unilock 'Town Hall' in 'Old Oak')
- Length of new driveway from front of house: 18'
- Length of vehicle: 15'6"
- Existing permeable area: 500 sf (18.6%)
- New permeable area: 600 sf (22.2%)

Total lot area: 2694 sf



EnduraColor Plus Architectural Finishes promise long-lasting beauty through a proprietary blend of exclusive and superior ingredients. A complex blend of granite and quartz, some of nature's highest performing minerals, are combined with color pigments that are highly resistant to fading under UV light and extreme weather conditions. This combination is used to create ultra-realistic surface textures and unique style options that are exceptionally durable. A NEW STANDARD FOR EVERLASTING BEAUTY.



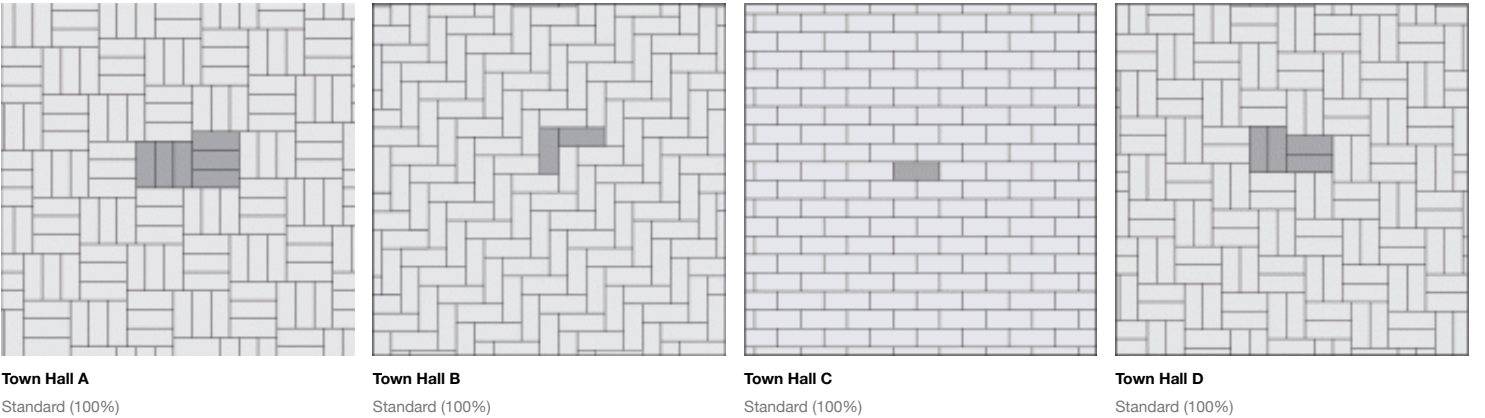
STANDARD  
25 CM X 10 CM X 7 CM  
9.875" X 3.875" X 2.75"

|                      | Unit<br>Thickness | Sq. Ft.<br>Bndl. | Sq. Ft.<br>Layer | Sq. Ft.<br>Stone | Layers<br>Bndl. | Ln Ft Sec.<br>Soldier | Ln Ft Bndl.<br>Soldier | Sq Ft Ln Ft<br>Soldier | Ln Ft Sec.<br>Sailor | Ln Ft Bndl.<br>Sailor | Sq Ft Ln Ft<br>Sailor | Units<br>Sq. Ft. | Lbs<br>Bndl. | Lbs<br>Sec. | Units<br>Bndl. |
|----------------------|-------------------|------------------|------------------|------------------|-----------------|-----------------------|------------------------|------------------------|----------------------|-----------------------|-----------------------|------------------|--------------|-------------|----------------|
| Standard             | 7                 | 88.41            | 11.05            | -                | 8               | -                     | 105                    | 0.84                   | -                    | -                     | -                     | 3.62             | 2912         | -           | 320.04         |
| Standard Half Bundle | 7                 | 44.2             | 11.05            | -                | 4               | -                     | 52.49                  | 0.84                   | -                    | -                     | -                     | 3.62             | 1456.34      | -           | 160            |

Town Hall™ Old Oak, Burgundy Red, Burnt Clay Blend - Sold Separately/Blended on Site

Town Hall™ Heritage Red, Heritage Clay, Basalt Blend - Sold Separately/Blended on Site

Sold in full or half bundles only on a refundable skid. All measurements are nominal. Important: Textured surfaces require a buffer between the plate compactor and the paver surface to prevent scuffing. Take extra care when using Polymeric Sand with this product. Call for more information.



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

|                                |  |
|--------------------------------|--|
| <b>Inventory No:</b>           | SMV.185  |
| <b>Historic Name:</b>          | Buttimer, Maurice House  |
| <b>Common Name:</b>            |  |
| <b>Address:</b>                | 9-11 Campbell Pk   |
| <b>City/Town:</b>              | Somerville   |
| <b>Village/Neighborhood:</b>   | Davis Square   |
| <b>Local No:</b>               |  |
| <b>Year Constructed:</b>       | c 1891   |
| <b>Architect(s):</b>           |  |
| <b>Architectural Style(s):</b> | Queen Anne   |
| <b>Use(s):</b>                 | Multiple Family Dwelling House   |
| <b>Significance:</b>           | Architecture   |
| <b>Area(s):</b>                | SMV.N: Campbell Park - Meacham Road Historic District                                  |
| <b>Designation(s):</b>         | Local Historic District (10/31/1989)   |
| <b>Building Materials(s):</b>  | Roof: Asphalt Shingle<br>Wall: Wood; Wood Clapboard; Wood Shingle<br>Foundation: Brick |



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.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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**FORM B - BUILDING**

**MASSACHUSETTS HISTORICAL COMMISSION**  
**80 BOYLSTON STREET**  
**BOSTON, MA 02116**

LHD - 10/31/89 (10)  
 PI-DAVSSQ  
 USGS - BOST, N  
 SECT N

**AREA**

**FORM NO.**

N Davis Square

185



SOMERVILLE

9-11 Campbell Park

Maurice Buttimer

Present residential

Original residential

OPTION

1891-1894

deeds

Queen Anne / Colonial Revival

Architect

Exterior Wall Fabric clapboard

Outbuildings

**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**

Major Alterations (with dates)

Condition good

Moved Date

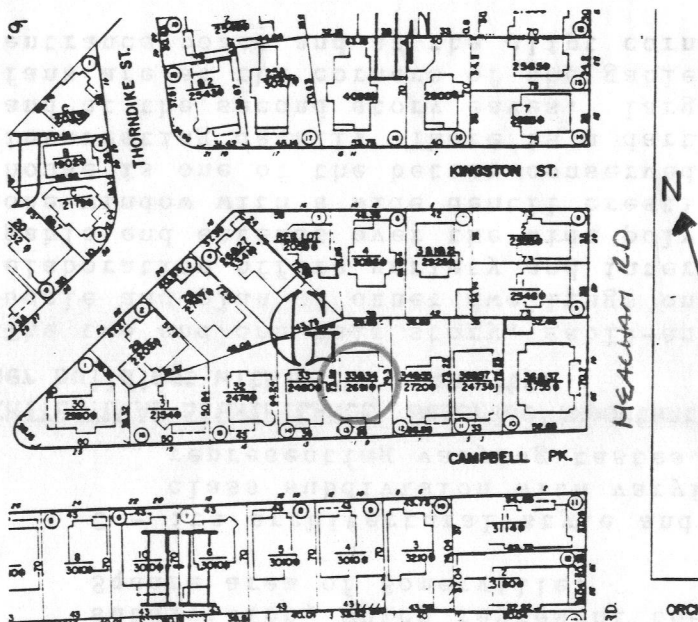
Acreage 2691 sq. ft.

Setting North side of well establish late 19th century residential subdivision, gable-end dwellings with varying detail.

Recorded by Gretchen G. Schuler

Organization Somerville Historic Preservation Commission

Date March, 1988



**UTM REFERENCE**

**USGS QUADRANGLE**

**SCALE**



**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The property is significant for :

A - its representation of a late 19th century dwelling in a subdivision, which represent the suburbanization of the Davis Square area of Somerville.

C - its architectural style and size as a part of a working and middle class subdivision with varying architectural elaboration representing varying tastes.

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

The two and one-half story, gable-end dwelling is representative in size, scale and plan of other dwellings on Campbell park. Architectural elaboration offers variety and interest to the streetscape. The templar gable end extends over the wide polygonal two-story bay and has a fan and one window with a wide dentil cresting in the gable peak. The two-family house is one of the better conserved houses in the district and has interesting detail. There is a dart patterned cornice around some windows and at the second story eaves. large scroll shaped brackets with sunburst fans are at the corners of the gable end. Other brakcets are found on the entrance porch and at the clipt corners of teh polygonal projecting bays.

Throughout most of the 20th century this house and #7 were owned and carefully maintained by the same family.

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

The property is one of many houses in the immediate area that was built in the 1890s when the subdivision was created. The land of Campbell Park was owned by Charles H. Saunders and Henry R. Glover in the 1870s and 1880s. By 1891 Henry F. Campbell of Belmont had purchased all the lots of Campbell Park. Lot 34 and part of Lot 33 were sold to J. W. Prevost by Henry Campbell, real estate investor and developer. By the summer of 1891 Prevost had sold the lot for this dwelling to Maurice Buttimer. It was not until 1894 that the land and building were sold to Selwyn Bowman.

Much of the Davis Square area became the homes of railroad and streetcar commuters and is evidence of the suburban building boom of the late 19th century. Streetcar service along near by Massachusetts Avenue to Porter Square and to Davis Square provided easy access to Boston and Cambridge for employment.

**BIBLIOGRAPHY and/or REFERENCES**

1. Atlas of Middlesex County, Somerville: 1895 ("Jonas Olson").
2. Directories: 1890s.
3. Registry of Deeds, Middlesex County: Book 2021, Page 489; Book 2046, Page 236; Book 2293, Page 348.