



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 15 Campbell Park

Case: HPC.ALT 2022.03

Applicant: Mike Tokatlyan

Owner: Victor DelPorto

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to alter an LHD property by replacing the existing driveway material with brick pavers*

HPC Meeting Date: March 15, 2022



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.1892 Italianate, Queen Anne house known as the Julia A. Holbrook House. This property is located adjacent to the Davis Square commercial area. 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 the following:

- Replace the existing asphalt driveway with red permeable pavers to match the driveway apron.

II. ASSESSMENT OF PROPOSAL

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 applicable to the proposed alterations are discussed below.

H. Landscape Features and Paving

The Applicant proposes replacing the current asphalt driveway with brick pavers.

Applicant proposal: The property currently has an asphalt driveway. As a change in material and design is being proposed, this comes under the Commission's purview. The Applicant proposes brick pavers installed to match the existing driveway apron. The dimensions of the driveway will not change.



Above: Photo of existing asphalt driveway and driveway apron



Above: Detail of proposed paver

Preservation Planning Assessment:

The most relevant portion of this Design Guideline is as follows:

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.

Due to the period of the house and the vast brickworks active in Somerville at the time, brick would be a more likely choice of material rather than the current asphalt driveway, were a property owner at the time able to afford to install a hardscaped walkway. A brick driveway will also better match the driveway apron.

VI. FINDINGS & VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position. Staff presents the associated project components again below:

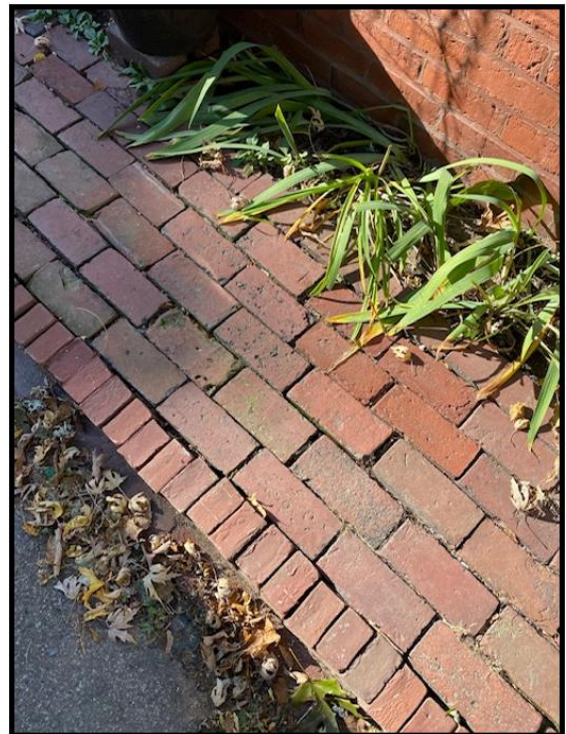
- Replace the existing asphalt driveway apron with red permeable pavers to match the driveway apron

IV. RECOMMENDED CONDITIONS

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. Pavers shall be brick colored.
5. Once the plan set is approved by Preservation Planning, the Applicant/Owner shall upload that approved plan set to ISD.
6. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of 15 business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.

Photos



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.183
Historic Name:	Holbrook, Julia A. House
Common Name:	
Address:	15 Campbell Pk
City/Town:	Somerville
Village/Neighborhood:	Davis Square
Local No:	
Year Constructed:	1892
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.N: Campbell Park - Meacham Road Historic District
Designation(s):	Local Historic District (10/31/1989)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard; Wood Shingle



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

This file was accessed on: Saturday, September 12, 2020 at 2:00: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

LHD-1013189 (10)
PL-DAMS SQ
USGS-LEX
SLEOTA

AREA

Davis
Square

FORM NO.

183



SOMERVILLE

15 Campbell Park

ic Name Julia A. Holbrook

Present residential

Original residential

PTION

1892

deeds / directories

Queen Anne

Architect

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition fair-good

Moved Date

Acreage 2474 sq. ft.

Setting North side of well establish

late 19th century residential

sub-division of gable-end dwellings

with varying architectural detail

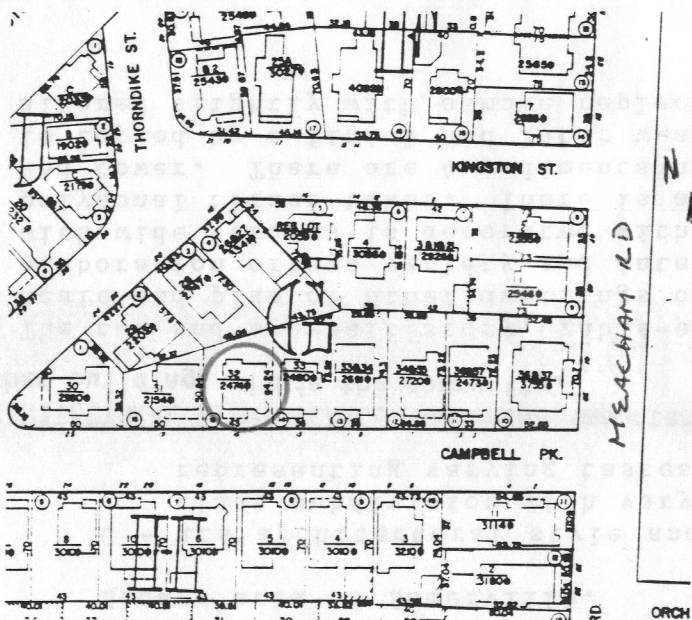
Recorded by Gretchen G. Schuler

Organization Somerville Historic
Preservation Commission

Date March, 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)

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 gable end with wide returns is decorated with butt shingles as is part of the polygonal corner tower. There is also a dentil cornice on the gable end and tower. There are 4 pediments around the sides of the tower roof which is topped by a finial and later weather vane. The shed roof porch has been altered slightly with simple replacement balusters.

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. This property changed ownership several times in the early 1890s, all of whom appear to be investors. In 1892 Julia A. Holbrook of Boston purchased the property and building from Charles W. Wells. Holbrook owned the house until 1894 when she sold to Margaret Stevens of East Boston.

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. Directories indicate that renters or boarders lived at #15 Campbell including William R. Freethy, an adjuster and William J. Freethy, architect.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1895 ("Margaret Stevens").
2. Directories: 1890s.
3. Registry of Deeds, Middlesex County: Book 2114, Page 81; Book 2319, Page 140.