



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
**JOSEPH A. CURTATONE**  
**MAYOR**

**GEORGE J. PROAKIS**  
EXECUTIVE DIRECTOR

PLANNING DIVISION  
*HISTORIC PRESERVATION*

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

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**Site:** 36 Cherry Street

**Case:** HPC.ALT 2021.45

**Applicant:** Mark Colling

**Owner:** Jared Floyd

**Legal Ad:** *Alterations to garage structure*

**HPC Meeting Date:** September 21<sup>st</sup>, 2021



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 rear detached garage at 36 Cherry Street. Plate 256 of the 1934 Sanborn Map shows the garage; however, the structure was not there in the 1895 Bromley map, indicating that the date of construction was between 1895 and 1934. The main structure is a c.1890 Colonial Revival; Shingle style building known as the W.C. Mentzner House. This property is located approximately within the Spring Hill 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 the following:

- a. Replace existing clapboard siding with shingle siding
- b. Remove and enclose louver vent opening on front and rear
- c. Install of copper 6" half round gutters and 3" downspouts
- d. Reframe front elevation eave
- e. Replace garage door

## **II. FINDINGS**

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.

### **A. Replace existing clapboard siding with shingle siding**

The applicable Somerville LHD Design Guidelines is A. "*Exterior Walls*"

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

#### **Applicant Proposal**

The Applicant proposes removing the existing clapboard and replacing it with red cedar shingle siding to match the house.



*Above: Proposed shingle siding*

#### **Preservation Planning Assessment:**

The proposed shingle siding would match the existing shingle of the house. Additionally, the shingle siding was the historic siding for the house, and the current color and style has been approved at Staff level in the past.

**HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project.

**B. Remove and enclose louver vent opening**

The applicable Somerville LHD Design Guidelines is *C. "Windows and Doors"*

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

**Applicant Proposal**

The Applicant proposes removing the louver opening on the front and rear of the garage. The opening will be enclosed and covered in shingle siding.

**Preservation Planning Assessment:**

The louver vents may be original to the structure as they would have created important ventilation for the garage. The Design Guidelines state that important original and later openings should be retained where they exist. Though not a character defining feature the applicant should consider replacing the louver vent with a window. This would retain the original opening and allow the garage to be enclosed.

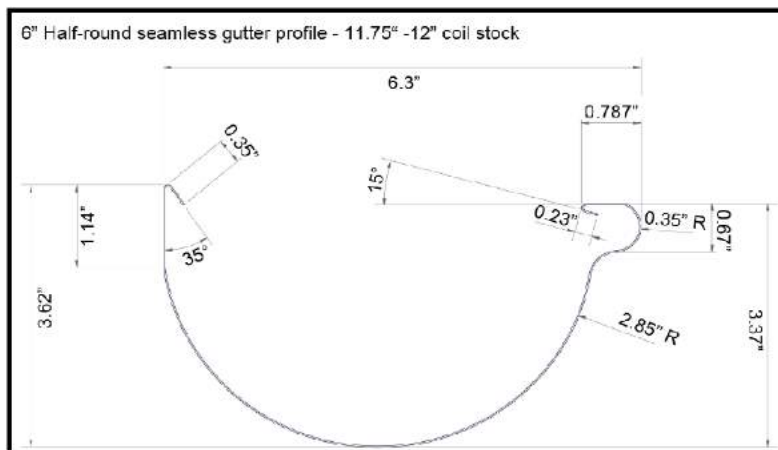
**HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project

**C. Install copper 6" half round gutters and 3" downspouts**

The applicable Somerville LHD Design Guidelines is *B. "Roofs"*

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

**Applicant Proposal**

The Applicant proposes installing 6" half-round copper gutters and 3" downspouts. Currently, the structure has no gutters or downspouts.

*Left: Proposed gutter profile*

**Preservation Planning Assessment:**

Constructed between 1895 and 1934, a structure of this period would have had wood or aluminum gutters.

Aluminum gutters that are the color of the side of the house against which they (and the downspouts) rest will be less evident and would be more appropriate than copper for the structure.

**HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project

**D. Reframe front elevation eave**

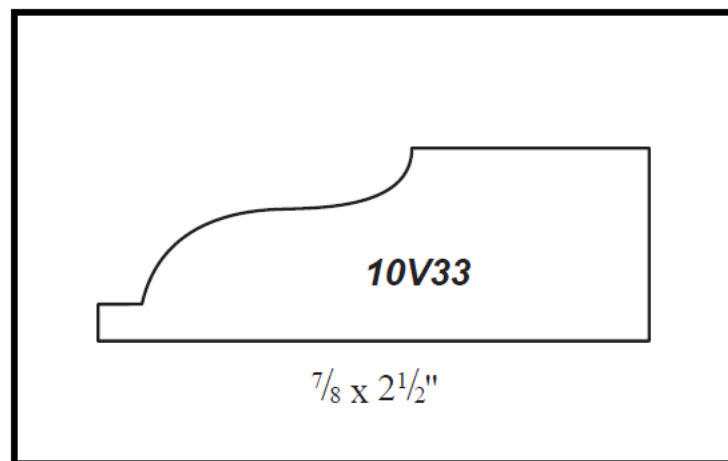
The applicable Somerville LHD Design Guidelines is **B. "Roofs"**

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

**Applicant Proposal**

The Applicant proposes reframing the front elevation to change the eave and rake return detail from a flat aluminum soffit to a simplified wood sloped soffit. Such a change would include cutting the overhanging gable rafter to reduce the rake board depth.

The applicant proposes to use John Moriarty Victorian backband molding #10V33 in Spanish Cedar to be applied to a 1x6 Western Red Cedar flat casing.



*Above: Proposed backband molding*

**Preservation Planning Assessment:**

These materials and design were previously approved by the HPC for use on the house.



**HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project

**E. Replacement of garage door**

The applicable Somerville LHD Design Guidelines is *C. “Windows and Doors”*

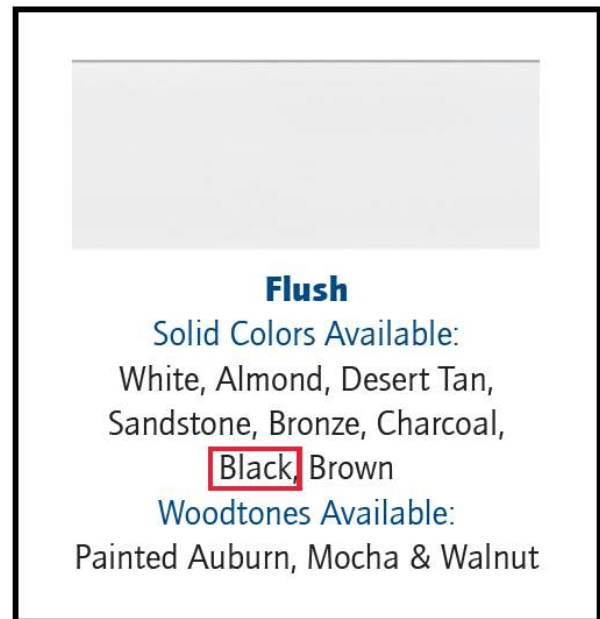
Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

**Applicant Proposal**

The Applicant proposes removing the existing garage door from the front elevation and replacing it with a new Raynor, Aspen Series flush garage door. The existing garage door is a colonial recessed grooved door with three 5/1 windows. The existing garage door has an appearance similar to carriage doors. The new garage door is a flush steel door.



*Above: Proposed garage door*



*Above: Proposed garage door details*

**Preservation Planning Assessment:**

Given that Staff cannot determine the exact date of construction, the style of the garage doors cannot be certain. Having been constructed sometime between 1895 and 1934, the original garage door would likely have been carriage or barn doors constructed with wood.

Preservation Planning Staff recommends to the Commission that the garage door have a wood finish applied if not constructed from wood. Conditions thereto are recommended in the Conditions section.

**HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project

**III. FINDINGS & VOTE**

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

**IV. RECOMMENDED CONDITION**

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.
4. Gutters and downspouts shall be the same color as the portion of the house against which they rest.
5. Gutters and downspouts shall be made from aluminum.
6. The garage door shall have a wood finish applied.
7. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to Preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
8. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto:historic@somervillema.gov) a minimum of fifteen (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.



























## CERTIGRADE® WESTERN CEDAR SHINGLES

### Number 1 Blue Label®



The premium grade of shingles for sidewalls and roofs. These top-grade shingles are 100% heartwood, 100% clear and 100% edge grain. Available in 16" or 18" or 24" lengths.

### Number 2 Red Label



A good grade for many applications. Not less than 10" clear on 16" shingles, 11" clear on 18" shingles and 16" clear on 24" shingles. Flat grain and limited sapwood are permitted in this grade.

### Number 3 Black Label



A utility grade for economy applications and secondary buildings. Not less than 6" clear on 16" and 18" shingles, 10" clear on 24" shingles.

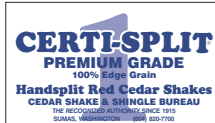
### Number 4 Undercoursing



A utility grade for undercoursing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

## CERTI-LABEL WESTERN CEDAR SHAKES

### Certi-Split® Handsplit Shakes



These shakes have split faces and sawn backs. Cedar logs are first cut into desired lengths. Blanks or boards of proper thickness are split and then run diagonally through a bandsaw to produce two tapered shakes from each blank. Available in Premium Grade (100% edge grain) or Number 1 Grade (Up to 20% flat grain allowed in each bundle).

### Certi-Sawn® Tapersawn Shakes



These shakes are sawn both sides. Premium and Number 1 Grades are the most common. Premium Grade is 100% edge grain, 100% clear and 100% heartwood. Number 1 Grade allows up to 20% flat grain in each bundle. Number 2 and 3 Grades are also available.

### Certi-Split® Tapersplit Shakes



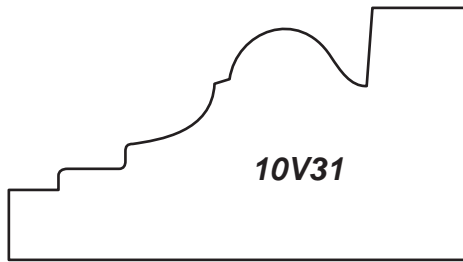
Produced by hand, using a sharp bladed steel froe and a mallet. The natural shingle-like taper is achieved by reversing the block, end-for-end, with each split. Premium Grade only.

### Certi-Split® Straight-Split Shakes

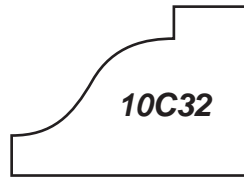


Produced by machine or in the same manner as tapersplit shakes except that by splitting from the same end of the block, the shakes acquire the same thickness throughout. Premium Grade only.

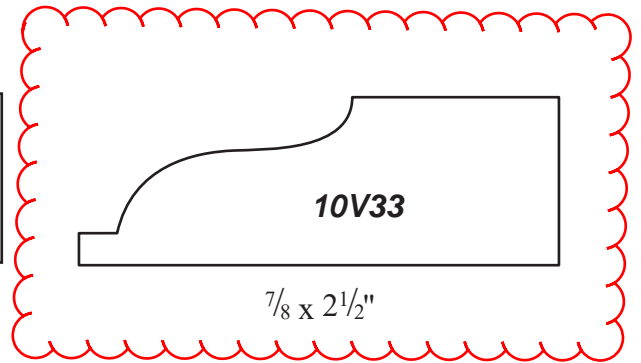
Note: Western Cedar's natural color varies.



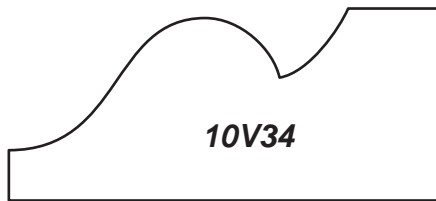
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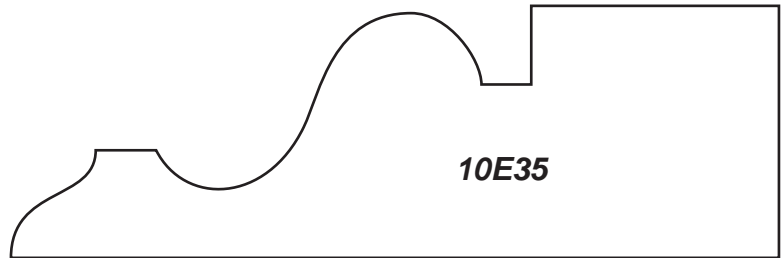
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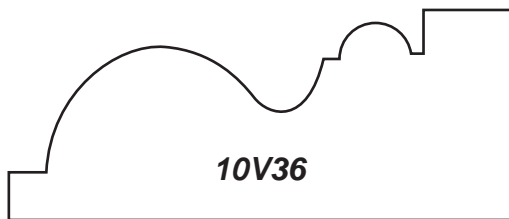
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$1 \times 2\frac{1}{4}$ "



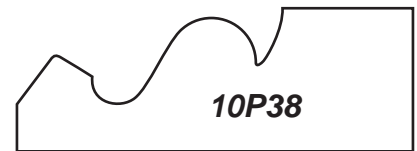
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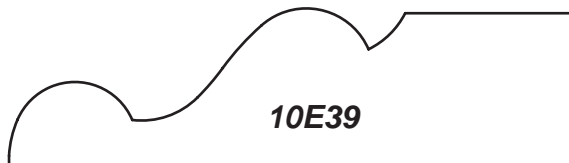
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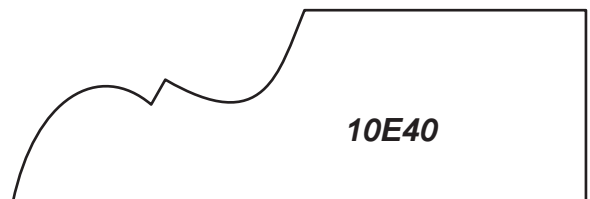
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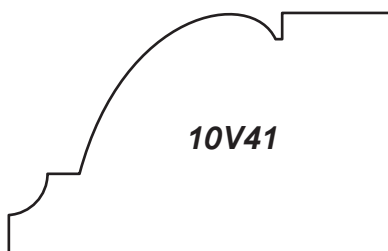
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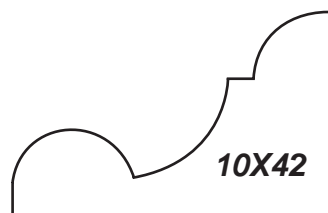
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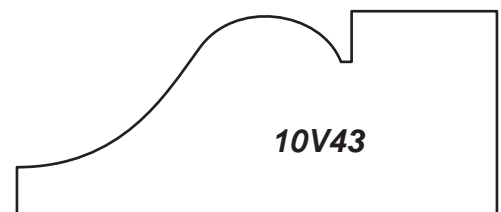
$1 \times 3$ "



$1\frac{1}{4} \times 2$ "



$1\frac{1}{16} \times 1\frac{11}{16}$ "



$1\frac{1}{16} \times 2\frac{1}{2}$ "

Aspen™

**RAYNOR**  
GARAGE DOORS

# Aspen™ Series



## Design Choices, Style, Quality

When you are looking for that perfect, new door for your home, look no further than Raynor's Aspen™ Series. With all the design choices Aspen™ offers, you are sure to find the perfect combination that will enhance your home's curb appeal and value.

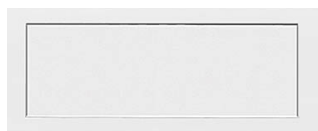


# AP200 VersaView™

With Raynor's VersaView door you have the ability to place windows in any location on your door. The VersaView offering increases the amount of light inside your garage while improving the look of your garage door that enhance the curb appeal of your home!



## Pick your **PANEL**



### **Recessed Ranch**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Black, Brown

#### **Woodtones Available:**

Painted Auburn & Mocha



### **Raised Ranch**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, Black, Brown

#### **Woodtones Available:**

Distinct Finish Auburn, Driftwood & Mocha, Painted Walnut



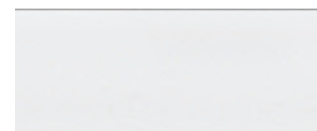
### **Recessed Ranch Grooved**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, Black, Brown

#### **Woodtones Available:**

Distinct Finish Auburn, Driftwood & Mocha, Painted Walnut



### **Flush**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, **Black**, Brown

#### **Woodtones Available:**

Painted Auburn, Mocha & Walnut



### **Raised Colonial**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, Black, Brown

#### **Woodtones Available:**

Distinct Finish Auburn, Driftwood & Mocha, Painted Walnut



### **Recessed Colonial Grooved**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, Black, Brown

#### **Woodtones Available:**

Distinct Finish Auburn, Driftwood & Mocha, Painted Walnut



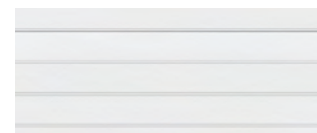
### **Mixed Panel**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, Black, Brown

#### **Woodtones Available:**

Distinct Finish Auburn, Driftwood & Mocha, Painted Walnut



### **Plank**

#### **Solid Colors Available:**

White, Almond, Desert Tan, Sandstone, Bronze, Charcoal, Brown, Black

#### **Woodtones Available:**

Painted Auburn, Mocha & Walnut

## Pick your **GLASS**

All of our windows are tightly sealed to keep the elements out of your garage. Choose from either clear, obscure or satin glass styles.



**Clear**

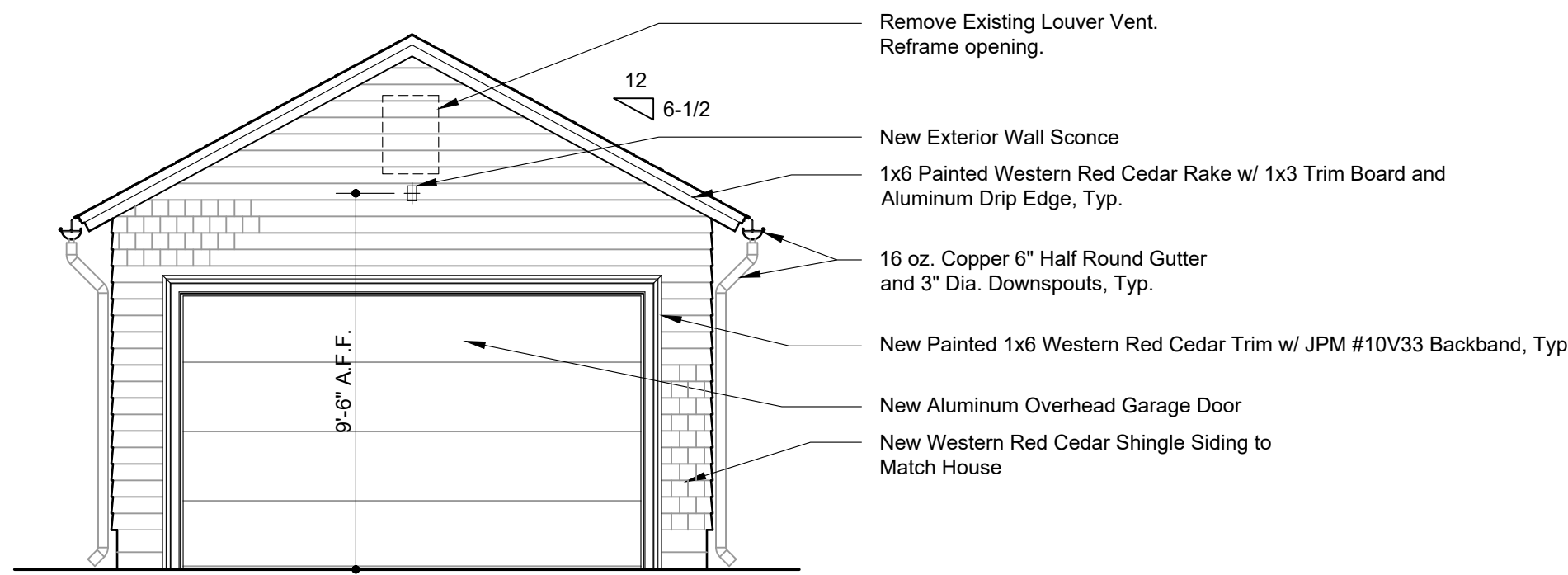


**Obscure**

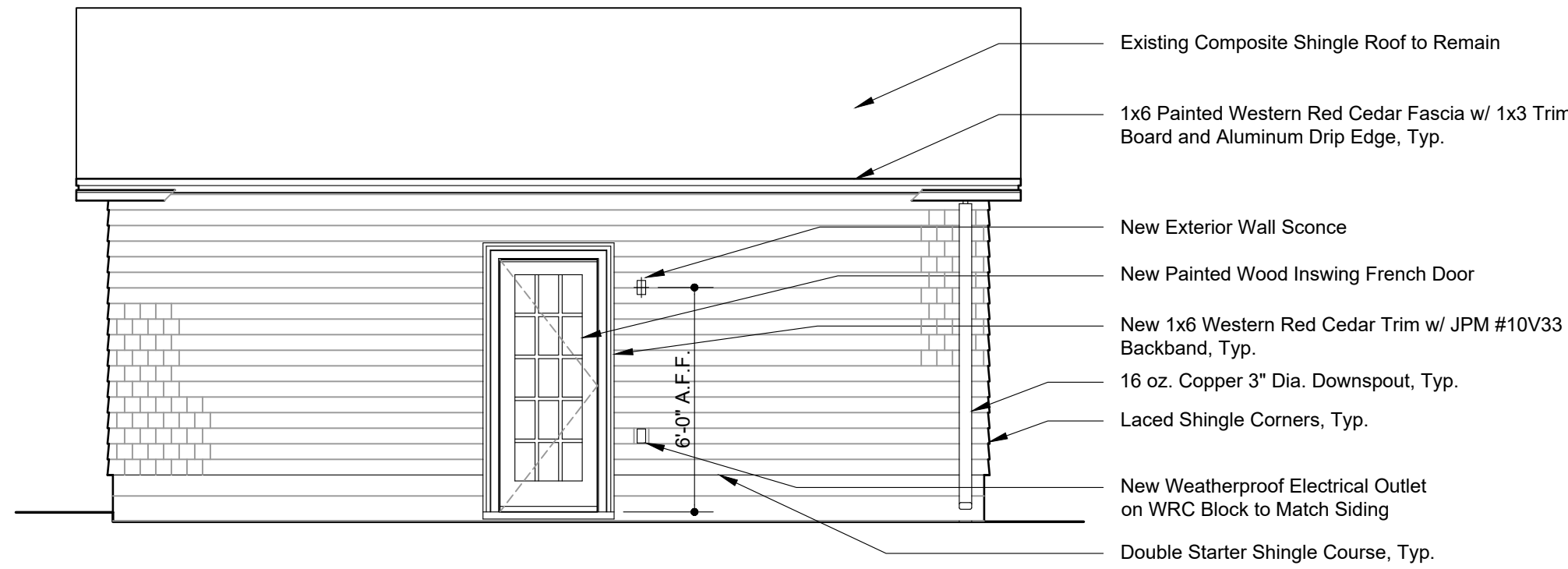


**Satin**

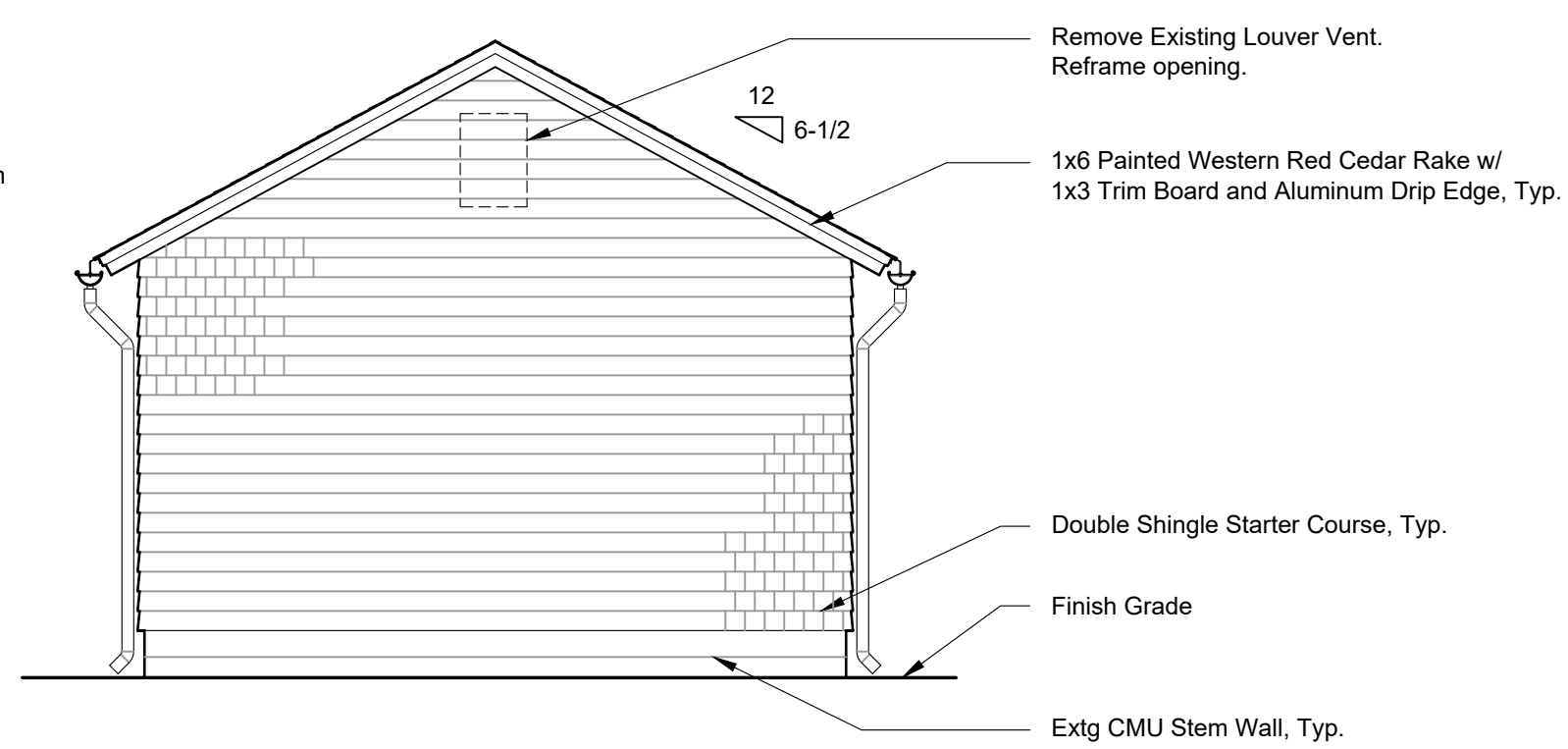




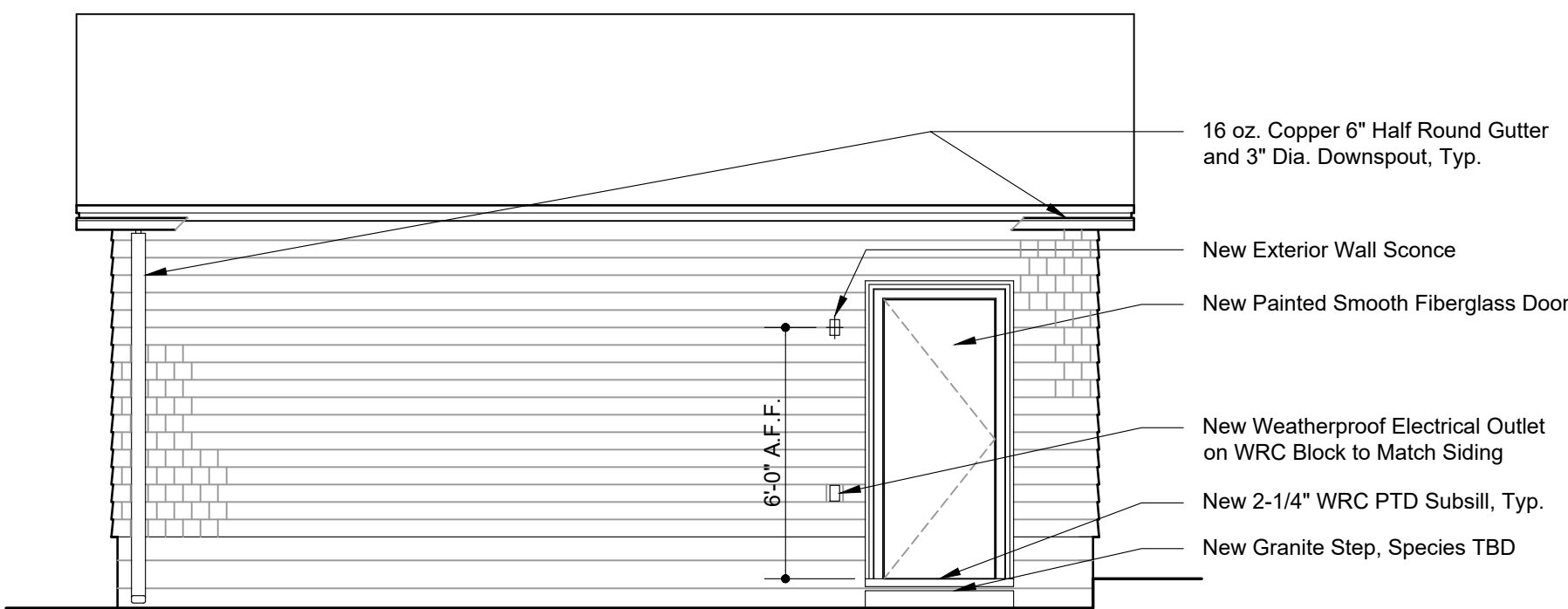
1 East Garage Elevation  
Scale: 1/4"=1'-0"



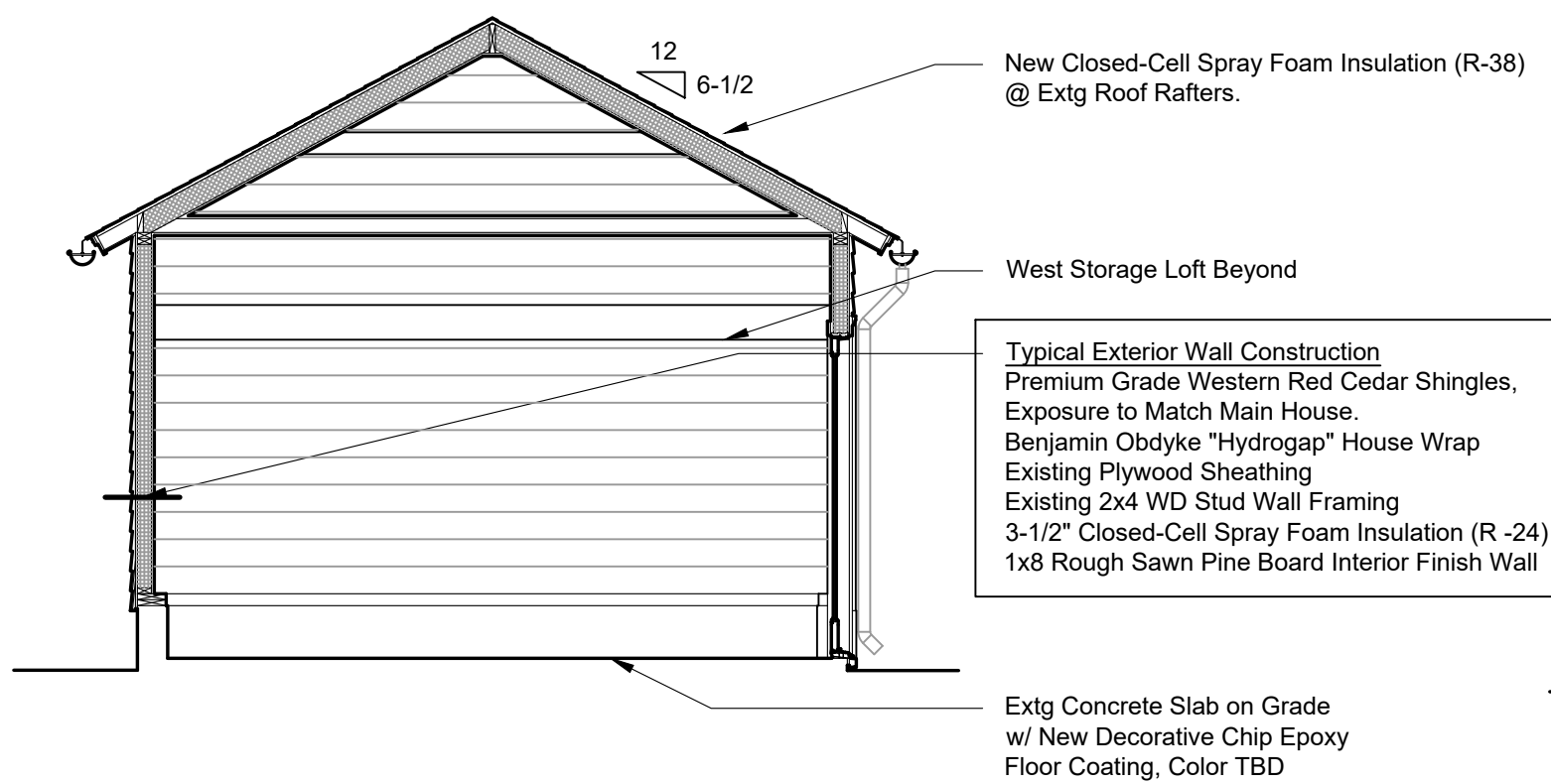
2 North Garage Elevation  
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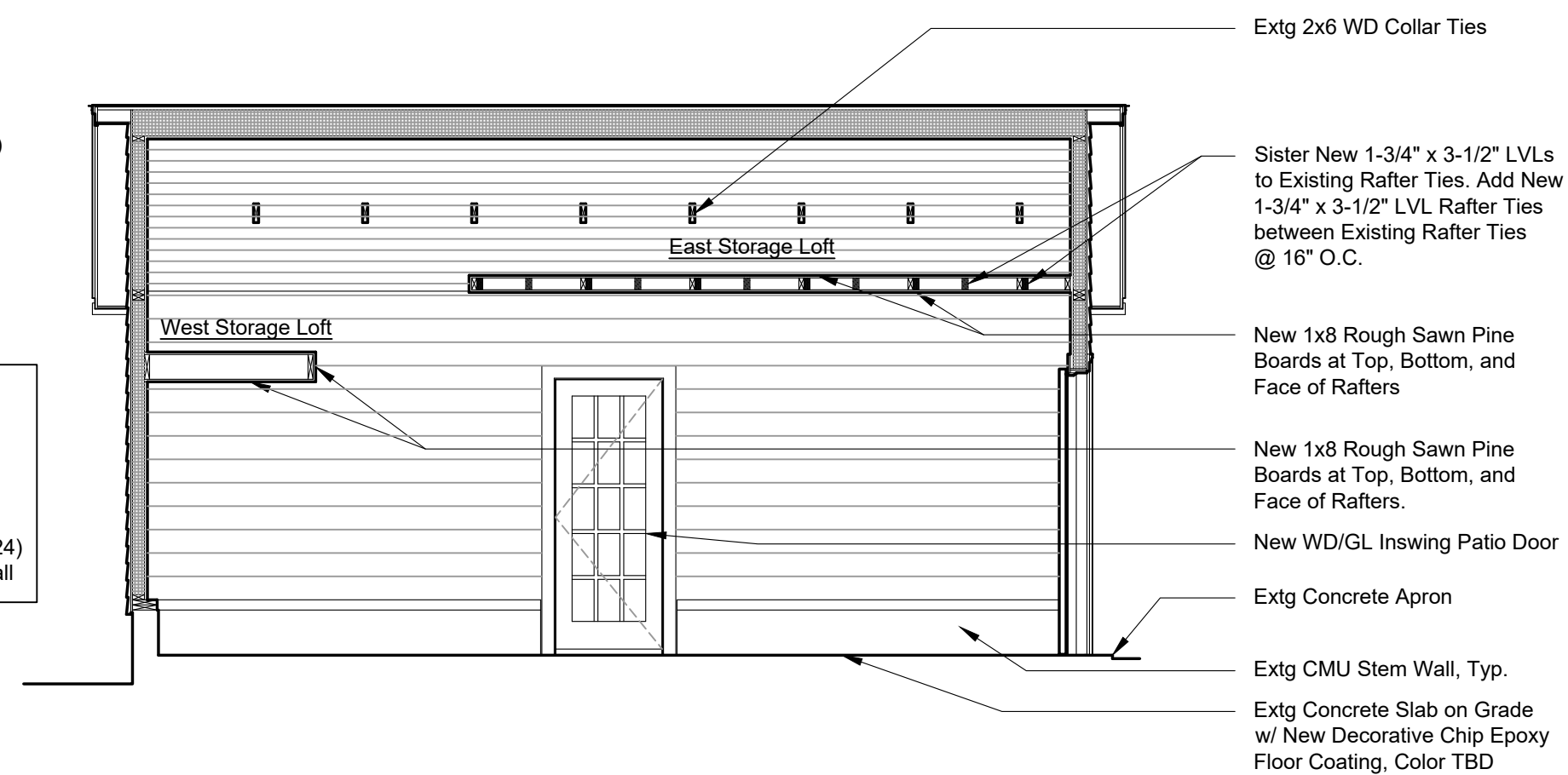
3 West Garage Elevation  
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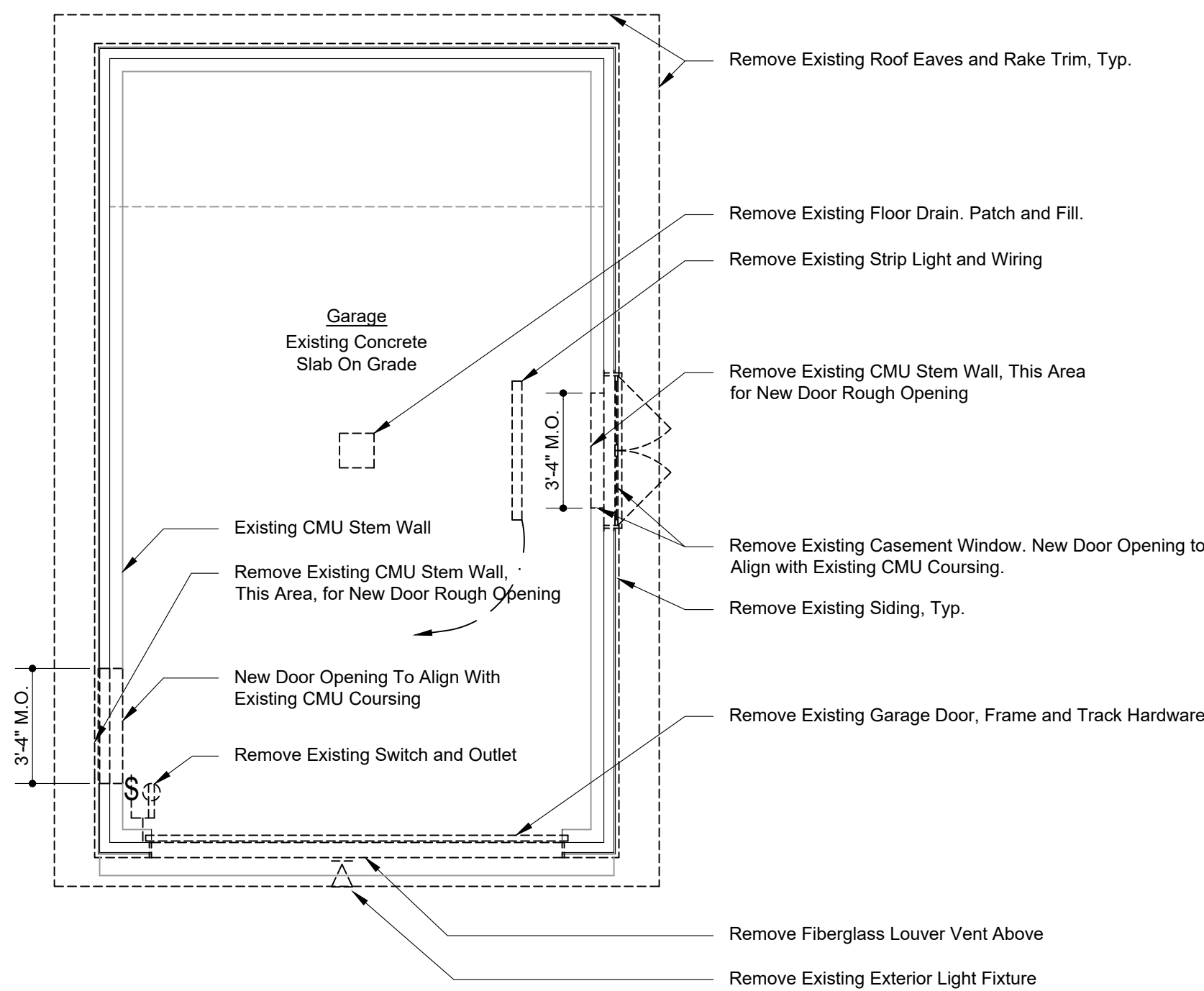
4 South Garage Elevation  
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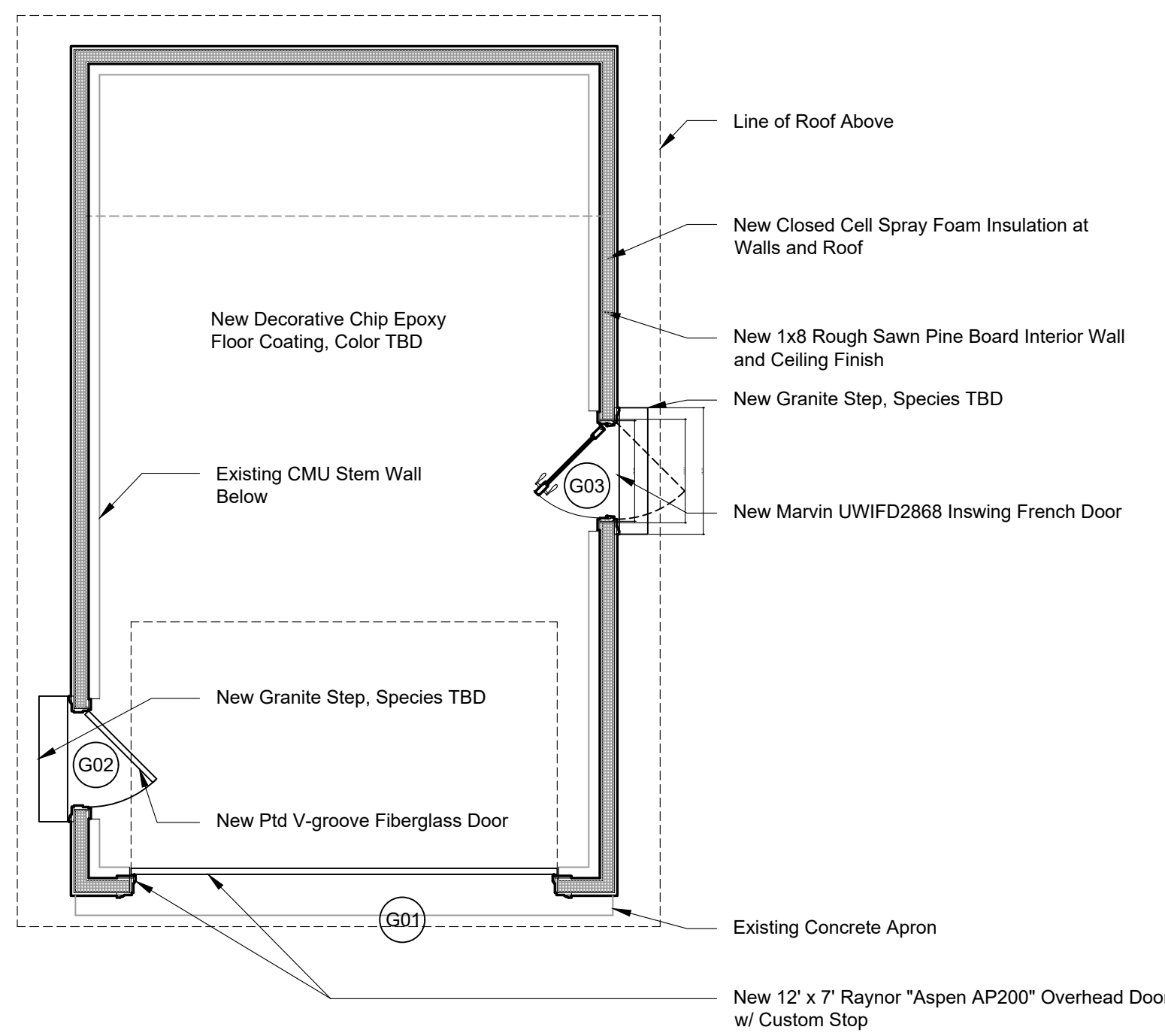
5 South Garage Elevation  
Scale: 1/4"=1'-0"



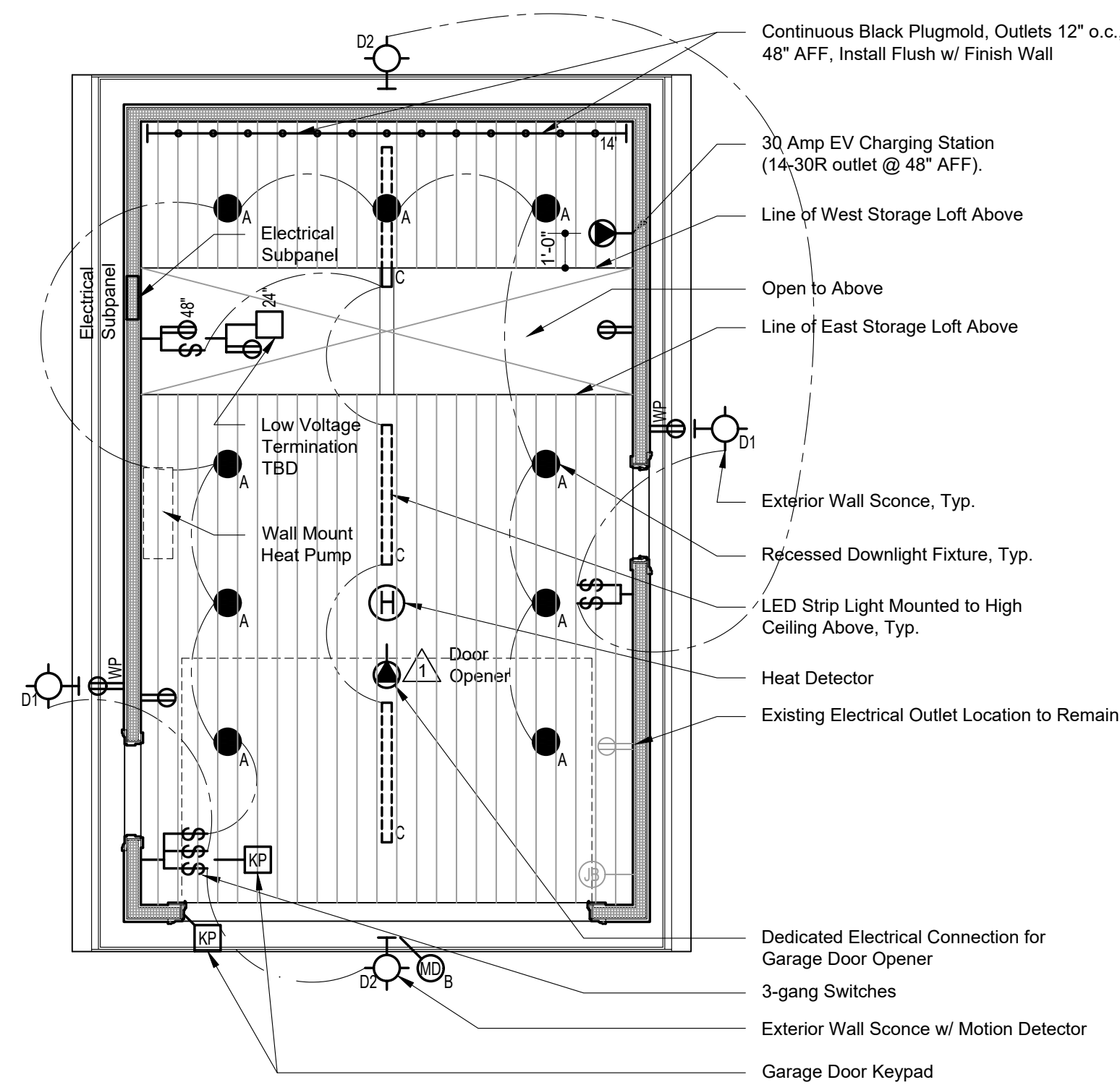
6 South Garage Elevation  
Scale: 1/4"=1'-0"



7 Selective Demolition Floor Plan  
Scale: 1/4"=1'-0"



8 Proposed Floor Plan  
Scale: 1/4"=1'-0"



9 Proposed Reflected Ceiling Plan  
Scale: 1/4"=1'-0"

#### Door Specifications

Marvin Ultimate Inswing Wood French Door (UWIFD)  
Unit Code/Item Size: See Door Types  
Operation/Handing: See Door Types  
Frame Depth: See Door Types  
Exterior Finish: Vertical Grain Douglas Fir  
Interior Finish: Vertical Grain Douglas Fir  
Interior Glazing Profile: Ggee  
Hardware: Contemporary, Keyed Exterior, Satin Brass, Unlacquered  
Glass: Double Insulated Low-E, Argon filled  
Screen: Ultimate Swinging Screen with Storm Insert, Charcoal High Transparency Mesh  
Divided Lites: Simulated Divided Lite with Spacer Bar (SDLS)  
Casings: Painted Western Red Cedar w/ Victorian Backband to Match Main House  
Sill: Fiberglass bronze color sill and black weatherstrip.

Revised for HDC Review and Approval  
7/26/2021  
Issued for Cost Estimating  
1/22/2021

Floyd Gibbons  
Nordin Residence  
36 Cherry Street  
Somerville, Massachusetts 02144-3204

Drawing Title  
Proposed Garage Plans,  
Elevations, and Sections

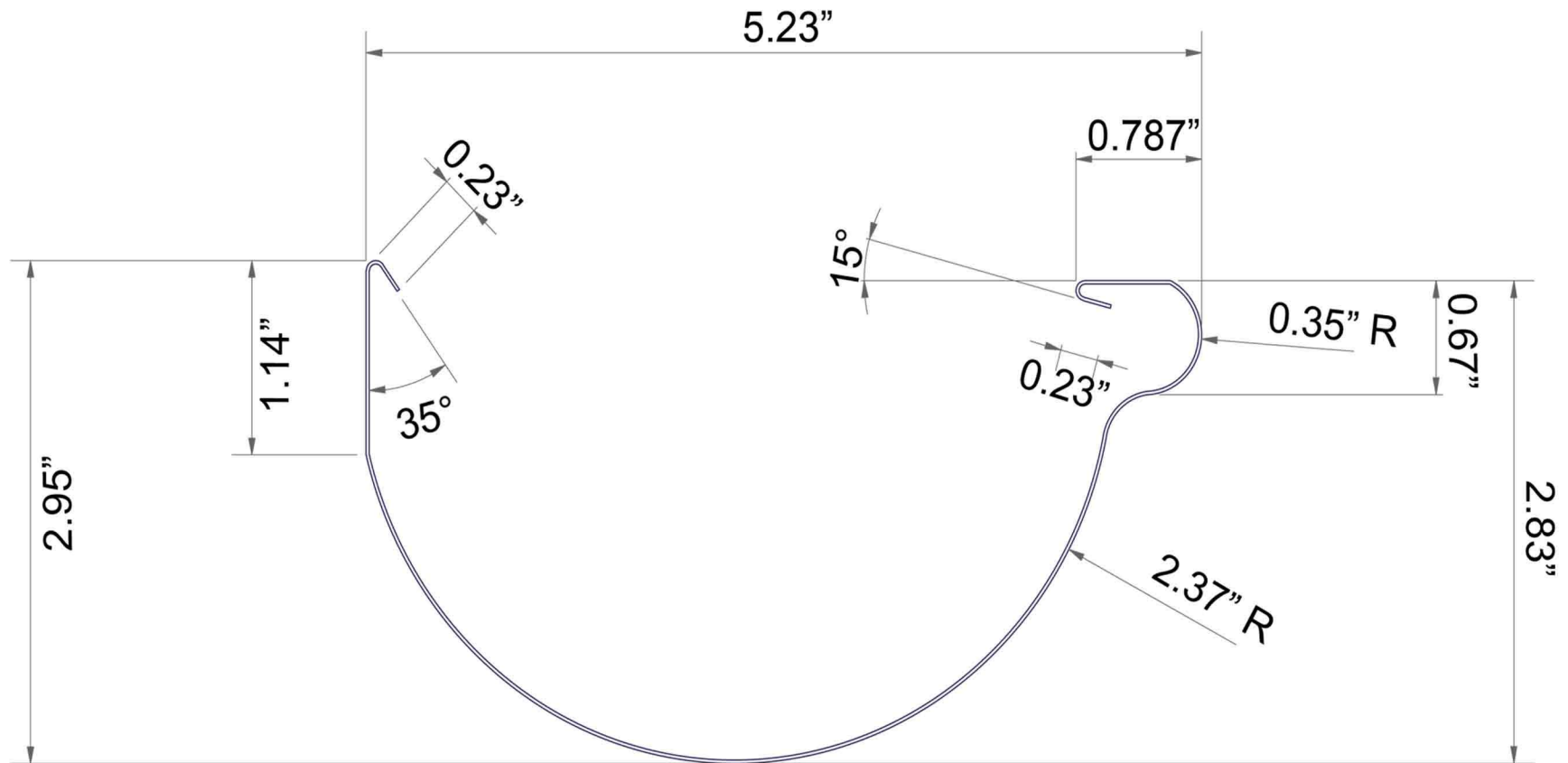
Date 17 January 2021	Drawing Number
Scale 1/4" = 1'-0"	G1-1
Project No. 190202	

MERRIMACK DESIGN  
Architects

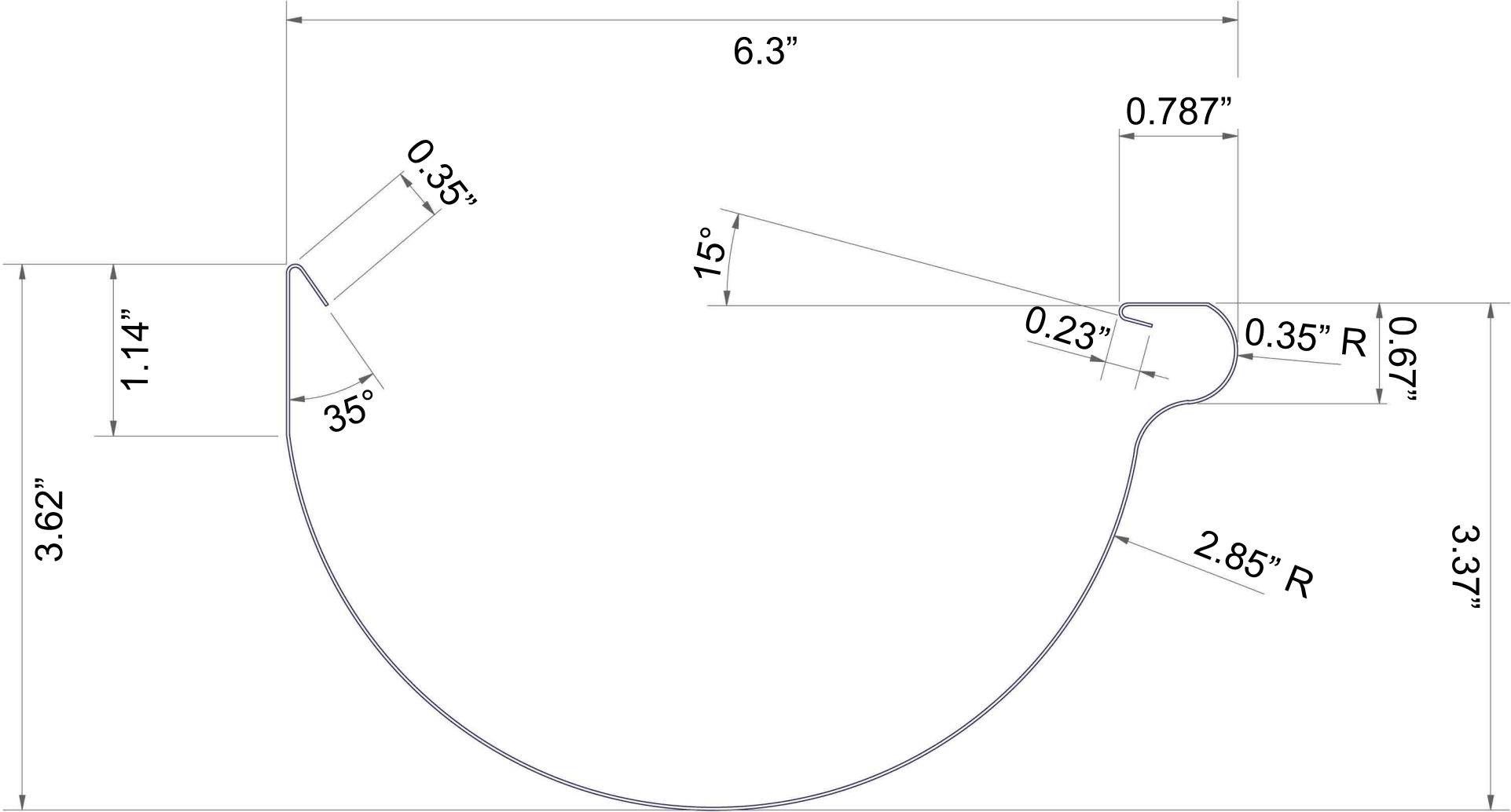
85 North Main Street White River Junction, VT 05001  
telephone: 802-281-6478  
e-mail: info@merrimackdesign.com  
URL: www.merrimackdesign.com

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## 5" Half-round seamless gutter profile - 10" coil stock



6" Half-round seamless gutter profile - 11.75" -12" coil stock



Light Fixture Schedule							
Type	Description	Manufacturer	Name/Model No.	Color/Finish	Lamping	Dimensions WxHxD	Remarks
A	Recessed LED Downlight	Elite	4" Round Regressed Slim LED RL455-550L-DIMTR-120-30K-90-BK	Black	9W LED	4-3/4" Dia. x 1-5/8"	
B	Motion Detector	RAB	GT500	Black	-	4" x 2-1/4" x 8"	120V, 60 Hz, Wet Location, Install w/ Light Fixture D2
C	Linear LED Fixture	Saylite	Series 44 SS-44W-MW-48L-R24W2400L-G120-30K-90-BK	Black	24W LED	48" x 4" x 4"	Surface-mount
D1	Exterior Wall Sconce	Hi-Lite	Hatter Saucer Vapor Jar Wall Light H-CGU-10-1B-91-CLRW/91-GUARD/INC	Black	Standard Incandescent Medium Base E26	10" Dia. x 10" x 11-1/2"	Wet-Rated
D2	Exterior Wall Sconce	Hi-Lite	Classic Warehouse Shade Gooseneck 'H-QSN15114-SA-91/QSNHL-A-91/QSNWGR-14'-91/INC	Black	Standard Incandescent Medium Base E26	14" Dia. x 8-1/2" x 29-1/2"	Wet-Rated, 22" Gooseneck Arm, Surface-Mounted Junction Box

#### Equipment Schedule

Tag	Location	Description	Manufacturer	Name/Model No.	Color/Finish	Dimensions WxHxD	Power Requirement	Remarks
1	Garage	Garage Door Opener	Raynor	General II	NA	10.5" x 19" x 7.5"	2.7 Amp, 120V	Supply (2) Remote Controls

General Note: See Electrical Plan for Equipment Locations.

#### Door Schedule

Door No.	Mfr.	Model No.	Material/ Finish	Leaf Size WxHxD	Rough Opening WxH	Unit Size WxH	Hand	Frame	Jamb Thickness	Hard ware Set	Remarks
G01	Raynor	Aspen-200	Insulated Steel	144 x 84 x 2	Existing	-	NA	Painted WRC	VIF	2	4 Flush panel overhead garage door w/ Door Opener, Color TBD, Custom Stop
G02	Jeldwen	SP-100	Fiberglass	32 x 80 x 1-3/4	37-1/2 x 83-1/4		RH	"Auralast"	4-1/2"	1	Prehung Exterior Door "Smooth Pro" SP-100, V-groove door panel
G03	Marvin	UWIFD-2868	Douglas Fir/ Temp GL	31-1/8 x 79 x 1-3/4	34-7/16 x 82-1/2	33-7/16 x 82	RH	Painted WRC	4-9/16"	NA	15-Lite Panel, See Specifications on Sheet G1-1

#### Hardware Schedule

Hardware Set #1 Entrance		1040-031
Hinges	1 Pair Baldwin #1035-040, 4"x 4", Ball Finial, Polished Brass, Unlacquered (US3NL)	
Latchset	Baldwin #5540P-040-P Passage Latch, 2-3/4" Backset, Standard Box Strike, Polished Brass, Unlacquered (US3NL)	5520-031
Knob	1 Pair Baldwin #5000-040 2" Knob and Rose, Polished Brass, Unlacquered (US3NL)	
Stop	1 Ives WS447 Wall Stop, Polished Brass, Unlacquered (US3NL)	
Auxiliary Deadbolt	1 Baldwin #8021-040, 2-3/8" Backset, Turn Piece/Cylinder, Polished Brass, Unlacquered (US3NL), coordinate keying with all exterior doors	
Hardware Set #2 Overhead Door		
Weatherstrip	Pemko Q102 Foam Kerf-In Weatherstrip, Black	

Issued for Cost Estimating 1/22/2021

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Drawing Title Garage Schedules	Date 1/22/2021	Project No. 190202	Scale N.T.S.	Drawing Number
Project Title <b>Floyd Gibbons Nordin</b> 36 Cherry St Somerville, MA 02144	<b>MERRIMACK DESIGN</b> <i>Architects</i> P.O. Box 1007 Exeter, New Hampshire 03833 telephone: 603-658-0658 e-mail: info@merrimackdesign.com			<b>G1-1A</b>

## Proposed Garage Door



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.130
<b>Historic Name:</b>	Mentzner, W. C. House
<b>Common Name:</b>	
<b>Address:</b>	36 Cherry St
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Spring Hill
<b>Local No:</b>	1036, 123
<b>Year Constructed:</b>	1890
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Colonial Revival; Shingle Style
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	SMV.AY: Somerville Multiple Resource Area
<b>Designation(s):</b>	Local Historic District (03/11/1985); Nat'l Register MRA (09/18/1989); Nat'l Register DOE (09/18/1989)
<b>Building Materials(s):</b>	Wall: Wood; Wood Shingle; Stone, Uncut Foundation: Stone, Uncut



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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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NRMRA/DOE

9/18/89

LC, INC

MHC#  
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LHD-3/11/85 (2c)

AREA

FORM NO.

AY Spring  
Hill

123 130

PI-SPRING  
USGS-BOSTON  
SECT B

Somerville

36 Cherry Street

ic Name W. C. Mentzner House

Present residential

Original residential

PTION

1890

Somerville Past and Present

Queen Anne/Shingle Style

Architect unknown

Exterior Wall Fabric shingle with fieldstone  
foundation & trim

Outbuildings garage

Major Alterations (with dates)

glass conservatory was sided -  
20th century

Condition Good

Moved No Date N/A

Acreage less than one acre

Setting West side of Cherry St., in a  
residential setting of late 19th & early  
20th century dwellings, many undergoing  
extensive change. Near Summer Street.Recorded by Betsy Friedberg, Preservation  
Planner

Organization Mass. Historical Commission

Date June 1986

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
10 BOYLSTON STREET  
BOSTON, MA 02116

**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

See Attached Assessor's Map

UTM REFERENCE Z E N  
19 - 326/760 - 4695/120

USGS QUADRANGLE Boston North

SCALE 1:25,000

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

The Mentzner House, a Queen Anne/Shingle Style residence representative of the stylish businessmen's dwellings built on the hills above Union Square in the late 19th century, retains integrity of location, design, materials, and association and fulfills Criterion A and 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 Mentzner House is one of the best examples of the Shingle-Queen Anne style in Somerville: of note are the fieldstone trim and rear octagonal tower. The building's gambrel roof incorporates a full-width front porch with Ionic columns.

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

Cherry Street between Elm and Summer Street was a popular location for businessmen's architecturally distinctive houses during the second half of the 19th century. 36 Cherry Street was built by Walter Mentzner, who moved to Somerville in 1872. With his brother Albert, he ran a whole provision business (W. C. and A. F. Mentzer) Somerville. He was director of the Somerville National Bank, and vice president of the Somerville Cooperative Bank.

**BIBLIOGRAPHY and/or REFERENCES**

Samuels, Somerville Past and Present p. 593.

