



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

SARAH WHITE, *MDS-HP*
ZONING PLANNER & PRESERVATION PLANNER

September 15, 2020
Case: HPC.ALT 2020.27
Site: 24 Summer Street

ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY
STAFF REPORT

Site: 24 Summer Street

Applicant Name: Steven Azar

Owner Name: same as applicant

Petition: *Construct second story deck on left elevation*

HPC Hearing Date: September 15, 2020



I. PROJECT DESCRIPTION

- 1. Subject Property:** See the attached Form B for historic and architectural information on this LHD property.
- 2. Proposal:** The Applicant proposes adding a two-story deck to the left elevation of the property, behind the bulk of the left façade bay window. Pressure-treated wood is proposed. See plan set for scope and details.



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. The portion of the regulations that is applicable to the proposed alterations is discussed below.

A. CONSTRUCT TWO-STORY LEFT ELEVATION DECK

Section E “New Additions”, item 3

New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.



Above: View of deck location (positioned behind and rising above the bay window) from Summer Street.



Above: Aerial view of view corridors to project from Summer St. and Bow Street Place.

Preservation Planning Assessment

The proposed project is minimally visible from Summer Street; the front portion of the second story deck will be visible behind and above the left elevation bay. However, from one position on Bow Street Place, the rear of the proposed two-story deck will be visible. It is Preservation Planning's staff position that, because Bow Street Place is not a through street, the project will be seen mostly by Bow Street Place residents.

Planning Staff contends that the construction of this deck will not detract from the historic or architectural integrity of this structure, the majority of which is contained on the front, left, and right facades. The proposed deck will not obscure the left elevation bay. Should this two-story deck be removed in the future, the integrity of the historic structure will remain intact.

Due to the recessed location of the decks, and the fact that the decks will be painted, Preservation Planning is comfortable with the use of pressure-treated wood for the framing, rails, steps, and balusters and a man-made materials or pressure-treated wood for the treads and decking.

HPC Determination:

- The HPC must determine if the proposed project satisfies the applicable regulations.
- The HPC must structure their motion to include their own specific findings on the proposed project.

III. RECOMMENDED CONDITIONS

Should the HPC decide to issue a Certificate of Appropriateness (CA), Preservation Planning suggests that the following conditions be added to any approvals:

1. All relevant permits shall be obtained from the Inspectional Services Department (ISD) prior to the start of work.
2. The applicant shall upload their Certificate of Appropriateness (CA) to ISD's permitting system.
3. Any changes made to this project shall be submitted in the form of a new application with accompanying documentation to Preservation Planning for review and approval by the HPC.
4. Pressure-treated wood used for deck framing shall be painted such that the color palette matches those found on the main structure.
5. Top rails shall be painted pressure-treated wood such that the color palette matches those found on the main structure.
6. Balusters shall be painted pressure-treated wood with paint such that the color palette matches those found on the main structure.
7. Decking and stairs shall be painted pressure-treated wood, Trex or similar material.
8. Work shall commence within one year of the date of approval for this Certificate. If work does not commence within one year, this Certificate shall expire. The applicant must then submit an application to the HPC requesting the re-issuance of the Certificate.
9. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of 15 business days prior to final ISD sign-off so that Preservation Planning or their designee can confirm that the project was completed according to HPC approvals.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|--|
| Inventory No: | SMV.1244 |
| Historic Name: | Huff, Orrison - Mullholland, James House |
| Common Name: | Jackson, Dr. Eben - Childs, William H. House |
| Address: | 22 Summer St |
| City/Town: | Somerville |
| Village/Neighborhood: | Prospect Hill |
| Local No: | 63-C-5 |
| Year Constructed: | 1870 |
| Architect(s): | |
| Architectural Style(s): | Italianate |
| Use(s): | Multiple Family Dwelling House; Single Family Dwelling House |
| Significance: | Architecture |
| Area(s): | SMV.CA: Union Square Local Historic District |
| Designation(s): | Local Historic District (12/16/2010) |
| Building Materials(s): | Roof: Asphalt Shingle Wall: Wood; Wood Shingle 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.

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>)

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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 1:58: PM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

63/ C/ 5,6,7,8

Boston-North

SMV.1244-1247

Town Somerville

Place (neighborhood or village) Prospect Hill/ Union Sq.

Address 22, 24, 26 & 28 Summer Street

Historic Name 22=Huff-Mullholland Ho.; 24=Odiorne-Langly Ho.; 26=Rev. L.V. Price Ho, 28=Fish-Hart Ho.

Use: Present Two-family residences

Original Single-family residences

Date of Construction 22 & 24=c.1870; 24 & 26=c.1885

Source Somerville Maps, Atlases and City Directories

Style/Form Italianate/ L-shaped

Architect/Builder Undetermined

Exterior Material

Foundation 22 to 28 = brick

Wall 22 & 28= wood shingles; 24=asphalt ; 26= vinyl

Roof 22 to 28= Asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) None of the houses' original clapboard fabric remains intact. Modern replacement doors at numbers 22, 24 & 26; Recent replacement porch and front door at number 28. Small porch at east wall of rear ell represents a later addition.

Condition Good

Moved ☐ yes ☒ no

Acreage 4,000 + square feet per lot

Setting Overlooks playing field and community garden.

Recorded by Edward W. Gordon

Organization Som. Historic Preservation Comm.

Date(month/day/year) 3/7/05

RECEIVED

OCT 10 2005

MASS. HIST. COMM



BUILDING FORM

ARCHITECTURAL DESCRIPTION



see continuation sheet

SMV.1244-
1247

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Overlooking a playing field and a community garden, the end gable Italianate houses at 22, 24, 26 and 28 Summer Street are key components within an interesting streetscape encompassing masonry mansard roofed houses to the east and free standing mansard and gable-roofed wooden houses to the west. Although at first glance these houses appear to be identical, in fact, subtle differences in siting, form and design speak to the fact that there was a time lag of ten years or more between the construction of numbers 22 and 24 and that of numbers 26 and 28. 22 and 24 Summer Street were built during the early 1870s, while numbers 26 and 28 were built around 1885. Indeed, much of the architectural interest of this group lies in the fact that, despite a lag in development, not only did all four houses get built, but they have a more or less unified appearance in terms of form and massing. The lack of uniformity in the alignment of the house's end gables (due to number 24's slight setback) lends interest to this quartet.

All of the houses are constructed of wood, possess L-shaped forms, rest on brick basements, stand two-and-one-half-stories tall, and exhibit three-bay end gable facades. All of the houses' main blocks measure three-bays by two-bays and appear to possess side hall interior plans. The most obvious difference in the designs of numbers 22 and 24 vs. 26 and 28 Summer Street are their main facade's first story bays. Standard polygonal bays of a type used during the period of 1850 -1875 are in evidence at numbers 22 and 24, while the square and shed-roofed bays of numbers 26 and 28 speak to a more Stick Style/ Queen Anne design sensibility of the 1870s

HISTORICAL NARRATIVE



see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

At first glance, the Italianate houses at 22, 24, 26 and 28 Summer Street look like they were all built at the same time, but City Atlases reveal that ten years or more separate the pair of c. early 1870s numbered 22 and 24 Summer Street from the c. early 1880s houses numbered 26 and 28 Summer Street. The earliest identifiable occupants living at these houses at the turn of the twentieth century included a harness maker, machinist, paper cutter, carpenter and baker. During the early 1900s, a prominent member of the local clergy, the Reverend Lewis V. Price, pastor of the Union Square Presbyterian Church was in residence at 26 Summer Street.

Numbers 22 and 24 Summer Street appear on the 1874 Somerville Atlas with property owners listed as Dr. E Jackson and C. H. Smith, respectively. Apparently, number 22 was an investment property built for Dr. Eben Jackson who lived and worked at 261 Washington Street in Somerville. Number 24's early owner, C. H. White, is not listed in the early 1870s Somerville City Directories. Numbers 26 and 28 Summer Street were built c.1885. In 1874, number 26 and 28's land was part of the Vinal brothers extensive Prospect Hill/ Union Square real estate holdings. Robert Aldersey Vinal and John Quincy Adams were North Chelmsford (Revere) grain dealers who carved up the south slope of Prospect Hill into one hundred-plus house lots during the period of 1850-1870. The economic down turn in 1873 may have delayed the construction of numbers 26 and 28. By 1884, the Vinal's undeveloped parcel had passed to M. F. Burt who was apparently related to William Burt, owner of a large

BIBLIOGRAPHY and/or REFERENCES



see continuation sheet

Bromley, George, *Atlases of the City of Somerville*, 1895;1900.

Draper, Martin, *Map of Somerville*, 1852.

Hopkins, G. M., *Maps of the City of Somerville*, 1874;1884.

Mc Alester, Virginia & Lee, *Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Samuels, Edward A. *Somerville Past & Present*. Boston: Samuels & Kimball Company, 1897.

Somerville City Directories: 1869-70 to 1940; Somerville Water Department *Drain Pipe records*.

Zellie, Carole, *Beyond the Neck: The Architecture and Development of Somerville, MA*, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Critical Statement form.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Town:
Somerville

Property Address:
8,10,12,14,16,18, 20 Summer Street
22-28

Area:
Prospect Hill

Form No:

SMV.1244-1247

Indicate each item on inventory form, continued below.

Architectural Description Page 3

and 1880s. **22 Summer Street** retains a high percentage of its original elements. Sheathed with wood it exhibits the original bracketed door hood, as well as paired brackets at its eaves. Generally, windows contain original 2/2 double-hung wood sash. At number 22, a string course visually separates the first story from the second story. **24 Summer Street** is covered with asphalt shingles. Saw cut brackets are still intact at its main facade's polygonal bay as well as at the gable. At **26 Summer Street**, vinyl siding has replaced original siding. Nevertheless, the house retains its window surrounds with their shed-roofed lintels that acknowledge Stick Style influence. Also of interest at **number 26** is the square bay that relates to the open porch as an enclosed continuation. Both porch and bay share a shed roof. At **number 28**, wood shingles have replaced clapboards as the sheathing material of choice. The posts and railings at the front porch are modern "Neo Victorian" replacements. To the left of the entrance is a square bay that is set back a foot or two from the porch. The square structural component that projects and rests upon the porch roof was probably originally a small open porch. Paired brackets ornament the cornice of this projecting component as well as the eaves of the gable roof.

Historical Narrative

T-shaped house that faced Vinal Avenue at the back of the present playing field at Summer Street and Vinal Avenue. By the mid 1880s, the owners of **numbers 22 and 24 Summer Street** were William Childs and M. F. Burt, respectively. William H. Childs was a harness maker who lived at 20 Cameron Avenue in West Somerville. No Burt's are listed in the 1884 Somerville City Directory. In 1895, these houses were owned by: William Childs, harness maker (**number 22**); the William Odiorne heirs (**24 Summer Street**); William A. Cary (**number 26**); and Mary Hart (**number 28**). Somerville City Directories indicate that by the early 1900s, each house contained two units and their occupants were drawn from the ranks of blue collar workers, local building trades and the clergy. Occupants of these houses in 1903 included: Orrison Huff, machinist, and James Mulholland, paper cutter (**number 22**); Mrs. Margaret Odiorne, widow of William and George M. Langley, carpenter (**number 24**); Rev. Lewis V. Price, pastor, Union Square Presbyterian Church (**number 26**); and Eugene W. Fish, letter carrier and John P. Hart (**number 28**). By 1910, new additions to the roster of residents at **22 to 28 Summer Street** included Cyrus Gaudet, teamster and Benjamin Burkett, baker (**22 Summer Street**); James J. O'Brien, dentist and (**number 26**). By 1920, these houses were occupied by Eva and Carl Smith, auto repairer and Grace and Fitzroy L. Smith, steward at a Boston restaurant (**number 22**); Clara E. and George Odiorne, coat manufacturer, and long-time resident George M. Langley, carpenter and his wife Ida (**number 24**); Mrs. Mary Buckley, widow of John Buckley Jr. (**number 26**); and Annie and Michel Philbur, fireman (**number 28**).

INVENTORY FORM CONTINUATION SHEETTown
SomervilleProperty Address:
22,24,26 and 28 Summer StreetMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125Area (s)
Prospect Hill/ Union SquareForm No.
SMV. ~~1243~~ 1244**Historical Narrative Page 4**

By the 1930s, families drawn from Somerville's emergent Italian community lived at 22 Summer Street, while members of the Langley (**number 22**), Odiorne (**number 24**) and Buckley (**number 26**) families still resided in these houses. In addition, the following residents lived here at the start of the Great Depression: Elizabeth A. and Stanley Abbott, lab worker, Anna and Dominic Di Franco, saw filer, and Menda and Louis Gulina, lab worker (**number 22**); Margaret and William Kirk, car repair, and Mrs. Hanah Murphy, widow of Patrick (**number 28**).

In 1940, a mix of Italian and Irish families were in residence at **22 to 28 Summer Street**, including: Lenora and Manuel Silveira , Edward F. and Manuel T. Silveira, shippers, and Dominic DeFranco (**number 22**); Florence C. and James H. Fitzgibbon, Works Progress Administration employee (**number 24**). In addition, **number 24's** second unit was occupied by members of the Collins family including: Melvin E. Sr. (W. P.A. employee); Harriet and Melvin E. Jr., an officer of the American Legion's Post No. 19. By the beginning of World War II, **number 26** was the residence of **Helen E. Dooley**, widow of Thomas Dooley and her daughter Helen M. Dooley, clerk, while **number 28's** occupants included Mrs. Hannah Murphy, Margaret and William Kirk, and Boston and Maine Railroad switchman, William J. Kirk.

22, 24, 26, 28 SUMMER STREET SMV. 1244, 1245, 1246, 1247

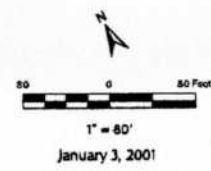


City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
 - Block Boundary
 - Assessor Map Boundary
 - Water Body
 - Building
 - ▨ Railroad ROW
- Lot Dimensions
 Lot Number
 Square Footage
 Frontage Dimension
 Street Address



Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1953. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be trusted as such.



63

SMV.
1244

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

Community
SOMERVILLE, MA

Property Address
22,24,26,28 SUMMER STREET

Area(s)
Prospect Hill/ Union Square

Form No.

| | |
|--|------------------|
| | MV.1244- 1247 |
|--|------------------|

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by

Edward W. Quinn

The criteria that are checked in the above sections must be justified here.

22, 24, 26 and 28 Summer Street are eligible for listing on the N. R. H. P. only within the context of a an expanded Bow Street N. R. H. P. district

Overtime, the occupants of 22 to 28 Summer Street have been drawn from the ranks of members of the local building trades, Boston offices and local clergymen. These houses provide a physical link with Somerville's early years as an incorporated municipality. These houses meet criteria A of the National Register.

Built in stages between the early 1870s and mid-1880s, 22 to 28 Summer Street constitute an interesting collection of Italianate vernacular houses. These houses satisfy criteria C of the N. R. H. P.