



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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Site:	103 Washington Street
Case:	HPC 2017.027
Applicant Name:	WASHDEV LLC
Date of Application:	April 27, 2017
Recommendation:	Not Significant
Hearing Date:	June 27, 2017

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**I. Historical Association**

*Historical Context:* The service station/garage was built sometime between 1925 and 1933. There are no building permits for its construction. Permits were found for K. Aquino to build an addition in 1956 and for a sign change in 1967 from Jenny to CITGO. An Angelo Aquino and family were found in 1940 US Census living next door at 99 Franklins Street. He was a mechanic and owned his own garage.



*Evolution of Site:*

The 1895 Bromley shows houses on the lot which were replaced by concrete block buildings. This one is the most recent. It appears on the 1933 Sanborn but not on the 1925 Sanborn

*Architectural Description:* The service station is 3 bays wide by a similar amount deep. It is built with concrete block. Modern garage doors enclose two bays while a shop window and office door are found on the east-most bay. The most unusual features are the hipped roof and the paired double hung windows in a central shed dormer on the main façade.

*Summary:* The building is a circa 1925-1933 concrete block garage with no known history or architecturally significant features. The service station does not have the character-defining features of a Jenny station or those of a CITGO service station.

**Findings on Historical Association**

*For a Determination of Significance, the subject building must be found either (a) **importantly associated with people, events or history** or (b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B). Findings for (b) are at the end of the next section.*

(a) In accordance with the historic information obtained from *Findings on Historical Association*, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as *Somerville Past and Present*, Staff **do not find 103 Washington Street** to be importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.

The subject building is not found importantly associated with the broad architectural, cultural, economic and social history of the City due to lack of information.

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## II. Historical and Architectural Significance

*The findings for historical and/or architectural significance of a historic property address the period, style, method of building construction and association with a reputed architect or builder of the subject property, either by itself or in the context of a group of buildings or structures (Ordinance 2003-05, Section 2.17.B).*

The period of significance for 103 Washington Street begins with its construction around 1930 as a garage/service station located on a local artery.

### ***Integrity***

*The National Park Service identifies historic integrity as the ability of a property to convey significance. A property should possess sufficient integrity to convey, represent or contain the values and qualities for which it is judged significant; therefore, the following is an identification and evaluation of these qualities and alterations as they affect the ability of the subject property to convey significance.*

- a. Location: The building has not been moved. It is located as is typical for gas and service stations on a major local roadway
- b. Design: The design is a simple box with a hipped roof and a shed dormer.
- c. Materials: The building is mostly concrete block with modern metal doors and a modern storefront. The dormer is wood the roof shingles are 3-tab asphalt.
- d. Alterations: Alterations have been made but are un-dated.

*Evaluation of Integrity*: The building is recognizable as a service station through the oversized garage doors and their relative location to each other. The large asphalted surround ensures that cars have space to pull off the road and have plenty of parking while waiting for repairs or pick up. The office area with its storefront is also part of the architecture of service stations where goods and services could be advertised.

### **Findings for Historical and Architectural Significance**

*For a Determination of Significance, the subject building must be found either (a) importantly associated with people, events or history or (b) **historically or architecturally significant***

*(Ordinance 2003-05, Section 2.17.B). Findings for (a) can be found at the end of the previous section.*

**(b)** In accordance with the *Finding on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, which assess the ability of the property to convey significance, Staff do not find 103 Washington Street historically or architecturally significant.

The subject building is not found historically significant because no events of historic importance were found. The building does not have the architectural signature characteristics of either Jenny Stations or CITGO stations.

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### III. Recommendation

*Recommendations are based upon an analysis by Historic Preservation Staff of the permit application and the required findings for the Demolition Review Ordinance, which requires archival and historical research, and an assessment of historical and architectural significance, conducted prior to the public meeting for a Determination of Significance. This report may be revised or updated with a new recommendation and/or findings based upon additional information provided to Staff or through further research.*

*For a Determination of Significance, the structure must be either (A) listed on the National Register or (B) at least 50 years old.*

(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.

**OR**

(B) The structure, circa 1930, is at least 50 years old.

**AND**

*For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.*

(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission do not find 103 Washington Street importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.**

**OR**

(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures,

*103 Washington Street*

