



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

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EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	114-116 Broadway
Case:	HPC 2018.014
Applicant Name:	116 Broadway LLC
Date of Application:	February 27, 2018
Recommendation:	Not Significant
Hearing Date:	March 20, 2018

I. Historical Association

Historical Context: Broadway is one of the oldest streets in Somerville with a wide range of architectural styles. The eastern end is predominantly lined with single story storefronts and two- to three-story houses.

Evolution of Site: The 1900 Sanborn shows the block of Broadway between Glen and Cutter Street to be a row of wood-framed houses flanked at each corner by larger properties. By 1925, storefronts were beginning to be added along Broadway in front of the homes. By 1933 only two of the houses retained any presence on the street. By 1958 only they had all been replaced with storefronts along the sidewalk. At this time, nothing remains of the original structures. The original storefronts were added between 1911 and 1912 by J. Cohen. Some time between 1933 and 1957 the residential portion of the building was removed and a concrete block addition was added by Tremco Realty Company. The storefront was replaced with a modern 1970 aluminum system which has been altered since then.

Architectural Description: 114-116 Broadway is a single story brick veneered storefront with an inset entry to business on the interior offices. There are white painted bricks along an alley to the west and a concrete block structure on the rear.

Summary: 114-116 Broadway is a single story brick veneered storefront with an inset entry to business on the interior offices that has evolved over time from a portion of a grouping of wood-framed rowhouse. None of this remains. The maps clearly show the evolution of a residential neighborhood along a major thoroughfare to a commercial district with some residential above.

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 114-116 Broadway 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 numerous alterations leaving the building with no visible history to impart.

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 114-116 Broadway would have begun with its construction. However numerous alterations and no known historic associations with particular people or events, nor strong associations with periods of immigration for a particular group of people make it difficult to give this structure any particular period of note. . Staff was unable to find the names of the businesses that replace the housing.

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 on a major local artery surrounded by a mix of residential and commercial structures.
- b. Design: The design is a basic box. The main façade has been altered. There is no decorative brickwork or fenestration.
- c. Materials: The building has a brick exterior visible from Broadway.
- d. Alterations: The structure has been altered numerous times. See maps.

Evaluation of Integrity: The building retains the form and function of a storefront. The building has no architectural integrity having undergone numerous alterations. The most recent within the 21st century.

Evaluation of Integrity: The building is not architecturally distinguished and does not epitomize any particular time or place.

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 114-116 Broadway historically or architecturally significant.

The subject building not is found historically and architecturally significant because it has no architecturally distinction and does not epitomize any particular time or place.

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 1957, 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.

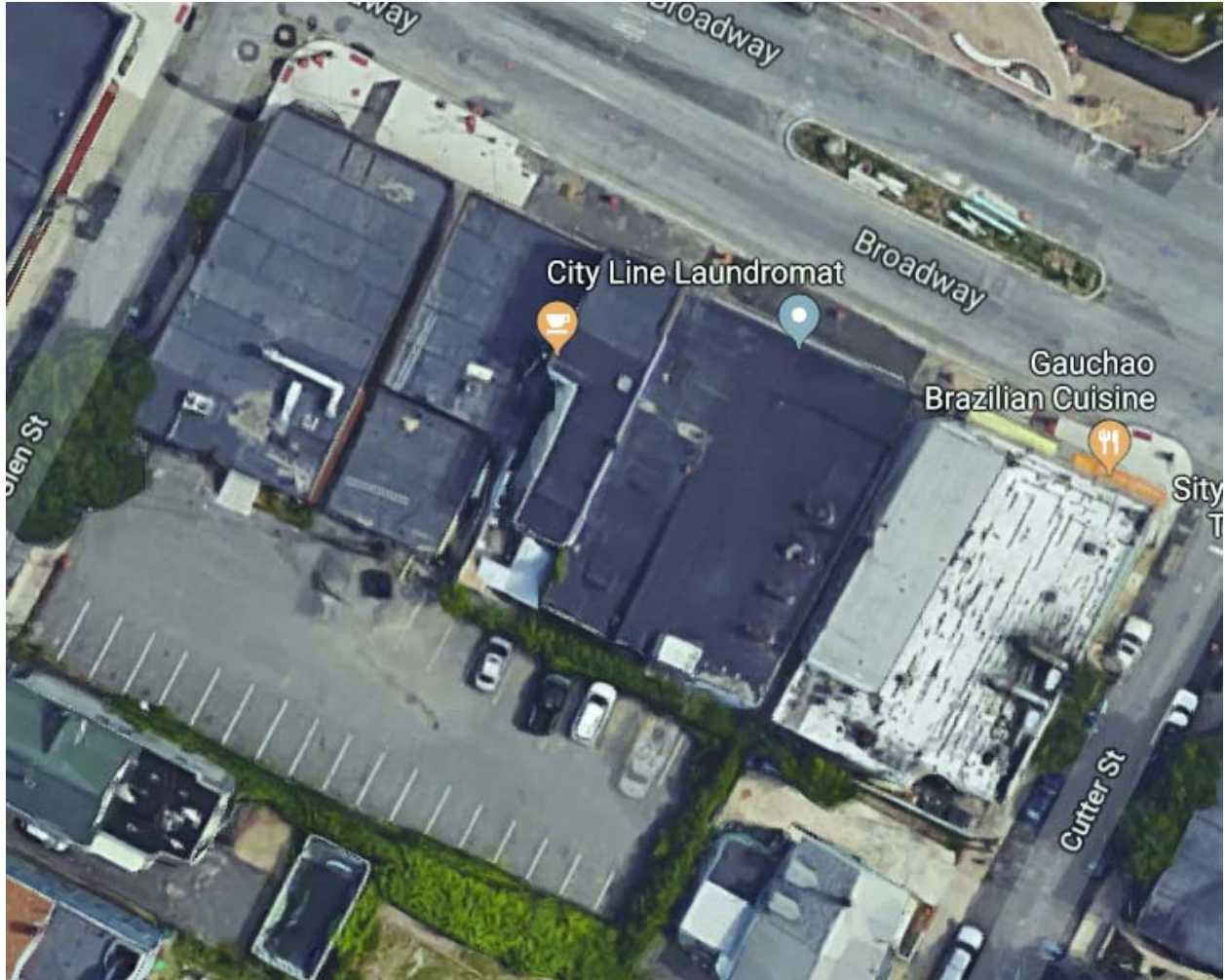
(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission find 114-116 Broadway 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.**

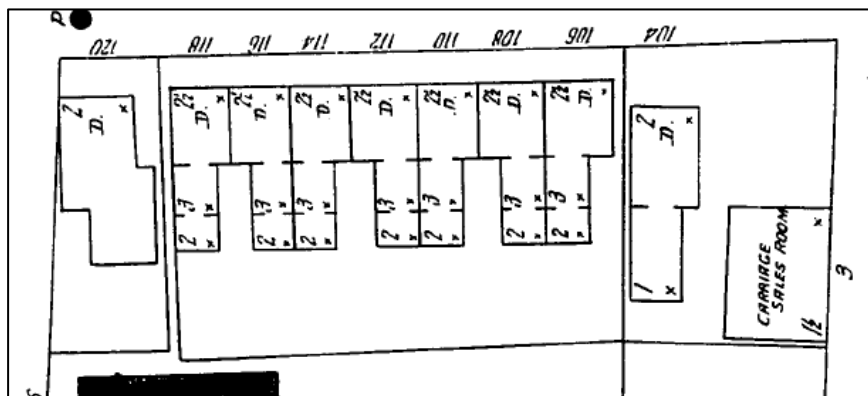
The subject building is not found importantly associated with the broad architectural, cultural, economic and social history of the City due to numerous alterations leaving the building with no visible history to impart.

OR

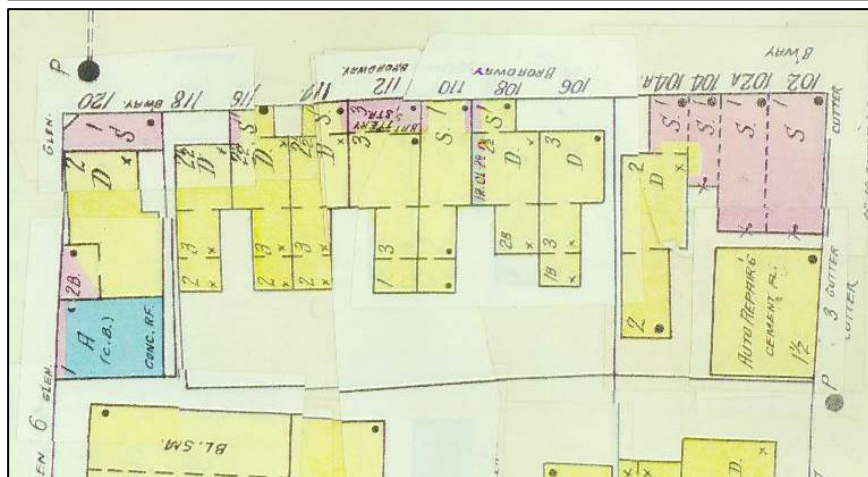
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 114-116 Broadway historically and architecturally significant.**

The subject building not is found historically and architecturally significant because it has no architectural distinction and does not epitomize any particular time or place.

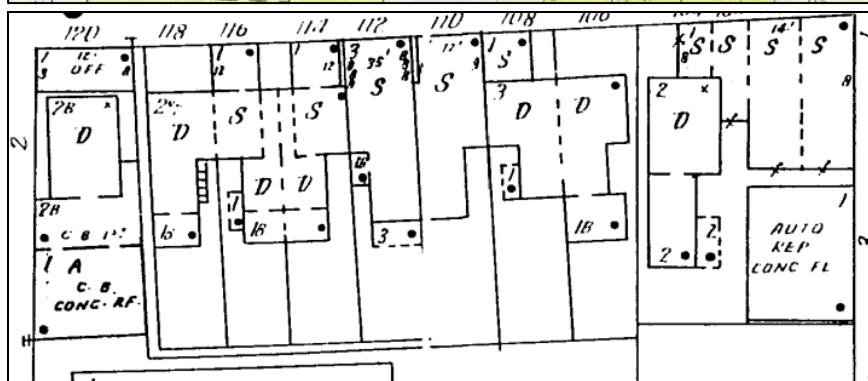




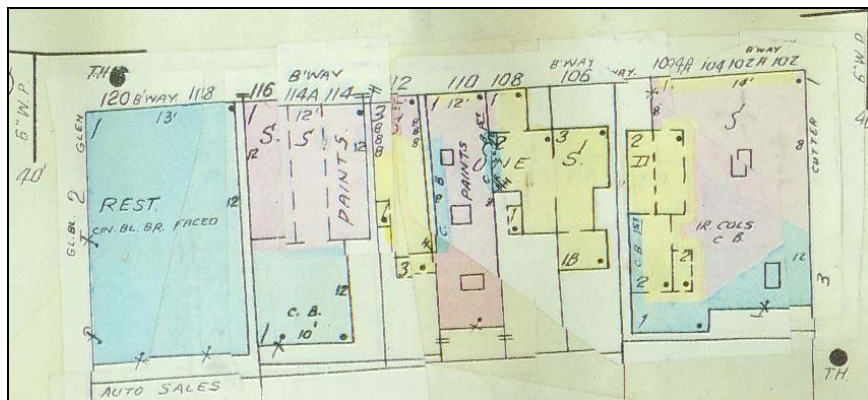
1900 Sanborn Plate 102



1925 Sanborn Plate 102



1933 Sanborn Plate 51



1958 Sanborn Plate 51