



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	15 Elm Street
Case:	HPC 2019.004
Owner Name:	K & K Realty Trust
Applicant:	David Reis, Surprise General Contractor
Agent:	Joe Stromer/ Alberto Cabre
Date of Application:	January 11, 2019
Recommendation:	Not Significant
Hearing Date:	February 19, 2019

I. Historical Association

Historical Context: Elm Street is one of the oldest roads in Somerville. 15 Elm Street was constructed before prior to 1890 on land previously owned by William F. White in 1884.

George H. Conant is noted as the owner of the house in 1895. He did not live at this address. Therefore the property was rental until around 1919 when a building permit for the small store front was issued to A. Campana. Lazzaro Rossi acquired the Deed from Alpe Campana in 1921.

Most of the heads of household in the 20th century were originally from Italy. The 1919 store sold marble and granite monuments.

Architectural Description: 15 Elm Street is a 2 story vinyl sided gable end to the street house in a side hall entry plan as can be seen by the door on the left. A two story square bay is located on the right. The roofline appears to have been altered to a shallower pitch. The windows have also been altered in size and material. Over time several additions have been added to the building in the rear which are not visible from the street.

The 1919 brick and concrete block store has a stucco façade with an inset doorway. The windows are also altered on this structure. The left side of the building retains a simple masonry pattern with a decorative soldier course and a cast stone band.



Summary: The buildings at 15 Elm Street have been altered. Little information of the residents was found. Most of them appear to be working class from Italy.

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/atlas, 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 15 Elm 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 buildings at 15 Elm Street have been altered. Little information of the residents was found. Most of them appear to be working class from Italy.

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 of structures (Ordinance 2003-05, Section 2.17.B).

The period of significance for 15 Elm Street begins circa 1890 with the first known tenants.

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 buildings have not been moved. Elm Street is one of the oldest streets in the city and is lined with residences of several styles, predominantly 2 ½ to 3 stories high.
- b. **Design:** The house lacks the ornamentation typical of the 1890s and is a simple rectangle with a square bay on the right hand side. It has a shallow gable. The store has a flat parapet and little ornamentation.
- c. **Materials:** The house is a wood frame structure with vinyl siding and modern windows. The store also has a modern door and window system.
- d. **Alterations:** Both buildings have been altered. The sides of the building have been raised to flatten the roof pitch. Windows have been altered and replaced with a different style and openings than a circa 1890 house should have, especially on the main façade. The store also has had its façade altered from its original with smaller windows and stucco cladding across the front.

Evaluation of Integrity:

Neither building retains its integrity. Alterations have altered the perception of the buildings to the extent that their age and styles are not readily known. The house does not

retain its form and massing. The storefront is closest to its original form but does not have the expected panels and transoms typical of its period of construction.

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 15 Elm Street historically or architecturally significant.

The buildings lack integrity. The house does not retain its form and massing. The storefront has lost its façade to modern materials and design.

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 structures, circa 1890 and 1919, are 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 find 15 Elm 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.**

The buildings at 15 Elm Street have been altered. Little information of the residents was found. Most of them appear to be working class from Italy.

OR

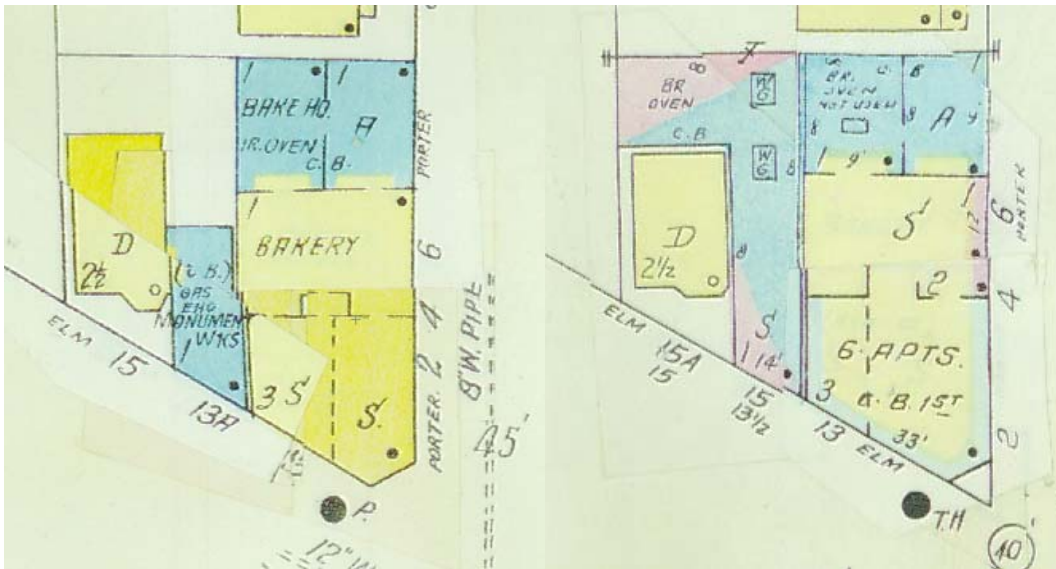
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission do NOT find 15 Elm Street historically and architecturally significant.**

The buildings lack integrity. The house does not retain its form and massing. The storefront has lost its façade to modern materials and design.



1884 Hopkins Plate 13

1895 Bromley Plate 17



1925 Sanborn Plate 27

1958 Sanborn Plate 257





Lot	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE
	15 Elm Street		Edward A. Bowers		Painter			1890 City Directory
	15 Elm Street		Edward A. Bowers		Painter			1893 City Directory
	15 Elm Street		Michael Garey		Plasterer			1893 City Directory
	15 Elm Street	O	William F. White					1895 Bromley Atlas Plate 17
	15 Elm Street		Peter B. Starrett		Car Driver			1895 City Directory
	15 Elm Street		Charles A. Murray		Carpenter			1898 City Directory
	15 Elm Street		William P. Connors		Plasterer			1898 City Directory
	15 Elm Street		William P. Connors		Plasterer			1900 City Directory
1/1	15 Elm Street	R	Isaac H. Scott (head)	29	Electrician	Nova Scotia	1899	1900 US Census
1/1	15 Elm Street		Laura Scott (wife)	28				1900 US Census
1/1	15 Elm Street		Rebecca Bowarn (niece)	20	Dressmaker			1900 US Census
1/2	15 Elm Street	R	William P. Connors (head)	29	Plasterer	Massachusetts		1900 US Census
1/2	15 Elm Street		Hanna Connors (wife)	25		Ireland		1900 US Census
	15 Elm Street		William P. Connors		Plasterer			1901 City Directory
	15 Elm Street		William P. Connors		Plasterer			1902 City Directory
	15 Elm Street		William P. Connors		Plasterer			1903 City Directory
	15 Elm Street		William P. Connors		Plasterer			1904 City Directory
	15 Elm Street		A. Campana					1919-1-328 Building Permit
59/100	15 Elm Street		John Betose (head)	29	Laborer, General Work	Italy		1920 US Census
59/100	15 Elm Street	R	Anongta Betose (wife)	24		Italy	1911	1920 US Census
59/100	15 Elm Street		Eunice Betose (daughter)	4		Massachusetts		1920 US Census
59/100	15 Elm Street		Albert Betose (son)	3		Massachusetts		1920 US Census
59/101	15 Elm Street	R	Louisa Fermani (head)	63		Italy	1898	1920 US Census
59/101	15 Elm Street		Alpi Compani (son-in-law)	33	Laborer, Machine Shop	Italy		1920 US Census
59/101	15 Elm Street		Ethel Compani (daughter)	9		Massachusetts		1920 US Census
59/101	15 Elm Street		Alpi Compani, Jr. (son)	8		Massachusetts		1920 US Census
59/101	15 Elm Street		Mabel Compani (son)	7		Massachusetts		1920 US Census
59/101	15 Elm Street		Dorothy Compani (daughter)	5		Massachusetts		1920 US Census
59/101	15 Elm Street		Robert Compani (son)	4		Massachusetts		1920 US Census
59/99	15 Elm Street	R	Lazaro Rossi (head)	24	Laborer, General Work	Italy	1903	1920 US Census
59/99	15 Elm Street		Ulanda Rossi (daughter)	14		Massachusetts		1920 US Census
59/99	15 Elm Street		Ebi Rossi (daughter)	9		Massachusetts		1920 US Census
59/99	15 Elm Street		Violetta Rossi (daughter)	8		Massachusetts		1920 US Census
59/99	15 Elm Street		Eunice Rossi (daughter)	6		Massachusetts		1920 US Census
	Lot 2 PlanBook 43, Plan 32	O	Lazzaro Rossi					1921 Deed 4426/431
	13 1/2 Elm Street		Tullio Tangherlini		Monuments - Granite & Marble			1924 City Directory
	13 1/2 Elm Street		Tullio Tangherlini		Monuments - Granite & Marble			1927 City Directory
222/332	15a Elm Street	O	Lazzaro Rossi (head)	54	Barber, Own Business	Italy	1901	1930 US Census
222/332	15a Elm Street		Ele Rossi (daughter)	20	Clerk, Bakery	Massachusetts		1930 US Census
222/332	15a Elm Street		Violet Rossi (daughter)	19	Packer, Rubber Factory	Massachusetts		1930 US Census
222/332	15a Elm Street		Enes Rossi (daughter)	16		Massachusetts		1930 US Census
222/333	15a Elm Street		Carnelia Ghidini (sister)	51		Italy	1903	1930 US Census
222/333	15a Elm Street	R	Archie Ghidini (head)	44	Painter, Pottery Mfg	Italy	1903	1930 US Census
230	15 Elm Street		Cornelia Ghidini (sister)	62		Italy		1940 US Census
230	15 Elm Street	R	Archimide Ghidini (head)	54	Artist, Sculpture & Painting	Italy		1940 US Census
231	15 Elm Street		Mario Possi (cousin)	45	Baker, Wholesale Bakery	Italy		1940 US Census
231	15 Elm Street	R	Leopold Mazzala (head)	40	Baker, Private Practice	Italy		1940 US Census
231	15 Elm Street		Yollanda Mazzala (wife)	34	Salesgirl, Bakery Store	Massachusetts		1940 US Census
231	15 Elm Street		Violet Possi (sister-in-law)	29	Stitcher, Rubber Factory	Massachusetts		1940 US Census
231	15 Elm Street		Enes Possi (sister-in-law)	26	Lacer, Rubber Factory	Massachusetts		1940 US Census
231	15 Elm Street		Edmund Mazzala (son)	9		Massachusetts		1940 US Census
	Lot 2 PlanBook 43, Plan 32	O	John Pinto					1963 Deed 10324/272
	Lot 2 PlanBook 43, Plan 32	O	Yolanda Mazzola et al					1963 Probate 186468
	Lot 2 PlanBook 43, Plan 32	O	John Pinto & Mary Pinto					1964 Deed 10580/125
	15 Elm Street		J. Pinto					1966-1-321 Building Permit
	15 Elm Street		J. Pinto					1966-2-520 Building Permit
	Lot 2 PlanBook 43, Plan 32	O	John Pinto & Mary Pinto					1968 Deed 11577/257
	Lot 2 PlanBook 43, Plan 32	O	Michael J. Cloherty, Trustee, Cloherty Realty Trust					1970 Deed 11787/328
	Lot 2 PlanBook 43, Plan 32	O	Austin Grogan & Helen Grogan					1971 Deed 12087/2
	Lot 2 PlanBook 43, Plan 32	O	Miguel T. Riquinha & Maria G. Riquinha					1973 Deed 12498/008
	15 Elm Street		M. Riguidra					1975-1-215 Building Permit
	Lot 2 PlanBook 43, Plan 32	O	Joseph L. Moreira & Staurula Kargatzis					1987 Deed 18037/395
	Lot 2 PlanBook 43, Plan 32	O	Kostas Kargatzis, Trustee K & K Realty Trust					1993 Deed 19158/340-348

Erect one cement block store
Alpe Campana
Yolanda Mazzola et al
Lazzaro Rossi
John Pinto
Re-inforce walls, pointing firewall minor repairs
Fire job
John Pinto
John Pinto & Mary Pinto
Michael J. Cloherty, Trustee, Cloherty Realty Trust
Austin Grogan & Helen Grogan
Install vinyl siding
Maria G. Riquinha
from Joseph L. Moreira & Staurula (Kargatzis) Moreira

More Soldiers Return From Orient Today

SAN FRANCISCO, Jan. 13—The Naval transport William Black arrives here tomorrow with 1557 Army Veterans of Korea aboard, including the following New Englanders.

MASSACHUSETTS
 Aldridge, Crawford D., Pfc, 250 Reservoir st., Brockton.
 Anastas, Peter, Cpl, 50 Valley st., Wakefield.
 Ardau, Francis, Sgt, 125 Gaston st., Medford.
 Babbitt, William F., Cpl, 259 President's lane, Quincy.
 Bartolo, Alfred M., Pfc, 6 Perry place, Everett.
 Brosnahan, William E., Cpl, 86 Washington st, Brighton.
 Caruso, Carl, Cpl, 27 Tyler st., Somerville.
 Costello, Thomas P., Jr., Pfc, Concord road, Wayland.
 Delfino, Fulvio, Pfc, 88 Hammond st., Waltham.
 Felner, Max, Pfc, 10 Normandy st., Roxbury.
 Flynn, Peter A., Cpl, 2 Lehigh st., Arlington.
 Furlando, George, Sfc, 28 Waterhouse st., Somerville.
 Johnson, Robert, Cpl, 95 Pine st., Cambridge.
 Kalinowski, John, M Sgt, 31 Linden st., Lynn.
 Katzman, Myer, Pfc, 29 Elm st., Chelsea.
 Leet, Donald F., Cpl, 116 High st., Ipswich.
 LoGuldice, Frank T., Pfc, 210 Leyden st., East Boston.
 Lyman, Donald E., Pfc, 40 Claremont st., Malden.
 Manning, Edward F., Cpl, 421 Geneva av., Dorchester.
 Mazzola, Edmund, Pfc, 15 Elm st., Somerville.
 McGee, John J., Cpl, 66 Medford st., Charlestown.
 Muiz, Charles K., Sgt, 6 Laurel Drive, Needham.
 Nickerson, Ralph A., Pvt, 616 Western av., Magnolia.
 Olala, Jorman E., Sgt, Townsend Hill, Townsend.
 Prime, Robert C., Cpl, 11 Monarch st., Brockton.
 Rose, James V., Cpl, 35 Story st., South Boston.
 Shiel, James P., Cpl, 35 story st., South Boston.
 Svedine, Carl H., Pvt, 382 Page st., Avon.
 Thomas, Robert H., Sgt, 42 Augustus av., Roslindale.
 Wyman, Arthur, Sgt, 7 Brewster st., South Boston.