



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	152-154 Broadway 156-158 Broadway	Case:	HPC 2019.007 HPC 2019.009
Applicant Name:	Broadway Investment Realty, LLC		
Recommendation:	Significant		
Hearing Date:	March 19, 2019		



I. Historical Association

All three Second Empire style houses on the block between Rush and Cross Street share the same history of development. They were constructed prior to 1884 on land belonging to Charles Davis, teamster and plumber. The Census and City Directories do not seem to be consistent in the addresses of the buildings; however Staff has postulated from the directories that 154 Broadway was at one time listed as 150 Broadway and that was considered 156 Broadway is currently 158 Broadway. See attached research tables.

154-156 Broadway: Charles Davis's son, Stark H. Davis (150-154 Broadway) dealt in hardware in downtown Boston. Mason Stark Davis was a member of Joseph Warren Lodge, St. Andrew's R. A. Chapter, Boston Council R. & S. Masters, and Boston Commandery, K. T. His funeral was conducted by Boston Commandery. Stark Davis's wife ran the hardware business after his death as can be seen in the 1910 U.S. Census. Their son Ernest L. Davis eventually took over the business. For a brief synopsis of the hardware company see http://www.theclampguy.info/dlrs_shd.htm

156-158 Broadway: Seems to have been rental property as there is no consistency over time of the tenants beginning in the 1880s. The building is shown to have been owned by Charles Davis in 1874 and 1884. Then Charles I. Davis is noted in the 1895 and 1900 Atlases. See maps and research tables.

Both buildings housed several different families over time, many associated with the railroads.

Architectural Description: Both houses are second Empire or Mansard style houses constructed a full 3 stories with roof on a high foundation. A two story bay is located on the left side of the main façade. A small brick store front is located to the left hand side of 154 Broadway while a double storefront is located across the entire main façade of 156-158 Broadway. Both buildings are entered at the top of a flight of stairs.

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 find 24 Dane Avenue 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 found importantly associated with the Charles Davis family through 1910 and the broad architectural, cultural, economic and social history of the City.

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 152-154 and 156-158 Broadway begins in the last quarter of the 19th century as home to the Charles and Stark Davis families, as well as base for numerous blue-collar renters who were associated with the railroads or commuted to Boston.

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. They are located on a major local artery where a scattering of similar buildings can be found along its length. Many have been altered in similar manners to accommodate local business during the first third of the 20th century.
- b. Design: The design is a standard Mansard or Second Empire form with a two story bay window on the left. The dormers in the Mansard have different treatments but are of the same proportions. Unsympathetic 1920s storefronts have been appended at street level obscuring the original lines of the buildings.
- c. Materials: The buildings are wood-framed with modern siding obscuring the details.
- d. Alterations: The building permit record shows little change in the structure s beyond one store. Visual inspection reveals new siding, altered windows and roof coverings.

Evaluation of Integrity: The buildings retain their essential massing and form of a *circa* 1884 Second Empire style homes. They are typical of their time period and the social and economic class of its residents. The storefront additions are not integral to the buildings and could be removed.

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 find 152-154 and 156-158 Broadway historically or architecturally significant for their method of construction as well as two buildings of a small grouping with shared style and history.

The subject buildings are found historically and architecturally significant in the context of a group of buildings and as examples of Second Empire style homes.

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 1884, 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/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 152-154 and 156-158 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 found importantly associated with the Charles & Stark Davis families through 1910 and the broad architectural, cultural, economic and social history of the City

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 152-154 and 156-158 Broadway historically and architecturally significant.**

The period of significance for 152-154 and 156-158 Broadway begins in the last quarter of the 19th century as home to the Charles and Stark Davis families, as well as base for numerous blue-collar renters who were associated with the railroads or commuted to Boston.

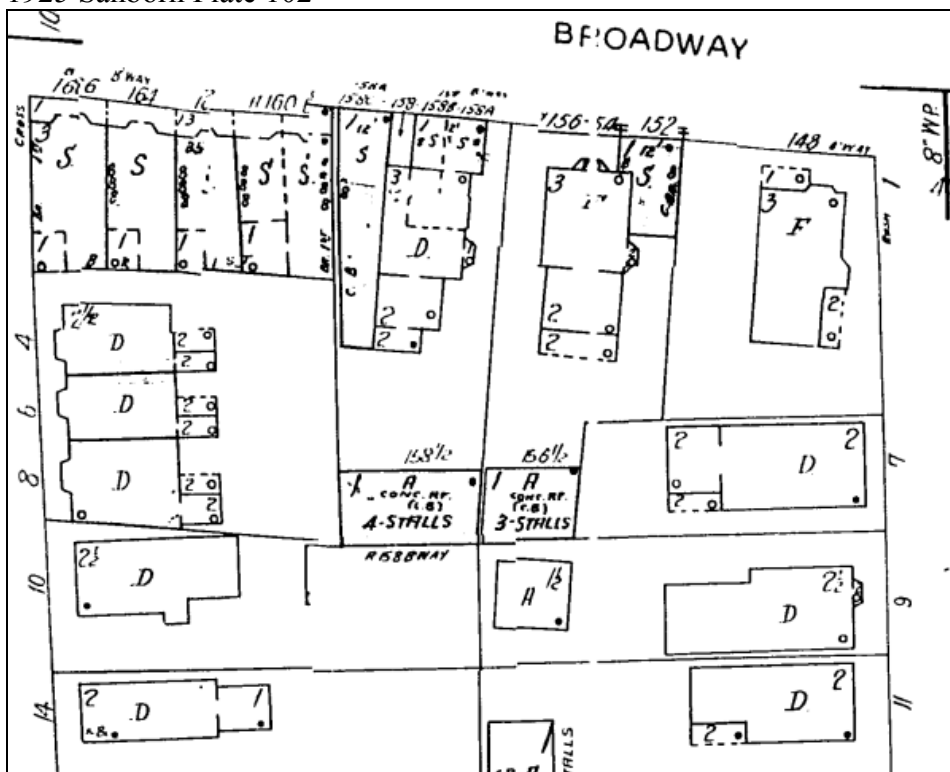
The subject buildings are found historically and architecturally significant in the context of a group of buildings and as examples of Second Empire style homes.







1925 Sanborn Plate 102



1950 Sanborn Plate 50



152-154 Broadway



156-158 Broadway

Equity Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		152 Broadway		Stark H. Davis		Hardware, 33 Sudbury			1883 City Directory	
		150 Broadway		Stark H. Davis					1885 City Directory	
		150 Broadway		Stark H. Davis					1887 City Directory	
		150 Broadway		Ernest L. Davis					1889 City Directory	
		150 Broadway		Ernest L. Davis		Hardware, 33 Sudbury			1889 City Directory	
		150 Broadway		Stark H. Davis					1889 City Directory	
		150 Broadway		Ernest L. Davis		Clerk, Boston			1890 City Directory	
		150 Broadway		Stark H. Davis		Hardware, 33 Sudbury			1890 City Directory	
		150 Broadway		Ernest L. Davis					1892 City Directory	
		150 Broadway		Charles H. Davis		Student, Harvard University			1893 City Directory	
		150 Broadway		Charles H. Davis		Student			1893 City Directory	
		150 Broadway		Ernest L. Davis		Clerk, Boston			1893 City Directory	
		150 Broadway		Stark H. Davis					1893 City Directory	
		150 Broadway		Charles H. Davis		Student, Harvard University			1894 City Directory	
		150 Broadway		Charles H. Davis		Student, Harvard University			1894 City Directory	
		150 Broadway		Ernest L. Davis		Clerk, Boston			1894 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1894 City Directory	
		150 Broadway		Charles Davis					1895 City Directory	
		150 Broadway		Stark Davis					1895 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1895 City Directory	
		150 Broadway		Ernest L. Davis		Fancy Hardware			1896 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1896 City Directory	
		150 Broadway		Charles H. Davis		Student, Harvard University			1897 City Directory	
		150 Broadway		Charles H. Davis		Student			1897 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1897 City Directory	
		150 Broadway		Walter C. Shea		Printer			1897 City Directory	
		150 Broadway		Charles H. Davis		Student, Harvard University			1898 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1898 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Bosdston			1899 City Directory	
		150 Broadway		Charles H. Davis		Physician at Beverly			1900 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1900 City Directory	
	79/101	150 Broadway	O	Stark H. Davis (head)	54	Hardware Dealer	New Hampshire		1900 US Census	
	79/101	150 Broadway		Martha L. Davis (wife)	52		Massachusetts		1900 US Census	
		150 Broadway		Stark H. Davis		Hardware, 44 Portland, Boston			1901 City Directory	
		150 Broadway		Stark H. Davis		Hardware, 44 Portland, Boston			1902 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1904 City Directory	
		150 Broadway		Stark H. Davis		Hardware, Boston			1905 City Directory	
		150 Broadway		Martha Davis		Widow of Stark H. Davis			1906 City Directory	
		150 Broadway		Stark H. Davis		d. age 60 12/18/1906			1906 City Directory	
		150 Broadway		Ernest L. Davis		Owner of Stevens 20 HP automobile			1908 City Directory	
		150 Broadway		Ernest L. Davis		Hardware, Boston			1909 City Directory	
		150 Broadway		Martha Davis		Widow of Stark H. Davis			1909 City Directory	
	257/365	150 Broadway	O	Martha L. Davis (head)	63	Hardware Store	Massachusetts		1910 US Census	
	257/365	150 Broadway		Ernest L. Davis (son)	36	Manager, Hardware Store	Massachusetts		1910 US Census	
	257/365	150 Broadway		Lena Spinney (servant)	24	Servant, Private Family	English Canada	1905	1910 US Census	
	257/365	150 Broadway		Ernest L. Davis (grandson)	20		Massachusetts		1910 US Census	
		150 Broadway		Ernest L. Davis		Hardware, 60 Sudbury, Boston			1911 City Directory	
		150 Broadway		Ernest L. Davis		Hardware, 68 Sudbury, Boston			1912 City Directory	
		154 Broadway		Mrs. Adeline W. Long					1916 City Directory	
		154 Broadway		Mrs. Adeline W. Long					1917 City Directory	
		154 Broadway		Garfield Buckand		Chauffeur			1919 City Directory	
		154 Broadway		G. Ciampa & Son					1925-1-20 Building Permit	One store
		154 Broadway		G. Ciampa & Son					1925-1-340 Building Permit	Building piazza to roof
		154 Broadway		A. Ventola					1970-2-309 Building Permit	Reside with narrow shingle strip & reshingle roof
		154-154 A Broadway	O	Gaetano Ciampa					1922 Deed 4552/181	Hannah R. Donahue
		154-154 A Broadway	O	Thomas J. & Alice L. Piscopo					1953 Deed 8113/436	Aurelio Picardi
		154-154 A Broadway	O	Harold O. & Ruth H. Wilson					1954 Deed 8232/406	Thomas J. & Alice L. Piscopo
		154-154 A Broadway	O	Angelo A. & Shirley Ventola					1956 Deed 8872/98	Harold O. & Ruth H. Wilson
		154-154 A Broadway	O	John T. & Geraldine Kelley					1976 Deed 13002/603	Angelo A. & Shirley Ventola
		154-154 A Broadway	O	F & J Realty Trust					1986 Deed 16782/191	John T. & Geraldine Kelley
		154-154 A Broadway	O	Seboo & Evelina Gharabedian					1989 Deed 18881/100	F & J Realty Trust
		154-154 A Broadway	O	Winter Hill Federal Savings Bank					1993 Deed 24598/303	Seboo & Evelina Gharabedian
		154-154 A Broadway	O	Broadway Investment Trust					1994 Deed 24923/470	Winter Hill Federal Savings Bank
		154-154 A Broadway	O	Broadway Investment Realty, LLC					2001 Deed32757/493	Broadway Investment Trust

156-158 Broadway

House	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	158 Broadway		John O. Phillips		Embroidery			1881 City Directory	
	158 Broadway		George W. Clark		Salesman, 28 Pearl Street, Boston			1883 City Directory	
	158 Broadway		George W. Noyes		Clerk, 37 High Street Boston			1883 City Directory	
	158 Broadway		Willie R. Noyes		Clerk, 37 High Street Boston			1883 City Directory	
	158 Broadway		George W. Clark		Salesman, 30 Pearl Street, Boston			1884 City Directory	
	158 Broadway		George W. Clark		Salesman, 30 Pearl Street, Boston			1885 City Directory	
	158 Broadway		George W. Clark		Salesman, 30 Pearl Street, Boston			1887 City Directory	
	158 Broadway		Sumner Leavitt		Express Driver, 200 Washington Street, Boston			1889 City Directory	
	158 Broadway		George H. Magaffey		Carpenter			1892 City Directory	
	158 Broadway		George W. Clark		Salesman, 30 Pearl Street, Boston			1892 City Directory	
	158 Broadway		Charles W. Gerrish		Warchman, Boston			1893 City Directory	
	158 Broadway		Sarah A. Morrill		Widow of Abraham Morrill			1893 City Directory	
	158 Broadway		William H. Best		Express Messenger, American Express Co., Boston			1893 City Directory	
	158 Broadway		George H. Magaffey		Carpenter			1894 City Directory	
	158 Broadway		Rebecca D. Gerrish		Widow of Nathaniel Gerrish			1894 City Directory	
	158 Broadway		Sarah A. Morrill		Widow of Abraham Morrill			1894 City Directory	
	158 Broadway		Frank C. Carpenter		American Express Co., Boston			1895 City Directory	
	158 Broadway		William H. Best		Messenger, American Express Co., Boston			1895 City Directory	
	158 Broadway		William H. Best		Messenger, American Express Co., Boston			1896 City Directory	
	156 Broadway		John J. Fleming		Car Conductor			1897 City Directory	
	158 Broadway		Frank C. Carpenter		American Express Co., Boston			1897 City Directory	
	158 Broadway		Sarah A. Morrill		Widow of Abraham Morrill			1897 City Directory	
	158 Broadway		William H. Best		Messenger, American Express Co., Boston			1897 City Directory	
	158 Broadway		Emery A. Chandler		Bookkeeper			1898 City Directory	
	158 Broadway		Jotham B. Beal		Stockman, 96 Federal Street, Boston			1900 City Directory	
80/100	158 Broadway	R	Charles F. Hoyt (head)	35	Engineer (RR)	Maine		1900 US Census	
80/100	158 Broadway		Fannie W. Hoyt (wife)	35		New Hampshire		1900 US Census	
80/100	158 Broadway		Bertha B. Hoyt (sister)	13		Maine		1900 US Census	
	158 Broadway		James B. Nickerson		Painter			1901 City Directory	
	158 Broadway		Theresa Nickerson		Widow			1901 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1903 City Directory	
	158 Broadway		A. Judson Davis		Painter, Navy Yard			1904 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1906 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1907 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1908 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1909 City Directory	
	158 Broadway		George R. Knight		Painter			1909 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1910 City Directory	
	158 Broadway		G. R. Knight		Painter			1910 City Directory	
	158 Broadway		Walter W. Knight		Watchman			1910 City Directory	
256/364	158 Broadway	R	Charles F. Hoyt (head)	45	Locomotive Engineer	New Hampshire		1910 US Census	
256/364	158 Broadway		Fannie W. Hoyt (wife)	45		New Hampshire		1910 US Census	
256/365	158 Broadway		Elizabeth Hudson (nurse)	64	Nurse, Private Family	England	1895	1910 US Census	
256/365	158 Broadway	R	George R. Knight (head)	60	Pensioned Fireman	Maine		1910 US Census	
256/365	158 Broadway		Fredlina Knight (wife)	49		Massachusetts		1910 US Census	
256/365	158 Broadway		Isabell Knight (daughter)	38		Massachusetts		1910 US Census	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1911 City Directory	
	158 Broadway		James Thompson		Car Inspector			1911 City Directory	
	158 Broadway		Jesse C. Cameron		Foreman, Mystic Junction, B&M			1911 City Directory	
	158 Broadway		Thomas Ramsey		Butter Maker			1911 City Directory	
	158 Broadway		Charles F. Hoyt		Engineer, B & M			1912 City Directory	
	158 Broadway		Thomas Ramsey		Foreman, Boston			1912 City Directory	
	158 Broadway		Jesse C. Cameron		Foreman, Mystic Junction			1913 City Directory	
	156 Broadway		James W. Remby					1914 City Directory	
	156 Broadway		William Remby		Carpenter			1914 City Directory	
	158 Broadway		Jesse C. Cameron		Foreman, Mystic Junction, B&M			1914 City Directory	
	158 Broadway		Francis E. Jenkins		Machinist			1915 City Directory	
	158 Broadway		Jesse C. Cameron		Foreman, Mystic Junction			1915 City Directory	
	158 Broadway		Francis E. Jenkins		Machinist			1916 City Directory	
	158 Broadway		Harrison W. Cameron		Real Estate			1916 City Directory	
	158 Broadway		Jesse C. Cameron		Foreman, Mystic Junction, B&M			1916 City Directory	
	156 Broadway		Edward T. Feeley		Lawyer			1917 City Directory	
	158 Broadway		Catehrine Scully		Wife of Edward Scully			1917 City Directory	
	158 Broadway		Edward Scully		Cooper			1917 City Directory	
	156 Broadway		Edward T. Feeley		Lawyer			1918 City Directory	
	158 Broadway		Maude McNuge		Wife of Thomas E. McNuge			1918 City Directory	
	158 Broadway		Thomas E. McNuge		Trainman			1918 City Directory	
	158 Broadway		James Greeley		Laborer			1919 City Directory	
	158 Broadway		Maude McNuge		Wife of Thomas E. McNuge			1919 City Directory	
	158 Broadway		Thomas E. McNuge		Trainman			1919 City Directory	
262/433	158 Broadway	R	Thomas E. McNuge (head)	46	Car Repairer, RR	Nova Scotia	1893	1920 US Census	
262/433	158 Broadway		Maude L. McNuge (wife)	44		Nova Scotia	1896	1920 US Census	
262/433	158 Broadway		Edward K. McNuge (son)	18	Shipper, Machine Shop	New Hampshire		1920 US Census	
262/433	158 Broadway		William E. McNuge (son)	17	Callboy, RR	New Hampshire		1920 US Census	
262/433	158 Broadway		Roland J. McNuge (son)	11		Massachusetts		1920 US Census	
262/434	158 Broadway	R	Elizabeth A. Greeley (wife)	38	Proprietor, Variety Store	Ireland	1906; 1912	1920 US Census	
262/434	158 Broadway		James F. Greeley (head)	35	Engineer, Gas Co.	Ireland	1900; 1912	1920 US Census	
262/434	158 Broadway		Nora F. Lyons (sister-in-law)	34	Saleslady, Variety Store	Ireland	1900	1920 US Census	

156-158 Broadway

263/435	156 Broadway	R	Edward T. Feeley (head)	48	Lawyer, General Practice	Massachusetts	1920 US Census
263/435	156 Broadway		Agnes Walsh (sister)	44		Massachusetts	1920 US Census
263/435	156 Broadway		Helen Feeley (sister)	39	Forelady, Candy Factory	Massachusetts	1920 US Census
263/435	156 Broadway		Helen Cameron (lodger)	34	Dipper, Candy Factory	Canada English	1909 1920 US Census
263/435	156 Broadway		Elmer W. Walsh (nephew)	18		Massachusetts	1920 US Census
	158 Broadway		William A. McKay		Mortgages		1925 City Directory
	156 Broadway		G. Ciampa & Son				1929-1-273 Building Permit Interior Alter. Change
6/11	156 Broadway		Caroline Ciampa (wife)	52		Italy	1905 1930 US Census
6/11	156 Broadway	O	Gaetano Ciampa (head)	52	Proprietor, Roofing Constr	Italy	1904 1930 US Census
6/11	156 Broadway		Anna Ciampa (daughter)	22	Clerk, Hospital	Massachusetts	1930 US Census
6/11	156 Broadway		Ralph Ciampa (son)	20		Massachusetts	1930 US Census
6/11	156 Broadway		Carmella Ciampa (daughter)	18		Massachusetts	1930 US Census
6/11	156 Broadway		Anthony Ciampa (son)	12		Massachusetts	1930 US Census
6/12	156 Broadway		Angelo Barletta	24	Shoe Repair Shop	Massachusetts	1930 US Census
	156 Broadway		Gaetano Ciampa		Roofer		1940 City Directory
	158 Broadway		Joseph Stokes		Second Hand Stores		1940 City Directory
	158 Broadway	O	156-158 Broadway Realty				2002 Deed