



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

**GEORGE J. PROAKIS**  
**EXECUTIVE DIRECTOR**

*HISTORIC PRESERVATION COMMISSION*

April 25, 2019

Broadway Investment, LLC  
154 Broadway  
Somerville, MA 02145

Richard G. Di Girolamo  
424 Broadway  
Somerville, MA 02145

2019 APR 25 P 2:45  
CITY CLERK'S OFFICE  
SOMERVILLE, MA

**Re: Demolition of the two wood-frame house buildings at 152-154 Broadway and 156-158 Broadway      Determined Significant: 4/16/2019**

Sirs,

On Tuesday, April 16, 2019, the Historic Preservation Commission voted unanimously (5-0) to determine the c. 1884 wood-frame dwellings but not the storefronts at 152-154 Broadway and 156-158 Broadway 'Significant' because the building, per Section 2.17.B of the Demolition Review Ordinance 2003-05, is "at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:

- i. "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 of Massachusetts, or
- ii. "Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished."

The Commission found **152-154 Broadway and 156-158 Broadway** 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.**



Date: April 25, 2019

Case: HPC 2019.007 and HPC 2019.009

Site: 152-154 Broadway and 156-158 Broadway

The period of significance for 152-154 and 156-158 Broadway begins in the last quarter of the 19<sup>th</sup> 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 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 Sam Walter Foss and family and friends for specific contributions to the cultural history of the City as well as associations with the broad architectural, cultural, economic and social history of the City due to the Queen Anne Style architecture prevalent at that time.

The Commission will hold a public hearing on May 21, 2019 to review the initial determination of 'Significance' and if the buildings should be 'Preferably Preserved.' Per Section 4.2.D, "If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered preferably preserved." Public testimony will be taken at the hearing, followed by a discussion and a vote by the Commission.

Please remit a check made out to the City of Somerville of \$135.00 for each property to cover the cost of the Legal Notice of the Public Hearing for two weeks in the newspaper and given to Historic Preservation Staff. If you have any questions about this letter, please feel free to contact me at (617) 625-6600 x 2525.

Sincerely,



Kristenna P. Chase  
Preservation Planner, Planning Division  
Mayor's Office of Strategic Planning & Community Development

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division  
George Proakis, Director, Planning Division  
Hans Jensen, Zoning Review Planner  
John Long, City Clerk