



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:	2-6 Porter Street
Case:	HPC 2019.005
Owner Name:	K & K Realty Trust
Applicant:	David Reis, Surprise General Contractor
Agent:	Joe Stromer/ Alberto Cabre
Date of Application:	January 11, 2019
Recommendation:	Significant
Hearing Date:	February 19, 2019

I. Historical Association

Historical Context: Elm Street is one of the oldest roads in Somerville. 2, 4, 6 Porter Street was constructed by Charles S. Butters in 1895. According to Somerville Past & Present and from City directories, his grocery business was located at this location as of 1887. Possibly the 1895 building permit found for this was for alterations to the pre-existing structure.

Deed research on this property as with the adjacent 15 Elm Street was difficult, coming to a dead end with a 1939 Deed from the Savings Bank to Luigia Ghiozzi. The 1900 US Census shows that the residents are renters rather than owners. No 1910 US Census was found for the Porter Street addresses. Again most of the tenants and owners in the 20th century are of Italian ancestry.

During the 20th century, numerous additions were made to the building. These were single story concrete block additions to allow for a bakery to be attached to the store. Additions also attached the building in the rear to 15 Elm Street.



Newspaper articles were found about Ray Rich of 4 Porter Street, aged 17 escaped from the Shirley Industrial School with 2 others and assaulted a sailor on leave in 1953. He was subsequently noted for assault again in 1956.

Architectural Description: 13 Elm Street, 2-4 Porter Street is a flat iron shaped building with a flat roof. See below. The ground floor was originally a storefront for Charles S. Butters with 2 units above. At some point the entry was changed to Elm Street from the corner. Concrete block structures were added to become a bakery with ovens and preparation areas. The ground floor details have been altered.

Summary: 13 Elm Street, 2-4 Porter Street was primarily constructed as a ground floor store with apartments above. The original owner Charles S. Butters was a successful businessman in Somerville from 1883-1913. The residents of the building were primarily of Italian descent during the 20th Century. None of the residents have any known important associations with their community.

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 13 Elm Street, 2-4 Porter 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 found importantly associated with Charles S. Butters but not with 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 or structures (Ordinance 2003-05, Section 2.17.B).

The period of significance for 13 Elm Street, 2-4 Porter Street begins with its construction as a provisions store and apartment building from 1887.

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. 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. Porter Street is primarily residential, again with 2 ½ to 3 story residential structures. The

building holds the corner and is visible from Somerville Avenue as well as Elm and Porter Streets.

- b. Design: The building is essentially a flat iron, polygonal in shape. The corner angled to give prominence to the original doorway. The rear additions are simple in form.
- c. Materials: The building is wood framed with a masonry basement. The rear additions are all concrete block.
- d. Alterations: The ground floor has been stuccoed. The paneling has either been removed or covered. Windows have been replaced but the openings have not been altered. The building has vinyl siding over the original clapboard. Several concrete block additions have been added to the rear of the building connecting it with the house next door at 15 Elm Street.

Evaluation of Integrity: While the building has undergone some alteration, it retains its original form. Most of the alterations are reversible. Its corner location makes the building highly visible in the streetscape while the additions on the rear on the Porter Street side do not dominate the site.

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 13 Elm Street, 2-4 Porter Street historically or architecturally significant.

13 Elm Street, 2-4 Porter Street has integrity of form and purpose. While the building has undergone some alteration, it retains its original form. Most of the alterations are reversible allowing for the original design of the building to be returned if the owner is willing. Its corner location makes the building highly visible in the streetscape while the additions on the rear on the Porter Street side do not dominate the site. The concrete block additions could be removed with no damage to the perception of the original building.

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 1887, 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.

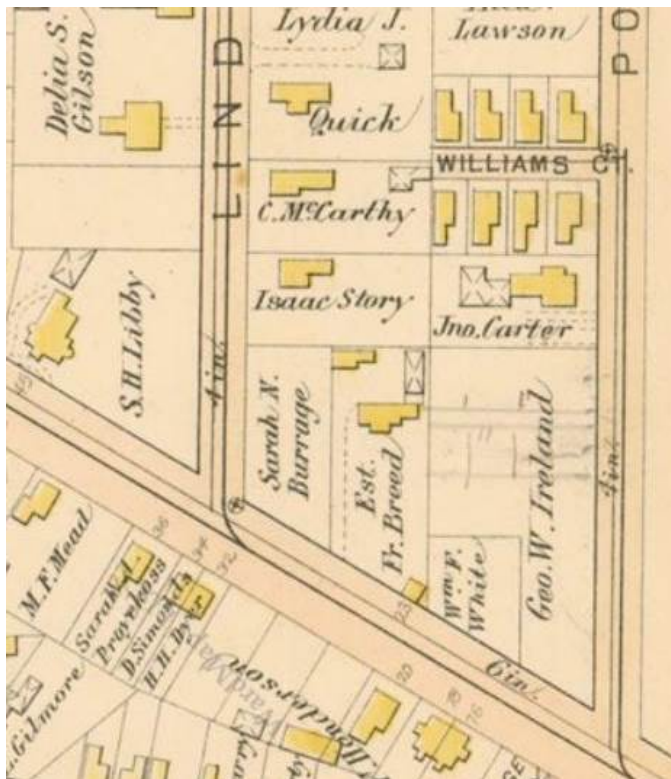
(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission find 13 Elm Street, 2-4 Porter 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 subject building is found importantly associated with Charles S. Butters but not with 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 13 Elm Street, 2-4 Porter Street **historically and architecturally significant.****

13 Elm Street, 2-4 Porter Street has integrity of form and purpose. While the building has undergone some alteration, it retains its original form. Most of the alterations are reversible allowing for the original design of the building to be returned if the owner is willing. Its corner location makes the building highly visible in the streetscape while the additions on the rear on the Porter Street side do not dominate the site. The concrete block additions could be removed with no damage to the perception of the original building.



Map of a city block showing streets and building footprints. The main street running vertically is labeled "PORTER ST." and the main street running horizontally is labeled "ST." (likely 14th Street). The block is bounded by 12th Street to the north and 16th Street to the south. The block is divided into several lots, each containing a building footprint. The buildings are labeled with names and addresses. The lot numbers are 1 through 12. The street names are "PORTER ST." and "ST.".

Lot Number	Building Name	Address
1	Harvey Staples	2450
2	Sarah E. Miley	2800
3	Mary W. Platts	3120
4	Maria Cook	2340
5	Geo. H. Canfield	2500
6	Chas. S. Butters	3290
7	Elliot G. White	4290
8	Samuel H. Kn...	
9	Blanchard	1233
10	Simon J. King	1250
11	Mathew Parker	2537
12	4000	

A hand-drawn site plan of a property, likely a residential or commercial development. The plan is divided into several colored areas: a pink area on the left, a light blue area in the center, and a yellow area on the right. The pink area contains a yellow rectangle labeled 'D' with '2 1/2' below it, and a blue rectangle labeled 'BR OVEN'. The light blue area contains a yellow rectangle labeled '5' with '1 1/4' below it, and a blue rectangle labeled '6 APTS.' with '3 A. B. 1ST' below it. The yellow area contains a blue rectangle labeled 'A' with '1 9' below it. The plan is bordered by 'ELM' (elm trees) on the left and bottom, and 'TH' (thicket) on the right. A north arrow is located in the top right corner. The plan is numbered 1 through 10, with 10 in a circle at the bottom right.

1958 Sanborn Plate 257



Aerial view of Porter and Elm Street properties showing the numerous single story additions with emergency egress over the roofs.



CHARLES S. BUTTERS.

Butters, Charles S., son of Charles and Olive S. (Brown) Butters, was born in Burlington, Mass. He attended the district school of his native town, receiving only the limited education offered in those days, until he was twelve years old, when he worked on the farm, attending school the winter term of three months. At the age of nineteen he left home and accepted a position in a provision store on Main street, in Charlestown,

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SOMERVILLE. PAST AND PRESENT.

Mass. Here he remained two years, and then went to East Cambridge, following the same occupation. By thrift and perseverance he soon acquired an interest in the business, staying there about four years; he then sold his interest and bought a provision route in Boston, which he carried on sixteen years. In January, 1883, he opened a provision store in Union square, this city, and in 1887 still further increased his business by opening another at the corner of Elm and Porter streets; both these establishments he is operating at the present time. In 1872 he bought a home in Somerville, where he has since lived.

Mr. Butters is a member of the I. O. O. F., the Knights of Honor, the New England Order of Protection, United Order of Workmen, F. A. A. M., and Knights Templar. He has served the city as a member of the Council two years, and has been treasurer of the Board of Stewards of the First M. E. Church of Somerville for the past sixteen years. He married, October 3, 1871, Miss Eunice A. Stahl of Waldoboro, Me. They have had six children, five of whom are living. His residence is at 19 Church street.

REPRESENTATIVE BUSINESS MEN. 57



CHAS. S. BUTTERS,

— DEALER IN —

Beef, Pork, Lamb, Mutton, Hams,

Butter, Eggs, Poultry, Fruits and Vegetables.

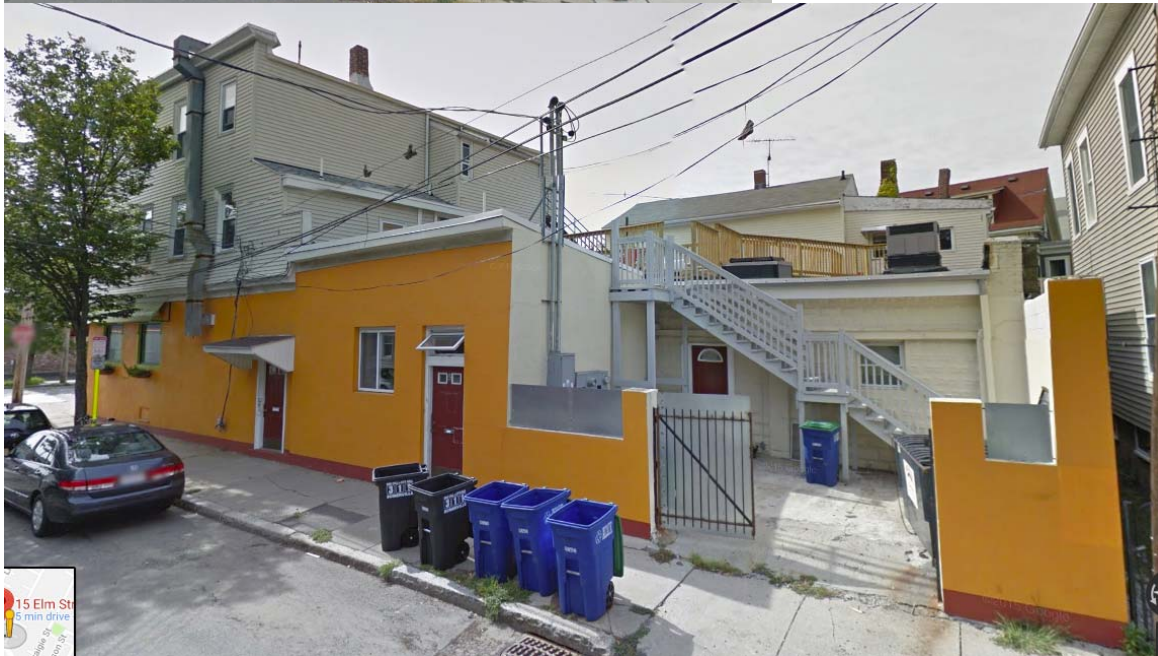
Also, FIRST-CLASS GROCERIES.

Specialty of Best Grades of FLOUR and BUTTER.

Elm, Corner Porter Street, and 29 Union Square,
SOMERVILLE, MASS.

Notwithstanding the large number of meat and grocery stores to be found in Somerville and vicinity, there are none too many of them where strictly dependable goods are sold at fair rates, for it is notorious that at some establishments of this kind it is practically impossible to obtain first-class food supplies at any price. There is an extensive and constantly increasing demand for the better grades of both meats and groceries, and we can give no better advice to such of our readers as may want anything in these lines than to call at the stores conducted by Mr. Charles S. Butters and located at No. 29 Union Square, Somerville, and on Elm, corner of Porter Street, West Somerville. Mr. Butters is a native of Massachusetts, and has been located in Union Square for about ten years. He is thoroughly acquainted with his business in every detail, and gives close personal attention to it. The premises occupied are well fitted up, and the stock constantly dealt comprises beef, pork, lamb, mutton, hams, butter, eggs, poultry, fruits and vegetables; also first-class groceries of all kinds. Mr. Butters caters to all classes of trade, and quotes bottom prices on all the goods he handles. Employment is afforded to eleven competent assistants, who are courteous and attentive to customers at all times, orders of all kinds being promptly and accurately filled.





2-6 Porter Street

Family Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		Elm cnr Porter		Charles S. Butters		Provisions			1887 City Directory	
		13 Elm Street		Charles S. Butters		Country Produce			1890 City Directory	
		13 Elm Street		Charles S. Butters		Country Produce			1890 City Directory	
		13 Elm Street		Charles S. Butters		Country Produce			1892 City Directory	
		13 Elm Street		Charles S. Butters		Country Produce			1893 City Directory	
		13 Elm Street		J. Alonzo Moulton		Clerk (h. 2 Porter)			1893 City Directory	
		13 Elm Street		Miss M. I. Macomber		Bookkeeper (bds 267 Summer)			1893 City Directory	
		13 Elm Street		Charles S. Butters		Country Produce			1894 City Directory	
		Porter Street		C. Butters					1895-1-410 Building Permit	Groceries stores, posts, laids, flat roof
		13 Elm Street		Nichola Aldorasi		Shoe Repair (237 Pearl, B)			1897 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1898 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1899 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1900 City Directory	
	108/129	2 Porter Street	R	Henry M. Campbell (head)	42	Carpenter	New Brunswick	1888	1900 US Census	
	108/129	2 Porter Street		Annie D. Campbell (wife)	34		New Brunswick	1888	1900 US Census	
	108/129	2 Porter Street		Lorenzo Lawson (brother-in-law)	20	Mason	New Brunswick	1910	1900 US Census	
	108/129	2 Porter Street		Frances C. Campbell (daughter)	14		New Brunswick	1888	1900 US Census	
	108/129	2 Porter Street		Jennie Campbell (daughter)	10		Massachusetts		1900 US Census	
	108/129	2 Porter Street		Arthur Campbell (son)	8		Massachusetts		1900 US Census	
	108/129	2 Porter Street		Elsie Campbell (daughter)	6		Massachusetts		1900 US Census	
	108/129	2 Porter Street		George Campbell (son)	3		Massachusetts		1900 US Census	
	108/129	2 Porter Street		Herbert Campbell (son)	1		Massachusetts		1900 US Census	
		13 Elm Street		J. Alonzo Moulton		Clerk (h. 27 Ibbetson)			1901 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1902 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1903 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1905 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1906 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1908 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1909 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1910 City Directory	
		13 Elm Street		Nichola Aldorasi		Shoe Repair (237 Pearl)			1910 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1911 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1912 City Directory	
		13 Elm Street		C. S. Butters		Provisions			1913 City Directory	
		13 Elm Street		Horace B. Butters		Clerk, 13 Elm Street (h. 20 St. James Avenue)			1913 City Directory	
		13 Elm Street		Horace B. Butters		Clerk (h. 20 St James Av)			1913 City Directory	
		13 Elm Street		Alpie Campano		Billiards & Pool			1915 City Directory	
		13 Elm Street		Battista Paganini		Baker (rms 13 Elm)			1915 City Directory	
		13 Elm Street		Bino Bacealioni		Blacksmith			1915 City Directory	
		13 Elm Street		Massino Luppi					1915 City Directory	
	33/59	2 Porter Street	O	Massimo Luppi (head)	43	Clerk, American Tube Works	Italy	1903	1920 US Census	
	33/59	2 Porter Street		Carlo Barrato (brother-in-law)	41	Polisher, Factory	Italy	1903	1920 US Census	
	33/59	2 Porter Street		Maria C. Luppi (wife)	33		Italy	1906	1920 US Census	
	33/59	2 Porter Street		Alfred Luppi (son)	10		Massachusetts		1920 US Census	
	33/59	2 Porter Street		Florence Luppi (daughter)	8		Massachusetts		1920 US Census	
	33/59	2 Porter Street		Armando Luppi (son)	6		Massachusetts		1920 US Census	
	33/59	2 Porter Street		Henrico Luppi (son)	4		Massachusetts		1920 US Census	
	33/60	2 Porter Street		Bizelli Ghiozzi (wife)	45		Italy	1914	1920 US Census	
	33/60	2 Porter Street		Joseph Ghiozzi (head)	45	Teamster, Bakery	Italy	1903	1920 US Census	
	33/60	2 Porter Street		Flavio Ghiozzi (son)	18	Carpenter, store	Italy	1914	1920 US Census	
	33/60	2 Porter Street		Henry Ghiozzi (son)	17	Carpenter, store	Italy	1914	1920 US Census	
	33/60	2 Porter Street		Nullo Ghiozzi (son)	16	Pressman, Factory	Italy	1914	1920 US Census	
	33/60	2 Porter Street		Milkrey Ghiozzi (son)	15		Italy	1914	1920 US Census	
	33/60	2 Porter Street		Robert Ghiozzi (son)	13		Italy	1914	1920 US Census	
	33/60	2 Porter Street		Mary Ghiozzi (daughter)	12		Italy	1914	1920 US Census	
	33/60	2 Porter Street		Theresa Ghiozzi (daughter)	10		Italy	1914	1920 US Census	
	33/60	2 Porter Street		Batavio Ghiozzi (son)	9		Italy	1914	1920 US Census	
	33/60	2 Porter Street		Vitorio Ghiozzi (son)	8		Italy	1914	1920 US Census	
		6 Porter Street		M. Luppi					1924-2-1007 Building Permit	Erect 1 bldg for bakery
		13 Elm Street		Carl J. Baroni		Variety Store			1927 City Directory	
	220/330	6 Porter Street	O	Massimo Luppi (head)	55	Laborer, Rubber Mfg.	Italy	1900	1930 US Census	
	220/330	6 Porter Street		Maria C. Luppi (wife)	45	Clerk, Bakery	Italy	1906	1930 US Census	
	220/330	6 Porter Street		Alfred Luppi (son)	20	Truck Driver, Bakery	Massachusetts		1930 US Census	
	220/330	6 Porter Street		Florence Luppi (daughter)	18		Massachusetts		1930 US Census	
	220/330	6 Porter Street		Armando Luppi (son)	16		Massachusetts		1930 US Census	
	220/330	6 Porter Street		Henry Luppi (son)	14		Massachusetts		1930 US Census	
	220/330	6 Porter Street		Philip Luppi (son)	9		Massachusetts		1930 US Census	
	221/331	4 Porter Street	R	Tancreda Ghiozzi (head)	56		Italy	1914	1930 US Census	
	221/331	4 Porter Street		Flavio Ghiozzi (son)	30	Truck Driver, Bakery	Italy		1930 US Census	
	221/331	4 Porter Street		Nullo Ghiozzi (son)	26		Italy		1930 US Census	
	221/331	4 Porter Street		Theresa Ghiozzi (daughter)	23	Picker, Razor Factory	Italy	1912	1930 US Census	
	221/331	4 Porter Street		Mary Ghiozzi (daughter)	22	Striper, Box Factory	Italy	1912	1930 US Census	
	221/331	4 Porter Street		Attavio Ghiozzi (son)	20	Baker, Bakery	Italy	1912	1930 US Census	
	221/331	4 Porter Street		Vitorio Ghiozzi (son)	18	Baker	Italy	1912	1930 US Census	
		13 Elm Street		Frank Collins		Variety Store			1933 City Directory	
		Lot 1 Plan Book 43 Plan 32	O	Luigia Ronchetti					1939 Deed 6317/69	Somerville Savings Bank
		13 Elm Street		John Baroni		Variety Store			1940 City Directory	
		4 Porter Street		Tancreda Ghiozzi (aunt)	65		Italy		1940 US Census	
		4 Porter Street		Frank Ghiozzi (brother)	37	Truck Driver, Wholesale Bakery	Italy		1940 US Census	
		4 Porter Street		Mullo Ghiozzi (brother)	35	Housepainter	Italy		1940 US Census	

2-6 Porter Street

Family Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		4 Porter Street		Ottavio Ghiozzi (brother)	29	Baker, Retail Bakery	Italy		1940 US Census	
		4 Porter Street	R	Victor Ghiozzi (head)	28	Baker, Hotel	Italy		1940 US Census	
		13 Elm Street		L. Rochitti					1947-2-561 Building Permit	Remove pres gravel roof; reroof asphalt shingles
		Lot 1 Plan Book 43 Plan 32	O	Britton G. Collier & Flora J. Collier					1953 Deed 8032/535	Luigia Ronchetti
		2-4 Porter Street & 13 Elm Street Lot 1 Plan Book 43 Plan 32	O	Flora J. Collier					1964 Deed 10699/015, 016	Domenico G. Costa & Annina Costa
		2-4 Porter Street & 13 Elm Street Lot 1 Plan Book 43 Plan 32	O	Adelaide L. Johnson					1971 Deed 12090/501	Flora J. Collier
		2-4 Porter Street & 13 Elm Street Lot 1 Plan Book 43 Plan 32	O	Britton G. Collier & Flora J. Collier					1971 Deed 12090/502	Adelaide L. Johnson
		2-4 Porter Street & 13 Elm Street Lot 1 Plan Book 43 Plan 32	O	Kostas Kargatzis & Androniki Kargatzis					1976 Deed 12978/66	Britton G. Collier & Flora J. Collier
		13 Elm Street		K Kargatzis					1976-1-377 Building Permit	Remodel 3 Apartments
		2-4 Porter Street & 13 Elm Street Lot 1 Plan Book 43 Plan 32	O	Kostas Kargatzis, Trustee K & K Realty Trust					1988 Deed 19158/349	Kostas Kargatzis & Androniki Kargatzis

Driver Bashed With Beer Bottle by Hitchhiking Shirley Escapees

LEOMINSTER, Aug. 16—A Navy man on leave who played host to three hitchhiking escapees from the Shirley Industrial School was slugged with a beer bottle early today by one of the trio as he entertained them in his car with refreshments.

James H. Farrar, 21, of 70 Center road, Shirley, was found stunned on Main st. by patrolman Henry Surrence.

Later police recaptured the three youths; Vincent Hayes, 19, of Wy-cliff av., West Roxbury; Ray Rich, 17, of 4 Porter st., Somerville, and a 15-year-old juvenile. They were held for assault and battery and will appear in district court tomorrow.

Farrar told police he picked up the boys on Route 2 last night and stopped at a tavern where two of them joined him. They obtained more beverages at a package store and drank by the roadside. Farrar did not know the boys had escaped from Shirley last night.

The three escapees admitted the assault, police said, they explained they planned to rob Farrar and take his car to Boston.

Farrar was booked with driving under the influence of liquor, and drunkenness.

Riots Flare in Morocco

RABAT, Morocco, Aug. 16 (AP) —At least 28 persons were reported killed in Morocco today in riots protesting proclamation of a new religious leader by a group of dissident native chiefs. Six Europeans were reported among the dead.

The reports of violence came on the heels of a defiant declaration by the Sultan of Morocco that he is "the only sovereign of Morocco and its only spiritual chief."

Seven other persons were killed last night in Marrakech.

Today's report said 16 persons were killed in Oujda, eastern Morocco, where angry mobs roamed the streets, and 11 others in rioting in the Casablanca native quarter.

Troops and police reserves were rushed to Oujda, where gunfire was still heard late this evening. A curfew was clapped on the town.

In a communique from his palace, Sultan Sidi Mohammed Ben Youssef challenged the action taken yesterday in Marrakech by Thami El Glaoui and his Berber supporters, who proclaimed the Sultan's uncle, Moulay Mohammed Ben Arafa, 72, as Morocco's spiritual ruler.