



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

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EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

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STEP 1: DETERMINATION OF SIGNIFICANCE  
STAFF REPORT

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**Site:** 246 Broadway

**Case:** HPC.DMO 2023.11

**Applicant:** Amineni Construction LLC

**Owner:** Same as Applicant

**Legal Ad:** *The Applicant seeks to demolish a building constructed a minimum of 75 years ago.*

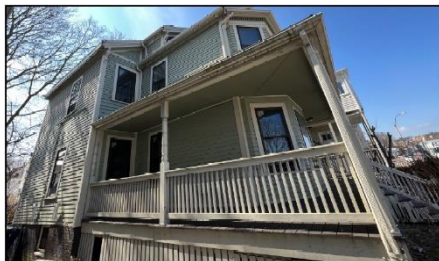
**HPC Meeting Date:** June 6, 2023

*Top: Front elevation*

*Bottom, left: Left elevation*

*Bottom, middle: Right elevation*

*Bottom, right: Rear elevation*



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

## I. HISTORICAL ASSOCIATION

**Historical Context:** 246 Broadway is a 2.3 story building located within the Winter Hill neighborhood. This side of Broadway is largely dominated by two and ½ and three-story residential structures.

The Winter Hill section of Somerville is located in the north central section of the city and takes its name from one of the seven glacial drumlins that give Somerville its rugged topography. The main thoroughfares through Winter Hill are Broadway, a 17th century road which connected Charlestown to points west, and Medford Street, an early 19th century north/south road located along the 1835 Boston & Lowell (now Boston & Maine) railroad right of way. Winter Hill has three important commercial areas: the mid-19th century Gilman Square at the intersection of Medford, Pearl, and Marshall Streets; the late 19th century/early 20th century Winter Hill section at the intersection of Broadway and Marshall Street; and early 20th century Magoun Square at the intersection of Medford Street and Broadway. Winter Hill also has two principal industrial areas located along the B&M railroad right-of-way in the valley between Central Hill and Winter Hill. Winter Hill's development paralleled much of the rest of Somerville's growth: 17th and early 18th century farmsteads giving way to dense residential development in the mid- to late 19th century. With the advent of the railroad in the 1840s and 1850s, factories and commercial areas developed first along the railroad and later along streetcar lines located on main thoroughfares such as Broadway.

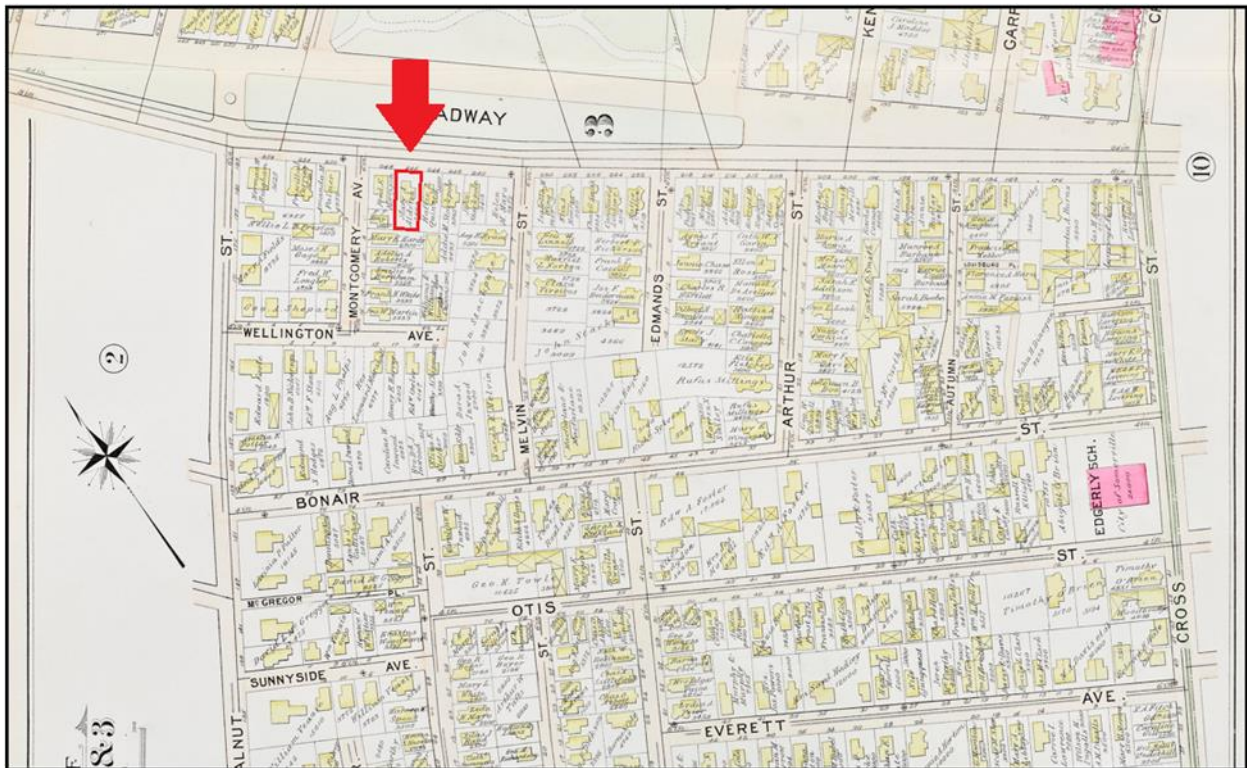


Above: 1874, Plate H, Hopkins Map, specifying the location of 246 Broadway.

By 1874, the lot that would contain 246 Broadway had been platted but no house had yet been constructed. The property is listed on the 1874 Hopkins Maps as owned by 'Harriett Cutter'. Staff was unable to find information on Harriett in either the City Directories or local publications.

The property is next sold to 'AW Austin' according to the 1884 Bromley Map. By 1884, the property had still not been developed. It is not until the 1895 Bromley Map, under the next landowner's ownership, that we first see the property developed. According to records Mary A Aldrich owns 246 Broadway by 1889. Her husband, Frank S Aldrich, was a moulder and is listed in the Somerville City Directories as living at the property between 1889 and 1898. Despite the fact that Staff was unable to find a Mary Aldrich living at 246 Broadway, we believe she did reside at the property. Given that Mary's husband is listed at living at the property it is likely that she would have lived there too. The structure at 246 Broadway at this time is shown to be a simple rectangular building with what is likely an ell on the right elevation.

During their ownership Mary and Frank made additional income by also taking in boarders. Between 1889 and 1892 Ellsworth F Lothrop is listed as boarding at the property, and in 1898 Mrs. Andrew J Woodbury is a listed boarder at the property as well.



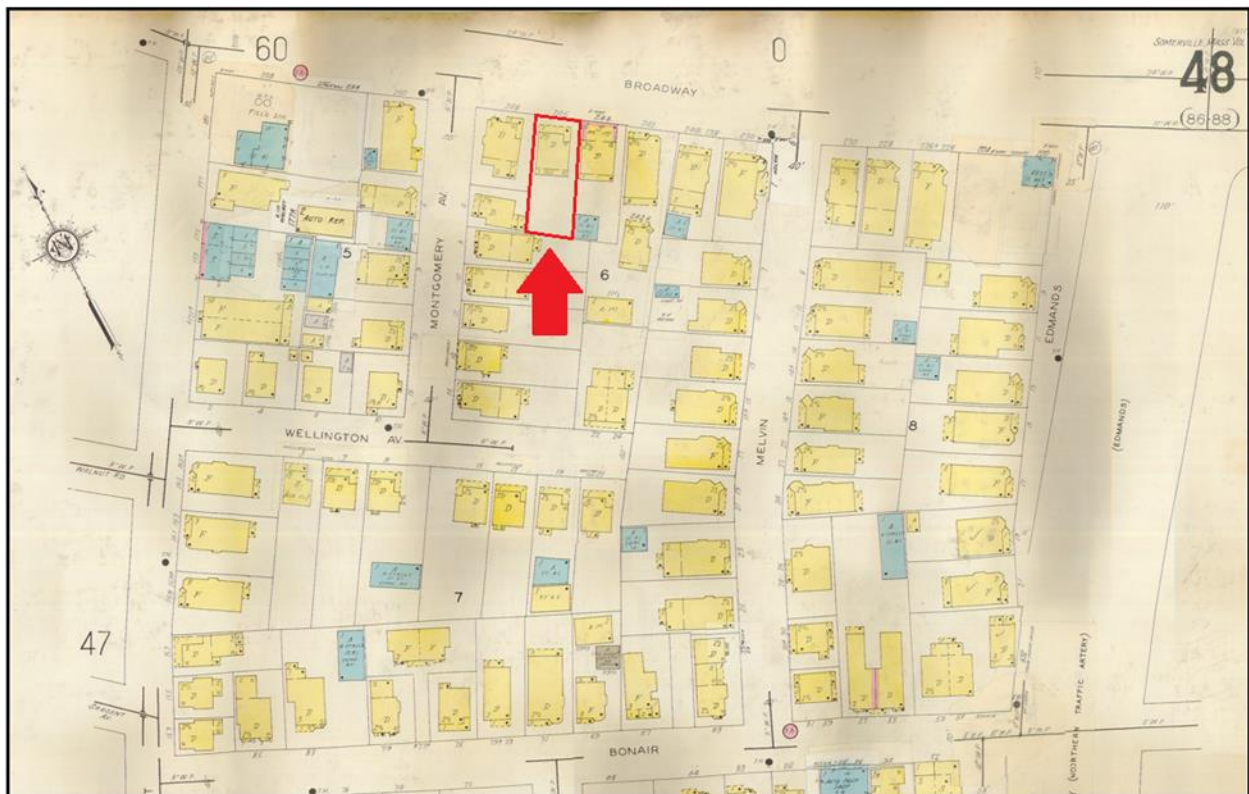
Above: 1895 Bromley Map, Plate 11, specifying location of 246 Broadway.

Not a lot was found about the residents of 246 Broadway from the time of its construction through 1950. The next owner of the property was William J Gavin who buys the property in 1900 and is listed as living there through 1902 when the property is next sold to Margaret E Gleason. The only additional records found for residents at the property were of the Parker Family. William H Parker and his wife, Annie, bought the house in 1915 and moved in with their child, John A Parker. William worked as a grocer in Cambridge.



*Above: 1900 Sanborn Map, Sheet 47, specifying the location of 246 Broadway.*

The 1925 Sanborn Map of 246 Broadway depicts a bay window on the front elevation as well as a wraparound porch on the front and continuing along to the left elevation. By 1934, the left ell has been extended by enclosing a portion of the wraparound porch.



*Above: 1934 Sanborn Map, Sheet 48, specifying the location of 246 Broadway.*

A list of all residents found for 23 Glenwood is provided below.

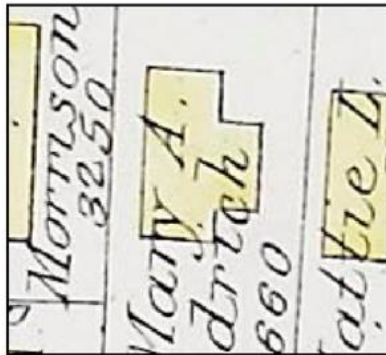
Name	Year(s) of Residency	Occupation	Relationship	Residency Type
Aldrich, Frank S	1889 - 1898	Moulder @ C.W. Lyman & Co		H
Gavin, William J	1900 - 1902	Electrician		H
Gleason, Margaret E	1902			H
Lothrop, Ellsworth F	1889 - 1892	Clerk		B
Parker, Annie	1918-1919		Wife of William H Parker	H
Parker, John A	1915 - 1918	Student	Son of William & Annie Parker	B
Parker, William H	1912 - 1919	Grocer	Husband of Annie Parker	H
Woodbury, Andrew J Mrs.	1898			H

## II. ARCHITECTURAL DESCRIPTION

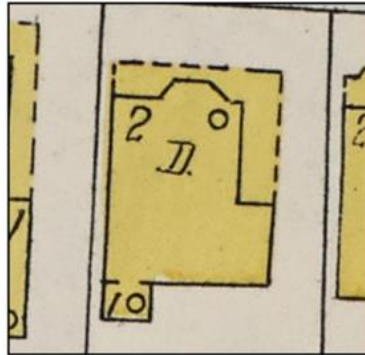
Please see the section immediately below which discusses location, design, materials, and any alterations as the same information would be written here, just in longer form.

*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.*

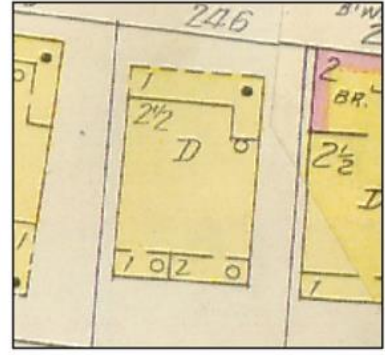
Comparing the historic map with satellite images of the current property we can determine the degree to which the structure has been altered.



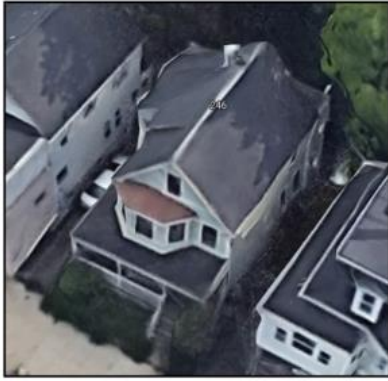
Above: Fig 1



Above: Fig 2



Above: Fig 3



Above: Fig 4



Above: Fig 5

Fig 1: 1895 Bromley Map, close-up of 246 Broadway

- Simple rectangular massing with what is likely an ell on the left elevation.

Fig 2: 1900 Sanborn Map, close-up of 246 Broadway

- Main massing is two stories.
- A two-story bay has been added to the front elevation.
- A wraparound porch goes from the front elevation to the left side up to the ell.
- One story addition in rear elevation towards the right

Fig 3: 1934 Sanborn Map, close-up of 246 Broadway

- A portion of the wraparound porch on the left elevation has been enclosed to extend the ell.
- Second addition, tow-stories, next to the one-story addition in the rear.

Fig 4 & 6: Satellite images of 246 Broadway

- Steps leading up to front porch are visible.

## 1. **246 Broadway**

The period of relevance for the property starts c.1889

- Location:* The structure is likely in the original location and built on-site.
- Design:* The primary structure is 2.3 stories, wood framed, gale facing; wood clapboard along the walls; asphalt shingle roof; wood steps lead to a wood front porch with turned wood posts; asymmetrical entryways with a door on the right of the façade and on the left of the façade and a two-story bay with dental molding along its roof line between the two entryways; fenestration includes one one-over-one double-hung sash windows and one large fixed window on the center panel of the first floor of the bay; right elevation includes one-over-one double-hung sash windows; on the left elevation the wrap around porch continues along this side; the fenestration includes one-over-one double-hung sash windows; two story, flat roofed portion of building on rear; wood stairs leading to second floor wood porch and entryway; wood stairs leading to wood portico on first floor entrance; fenestration includes one-over-one double-hung sash windows on first, second and top floors and three over three pivot or fixed windows at ground level;
- Materials:* Wood clapboard; vinyl or aluminum replacement front doors; wood front porch and steps and landing on front; wood stairs, railings and porches in rear; concrete chimney stack; shingle roof; concrete or concrete with brick parging foundation.

- d. Alterations: Concrete Chimney; replacement windows and doors; likely enclosure of windows on right elevation; removal of dormer window on rear elevation.
- e. Evaluation of Integrity of 246 Broadway Based on the observations of the building and a study of the historic maps, it is Staff’s position that the building largely retains the integrity of its original form. Minimal alterations have occurred to this structure; largely retaining original architectural details; the original massing remains largely intact.

### **III. FINDINGS**

***For a Determination of Significance, the subject building must be found either (i) importantly associated with people, events or history and/or (ii) historically or architecturally significant. The Historic Preservation Commission (HPC) must make these findings. The portions of the Demolition Review Ordinance (DRO) related to these findings are included below:***

#### **A. HISTORICAL ASSOCIATION**

***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.***

- 1. The HPC must make a finding as to whether or not the STRUCTURE at 246 Broadway meets any of the criteria stated above.
- 2. The HPC must specifically state why the STRUCTURE at 246 Broadway does or does not meet the threshold for historic significance under finding “a”.

#### **B. HISTORICAL & 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, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.***

- 1. The HPC must make a finding as to whether or not the STRUCTURE at 246 Broadway meets any of the criteria stated above.
- 2. The HPC must specifically state why the STRUCTURE at 246 Broadway or does not meet the threshold for historic significance under finding “b”.

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

**IV. VOTE**

1. When bringing the matter to a vote, the HPC must include the reasons why the STRUCTURE at 246 Broadway is or is not “historically significant”.