



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

THOMAS F. GALLIGANI, JR.
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 25 Warwick Street

Case: HPC.DMO 2023.10

Applicant: Alec Charles Peralta Scheerer

Owner: Alec Charles Peralta Scheerer &
Ann WC Peralta

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

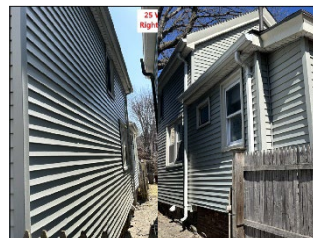
HPC Meeting Date: June 6, 2023

Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Right elevation

Bottom, right: Rear elevation

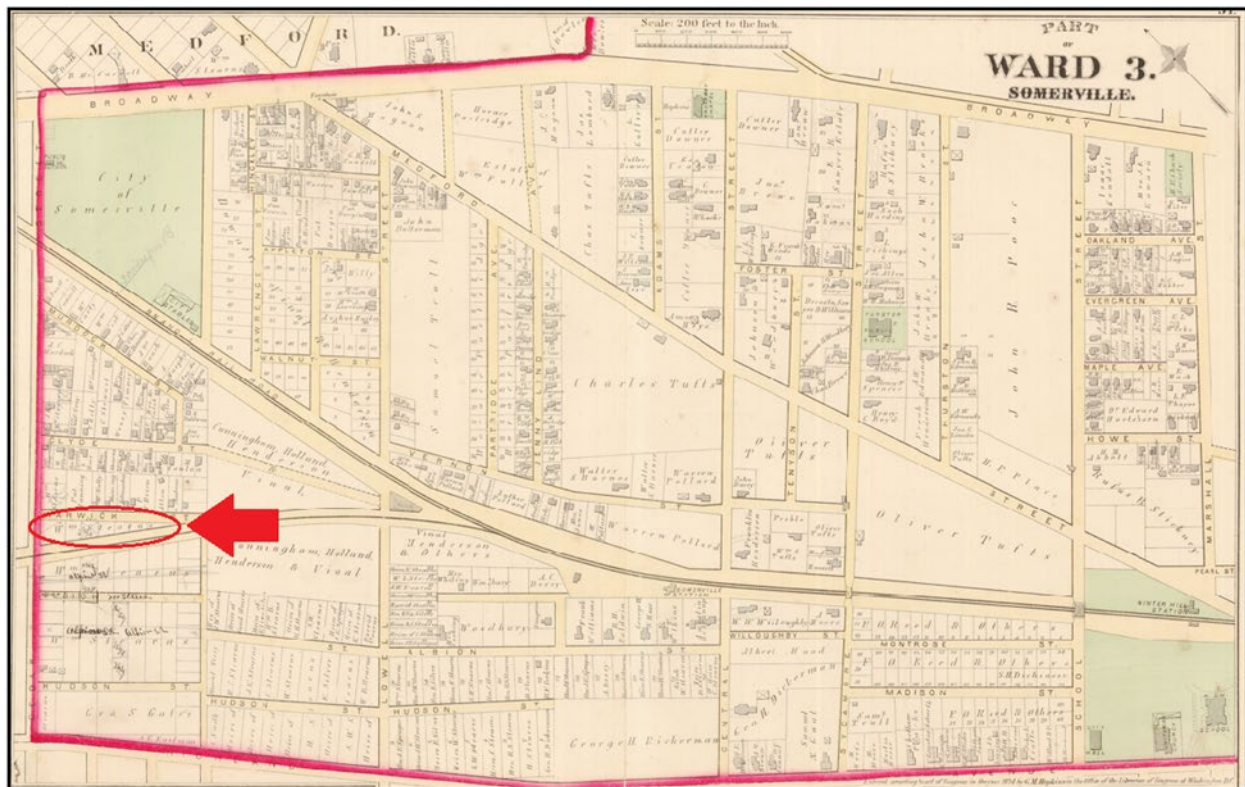


The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the 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: 25 Warwick Street is a one and $\frac{3}{4}$ story structure. Warwick Street is largely dominated by two and $\frac{1}{2}$ and one and $\frac{3}{4}$ story residential structures.

The Powderhouse section of Somerville is located in the northwestern section of the City and is bounded by the Boston and Lowell railroad and Broadway on the north, College Avenue (formerly Elm) on the west, Powderhouse Square on the northwest, and Highland Avenue on the south. Initial subdivision of farmlands occurred partly in response to rail expansion associated with the extensive Tufts Brick Manufacturing Company yards. In the 1880s, when the brick yard closed, this now-valuable residential land was also subdivided. The western section of Powderhouse near College Avenue, owned by Nathan Tufts, was converted to residential neighborhoods in the 1890s. The Powderhouse area consists largely of late 19th century residential areas, a small 20th century commercial area, Ball Square, located at the eastern end of Broadway, and three small industrial areas located along the B&M (Arlington & Lexington line) railroad tracks, which were laid out in 1870 to Davis Square.



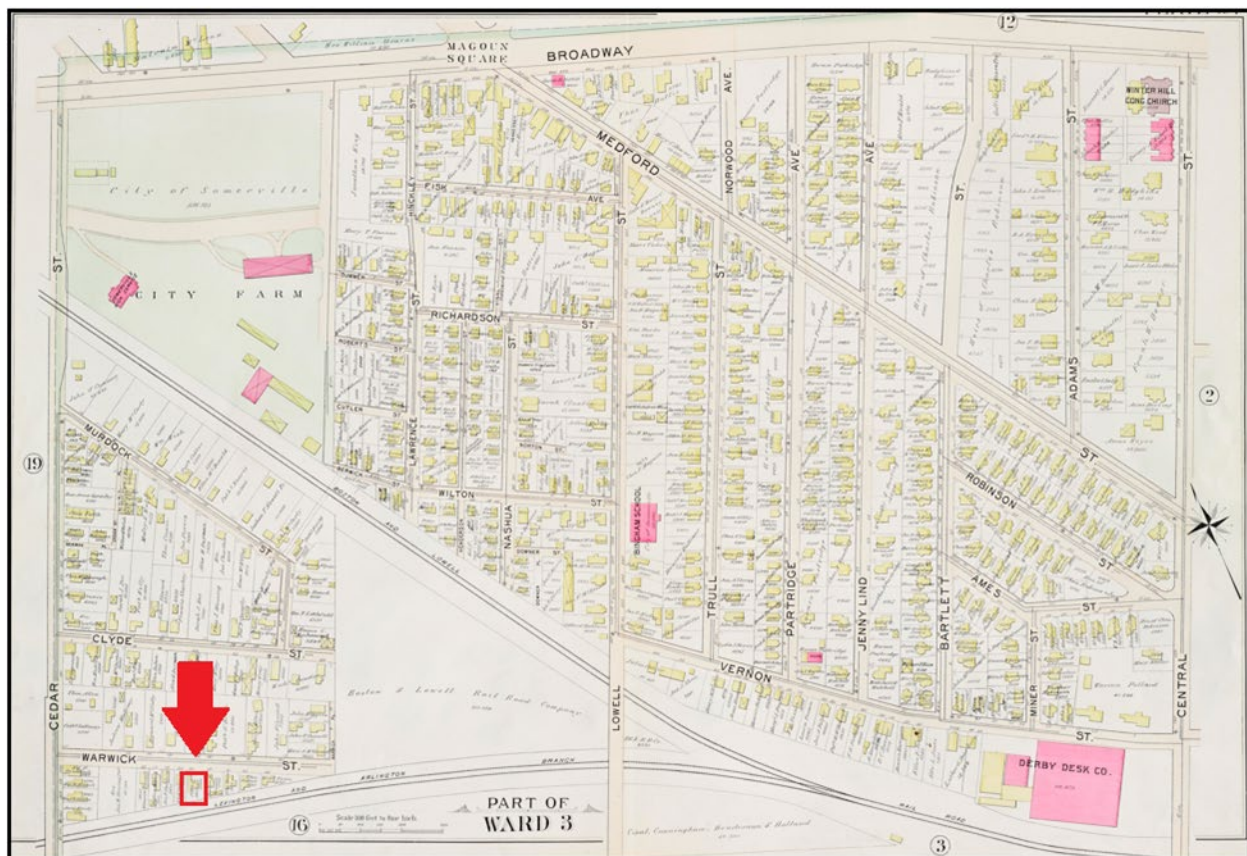
Above: 1874, Plate G, Hopkins Map, specifying the location of 25 Warwick Street.

The 1874 Hopkins Map shows that the land on the South side of Warwick Street was owned by William Stearns. The land in this area was platted but not subdivided to the number of plots existing today and no buildings are visible on the south side of Warwick Street in the 1874 Map.

By 1895, the plots on Warwick Street had been further subdivided creating the number of lots existing today. Additionally, the building at 25 Warwick Street is visible on the 1895 Bromley Map along with a number of other cottages that still exist along Warwick Street today. The building at 25 Warwick is representative of the economical cottage built throughout the city in the 1870's and 1880's.

The property is listed on the 1874 Hopkins and 1884 Bromley Maps as owned by William Stearns. By 1895 the property belonged to '*Patrick C Melvin*'. Patrick Melvin worked as a tailor and is listed on the City Directories as living at the property between 1890 to 1900. During his ownership Patrick rents out space in his home to two boarders: Edward Connelly, a mariner, and James Allcock, a fisherman. This was likely done by Patrick as a way to make additional income.

The structure at 25 Warwick in the 1895 Map is depicted as having a rectangular mass with an ell on the left elevation and a small additional section jutting out between the main massing and ell.



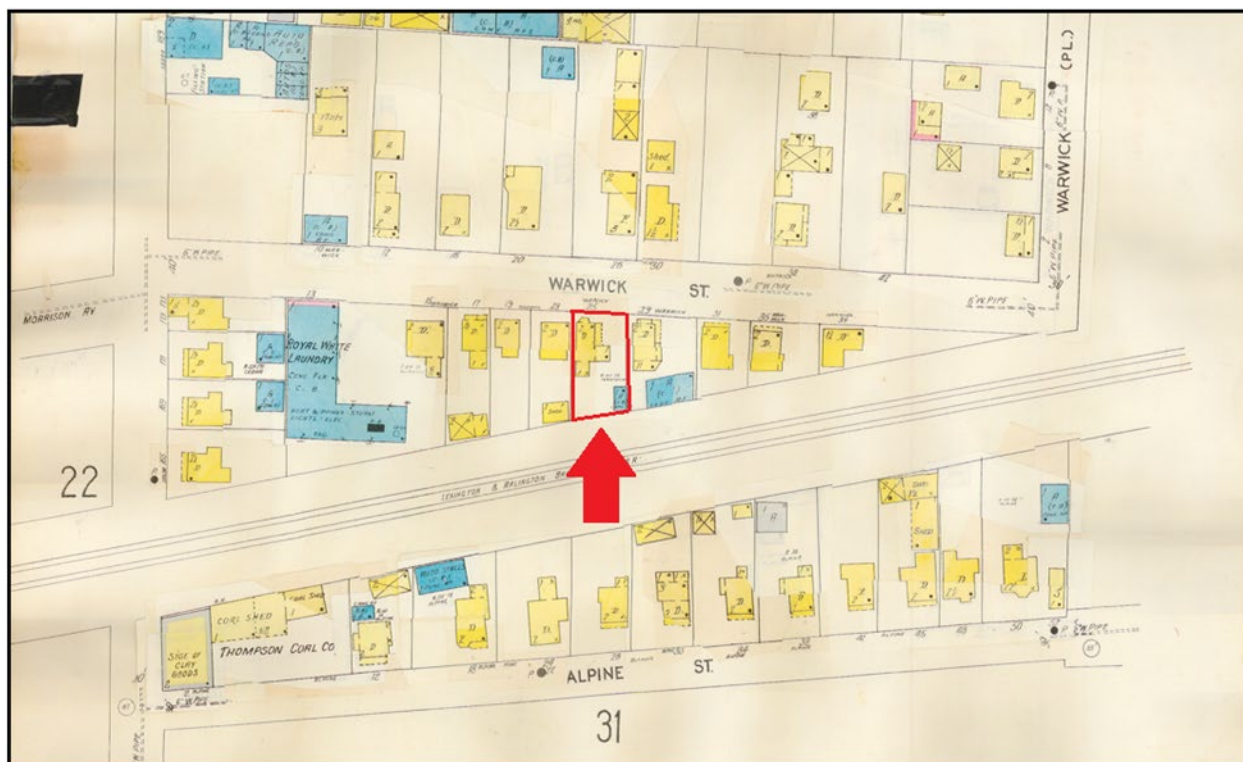
Above: 1895, Plate 15, Bromley Map, specifying location of 25 Warwick Street.

Following Patrick Melvin's ownership records show that the property passes quickly between multiple owners between 1900 and 1930. In 1930, Joseph Borsini, his wife, Silvia and their five children move into 25 Warwick. The Borsini Family is listed as living at the property until 1940. Staff was unable to find additional information on the residents of 25 Warwick.

The 1900 Map shows that a bay had been added to the front elevation as well as a porch on the left elevation in front of the ell.



Above: 1900 Sanborn Map, Sheet 33, specifying the location of 25 Warwick Street.



Above: 1925 Sanborn Map, Sheet 33, specifying the location of 25 Warwick Street.

The 1925 Sanborn Map shows a concrete block garage for automobiles has been added to the rear of the property. The construction of a car garage indicates that whoever owned the property that had it built was financially well enough to join the increasing number of families in Somerville purchasing automobiles.

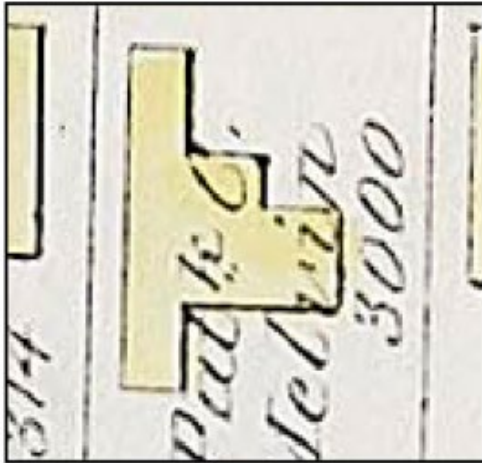
A list of all residents found for 25 Warwick is provided below.

Name	Year(s) of Residency	Occupation	Relationship	Residency Type
Allcock, James	1899 - 1900	Fisherman		B
Baldwin, Nicholas A Jr	1908	Painter		H
Black, Lauchlin	1902	Painter		H
Borsini, Amos	1930 - 1940	Machinist	Son of Joseph & Sylvia Borsini	R
Borsini, Diana	1930 - 1940		Daughter of Joseph & Sylvia Borsini	R
Borsini, Jeremiah	1930 - 1940	Laborer	Son of Joseph & Sylvia Borsini	R
Borsini, Joseph	1930 - 1940	Machinist	Head of household	H
Borsini, Julian	1930 - 1940	Estimator	Son of Joseph & Sylvia Borsini	R
Borsini, Latino	1930 - 1940		Son of Joseph & Sylvia Borsini	R
Borsini, Silvia	1930 - 1940		Wife of Joseph Borsini	H
Branagan, Henry	1914	Glass Packer		H
Connelly, Edward	1893	Mariner		H
Heinis, Louis	1911	Wire Worker		B
Melvin, Patrick C	1890 - 1900	Tailor		B
Manning, Christina	1906	Bookkeeper		B
Manning, Margaret	1906 - 1907			H
Rose, Ellen	1924		Wife of Henry Rose	H
Rose, Henry	1924	Restr.	Husband of Ellen Rose	H
Ryan, Joseph	1910	Teamster		H
Slattery, Anna	1918		Wife of Anna Slattery	H
Slattery, William J	1918	Mason	Husband of Anna Slattery	H
Smith, Christina A Mrs.	1911			H
Trapolena, Eleanor	1929			R
Trapolena, Orgelia Mrs.	1929			H

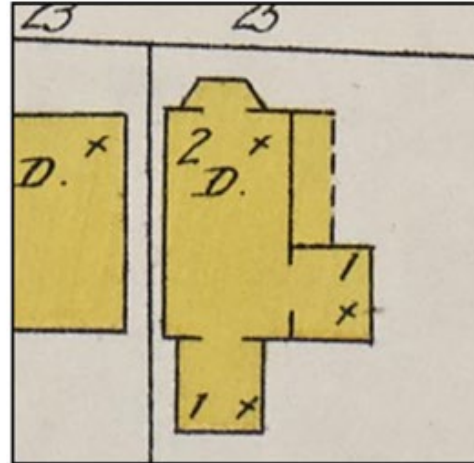
II. ARCHITECTURAL DESCRIPTION

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.

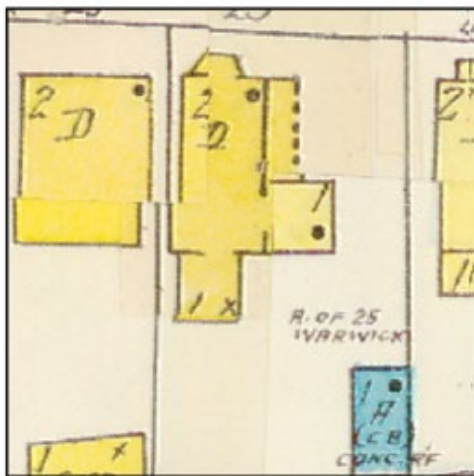
The National Park Service identifies historic integrity as the ability of a property to convey significance. A property should possess sufficient integrity to convey, represent or contain the values and qualities for which it is judged significant; therefore, the following is an identification and evaluation of these qualities and alterations as they affect the ability of the subject property to convey significance.



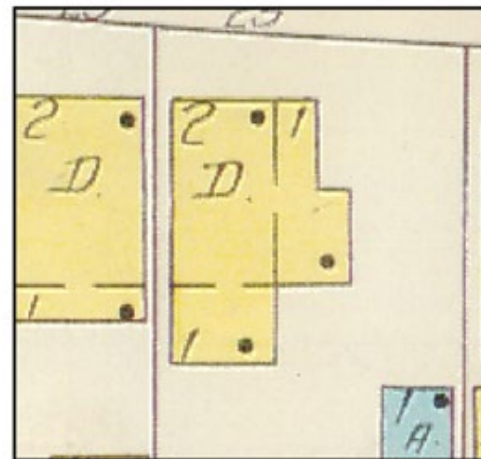
Above: Fig 1



Above: Fig 2



Above: Fig 1



Above: Fig 2

Fig 1: 1895 Hopkins Map, close-up of 25 Warwick Street

- Square structure with a second massing to the left.

Fig 2: 1900 Bromley Map, close-up of 25 Warwick Street

- A bay on the front elevation is now depicted.
- A porch is on the left elevation spanning from the front façade to the left ell.

Fig 3: 1925 Sanborn Map, close-up of 25 Warwick Street

- Concrete bloc garage constructed in rear.

Fig 4: 1934 Sanborn Map, close-up of 25 Warwick Street

- Porch on the left elevation has been enclosed.
- The rear one-story portion of the building has been extended to the left.

1. 25 Warwick Street

The period of relevance for the property starts c.1890

- a. Location: The structure is likely in the original location and built on-site.
- b. Design: The primary structure is one and $\frac{3}{4}$ stories, gable facing wood framed, vinyl clapboard; asphalt shingle roof; concrete steps lead to a hooded entryway with aluminum door on the left of the façade in the one-story section of the building (once a porch prior to being enclosed) and a one-story bay with asphalt shingle roof on the right of the facade; fenestration includes one-over-one double-hung sash windows; brick chimney; on the right elevation the fenestration consists of one-over-one double hung sash windows, and on the one story portion toward the rear is a pivot or fixed window; rear elevation of the property shows a one-story hipped roof with a small later addition on the rear towards the right; a brick stack which was likely once a second chimney stack exists between the rear portions of the building; fenestration on the rear elevation includes one-over-one double hung sash windows; left elevation shows the hipped one-story portion of the structure which includes an original ell and the later enclosed porch; concrete steps lead to a covered entryway behind the original ell; fenestration includes one-over-one double-hung sash windows.
- c. Materials: Vinyl clapboard; aluminum replacement front door; concrete steps on front and side entryways; metal railings; brick chimney stacks; asphalt shingle roof; concrete or concrete with brick parging foundation.
- d. Alterations: Replacement windows and doors; concrete steps; alteration of brick chimney stack in rear; later small addition in rear; enclosure of windows on the right elevation; pivot window on the right elevation.
- e. Evaluation of Integrity of 25 Warwick Street 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. Alterations have occurred to this structure; however, that obscure 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 25 Warwick Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 25 Warwick Street 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 25 Warwick Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 25 Warwick Street 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 25 Warwick Street is or is not “historically significant”.