



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

THOMAS F GALLIGANI  
EXECUTIVE DIRECTOR

PLANNING DIVISION  
*HISTORIC PRESERVATION*

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**STEP 2: DETERMINATION OF PREFERABLY PRESERVED  
STAFF REPORT**

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**Site:** 17 Clyde Street

**Case:** HP26-000007

**Applicant:** Law Office of Richard G.  
DiGirolamo

**Owner:** PJJJ LLC

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

**HPC Meeting Date:** April 7, 2026

**Top:** *Front elevation*

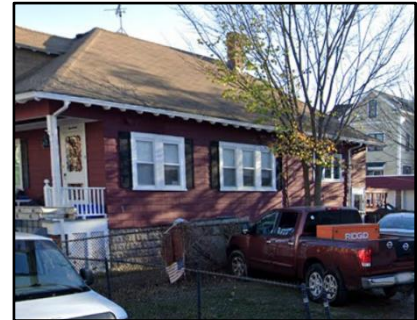
**Bottom, left:** *Left elevation*

**Bottom, middle:** *Rear elevation*

**Bottom, right:** *Right elevation*



*Google Earth Imaging*



*Google Earth Imaging*

*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.*

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## **I. SUMMARY OF APRIL 7 2026 MEETING**

At their regular public meeting on April 7, 2026, the HPC declared the building at 17 Clyde Street to be “Historically Significant”. Due to this determination, 17 Clyde Street has now moved to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building.

## **II. BUILDINGS UNDER CONSIDERATION**

- a. Location: This building is in its original location. The building was constructed on-site sometime between 1900-1925
- b. Design: The building is a one story craftsman style home, identifiable by the hipped roof and exposed rafters.



*Google Imaging of 17 Clyde Street*

## **III. ADDITIONAL INFORMATION**

PPZ Staff has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding the building at 17 Clyde Street and a general history of the area, see the April 7, 2026 staff report on Historic Significance, which has also been attached to this report.

It was noted by a member of the public at the April 7, 2026 meeting that the building having a concrete foundation marks a period of change, when the industry was moving away from the

previous brick construction of earlier eras. A concrete block foundation is in character for the early twentieth century period of relevance for this building.

#### **IV. DETERMINATION**

The HPC must determine one of the following for the building at 17 Clyde Street:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “findings” for guidance.

##### **a. Preferably Preserved**

For a determination of **preferably preserved**, the HPC must make the following finding:

- *That the demolition of the building at 17 Clyde Street would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above findings, the Commission must state their reasons why they take their position.

##### **b. Not Preferably Preserved**

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

##### **c. Not Preferably Preserved with Conditions**

For a determination of **NOT preferably preserved with Conditions**, the HPC must make the following findings:

- *That the building at 17 Clyde Street does not meet any of the criteria to be “preferably preserved”. The HPC may add any or all of the following conditions to this determination:*
  1. *Photographic documentation of the building to be demolished;*
  2. *Architectural renderings of the building to be demolished;*
  3. *Identification of materials for salvage material; and/or,*
  4. *A plan for installation of historic or interpretive signage at or near the site.*

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

#### **VI. VOTE**

When bringing the matter to a vote, the HPC must include the reasons why the building at 17 Clyde Street is or is not “preferably preserved”.



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**STEP 1: DETERMINATION OF SIGNIFICANCE**  
**STAFF REPORT**

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**Site:** 17 Clyde Street

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**Applicant:** Law Office of Richard G. DiGirolamo

**Owner:** PJJJ LLC

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

**HPC Meeting Date:** April 7, 2026

*Top: Front elevation*

*Bottom, left: Left elevation*

*Bottom, middle: Rear elevation*

*Bottom, right: Right elevation*



*Google Earth Imaging*

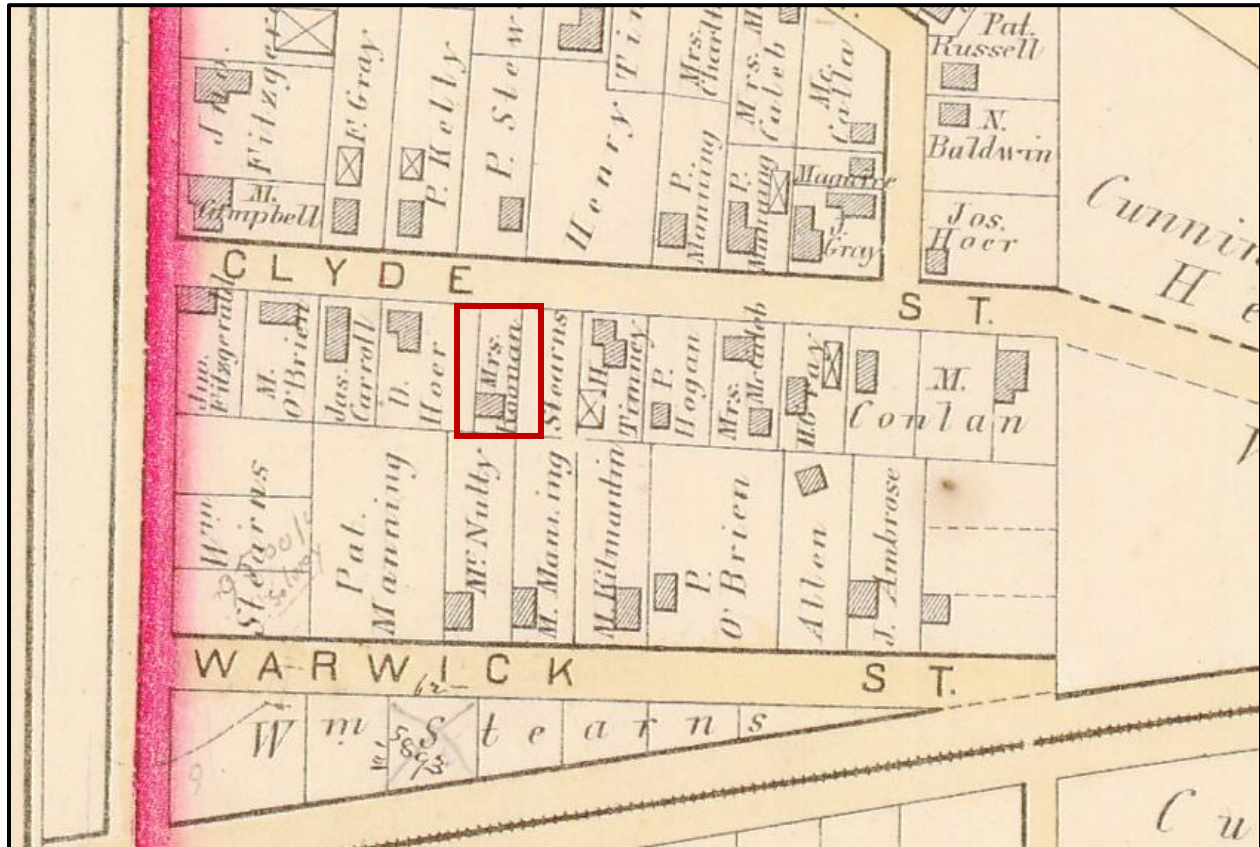


*Google Earth Imaging*

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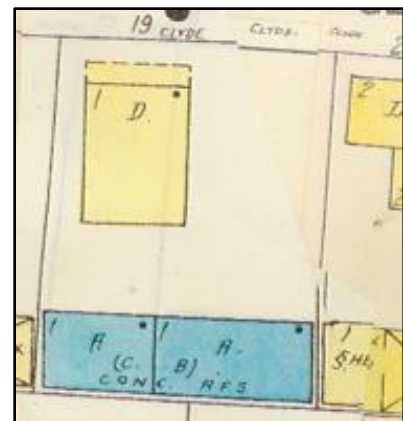
### I. HISTORICAL ASSOCIATION

**Historical Context:** 17 Clyde Street is a one-story craftsman style cottage. The street hosts a diverse mix of housing types, but largely made up of gable front two story homes.



1874 Hopkins Map

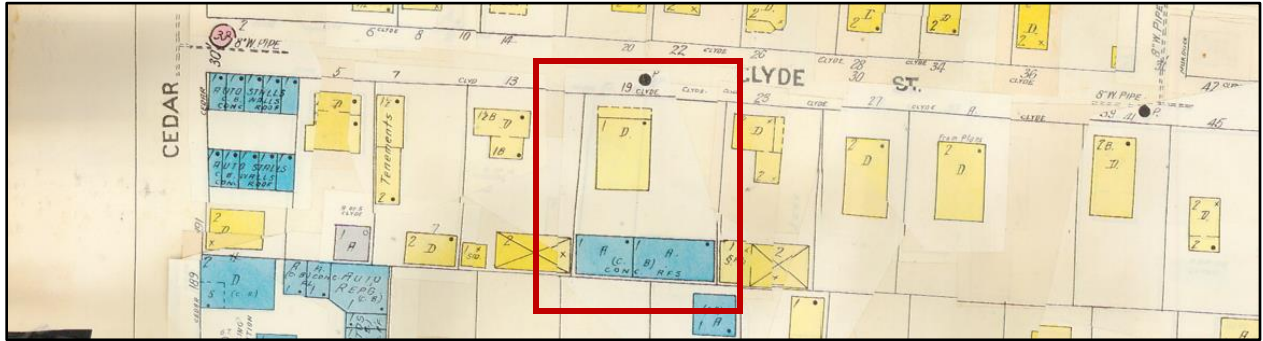
Clyde Street is in the Magoun Square neighborhood. Magoun Square was a convenient commercial shopping area for laborers and drivers hauling stone, brick, cordwood and farm produce through Somerville into Boston and Cambridge. The Clyde-Murdock Street area was developed as a small neighborhood of brickyard worker’s houses. The extensive yards of the Boston Brick Company were situated on Cedar Street, adjacent to the residential development. While the current structure at 17 Clyde Street may not have been part of this development, it informs the way that the parcel has changed over time, with two smaller 1.5 story units in the rear, evolving into a concrete-block garage.



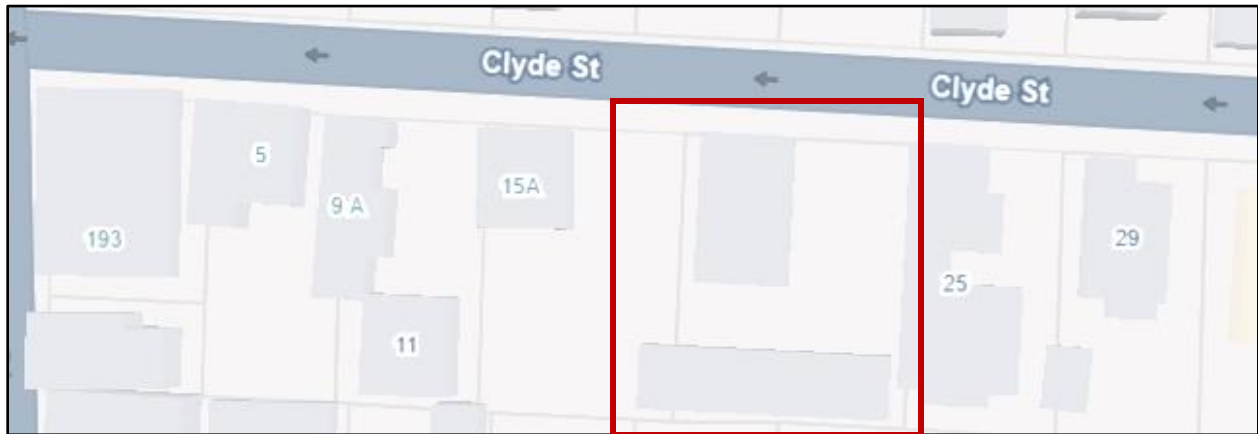
1925 Sanborn Map

While Clyde Street was platted and laid out as early as the 1874 Hopkins Maps, 17 Clyde street does not appear on the earliest

available historic maps. The address 17 Clyde first appears on the 1900 Sanborn map, as a 1.5 story dwelling towards the rear of the property. On the 1925 Sanborn, the 1.5 story dwelling is classified as a one story stone accessory structure with a composition roof. The structure at 19 Clyde appears similar in massing to what is known as 17 Clyde Street today. The below comparison shows the streetscape as documented in 1925 to what exists in 2026.



1925 Sanborn Map



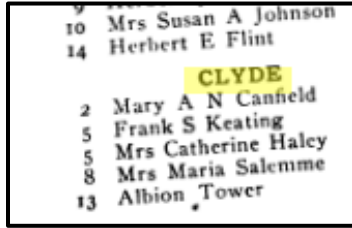
Google Maps (Present Day)

Information on the residents of 17 Clyde Street was not widely available. This could be due to the changing landscape of the parcel throughout the late 1800's. Information that was found on residents of this property were not residents of the house in its current condition. As seen on the images from the historic City Directories, 17 Clyde nor 19 Clyde do not appear as having listed residents for the highlighted years. As seen in the below section highlighted from the 1871 Somerville Directory, Ellen Rohan was listed as living on the 6<sup>th</sup> house on the right of Clyde Street. Based on the historic maps, the property Ellen Rohan lived in appears to be a variation of what is currently the garage.

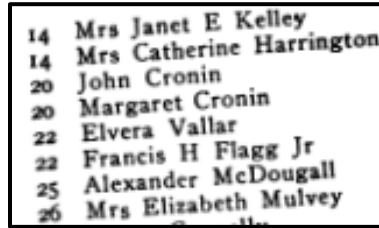
Name	Year(s) of Residency	Occupation	Relationship	Residency Type
Ellen Rohan	1871	Not listed	Widow of William Rohan	Not listed

Rogers without C. upholstery goods, (18 Canal, B.), bds.  
**Rohan Ellen**, widow of Wm. h. 6th on right of Clyde  
 Roke Dennis, grease collector, h. Medford, n. C. I. R. P.

1871 Somerville City Directory



1919 Somerville City Directory



1917 Somerville City Directory

## 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.*

The period of relevance of the early 1900’s, hipped roof with central street-facing dormer, exposed rafter tails, and grouped windows support this house being classified as a craftsman bungalow style home.

### 1. 17 Clyde Street

The period of relevance for the house starts c.1900-1925

- a. Location: This structure is in its original location. The building was constructed on-site sometime between 1900 and 1925.
- b. Design: The house is a one-story craftsman style home with a covered porch on the front elevation.
  - Front Elevation
    - Concrete stairs with metal railing.
    - Wooden porch railing.
    - Aluminum storm door.
    - Three one-over-one windows side by side with shutters.
    - Lattice trim and brick foundation.
    - Dormer with asphalt shingles and two one over one windows.
  - Right Elevation
    - Two one-over-one windows side by side, with black shutters.
    - Three one-over-one windows side by side, with black shutters.

- Three smaller single pane windows side by side.
- Side door to the rear of the structure.
- Left Elevation
  - Four pane bay window.
  - Two one-over-one windows side by side with black shutters.
  - One one-over-one window with black shutters.
  - Three basement sliding windows.
- Rear Elevation
  - Wooden porch with concrete stairs.
  - One one-over-one window.
  - Modern double sliding door.
- c. Materials:
  - Foundation: Brick façade, concrete block garage to side and rear.
  - Windows: Likely aluminum
  - Entry door: Modern with storm door
  - Siding: Painted wood shingles
  - Trim: Wood
  - Steps: Concrete with metal railing
  - Roof: Asphalt, one dormer with asphalt siding
- d. Alterations: Modern replacement of doors and windows on all elevations
- e. Evaluation of Integrity of 17 Clyde Street Based on the observations of the building and a study of the historic maps, it is Staff's position that the building retains most of the integrity of its original form. Alterations have occurred to this structure which obscure some original details; however, the original massing and key architectural details such as the one-story craftsman cottage features remain 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.***

##### **Residential Structure**

1. The HPC must make a finding as to whether or not the STRUCTURE at 17 Clyde Street meets any of the criteria stated above.

2. The HPC must specifically state why the STRUCTURE at 17 Clyde 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.*

### **Residential Structure**

1. The HPC must make a finding as to whether or not the STRUCTURE at 17 Clyde Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 17 Clyde Street does 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 17 Clyde Street is or is not “historically significant”.