



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

THOMAS GALLIGANI
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF HISTORIC SIGNIFICANCE
STAFF REPORT

Site: 83 Wallace Street

Case: HP26-000053

Applicant: Adam Dash & Associates- Adam Dash

Owner: Michael Bergman & Chien Chi Huang

Proposal: *Demolish principal structure.*

HPC Meeting Date: August 18th, 2026

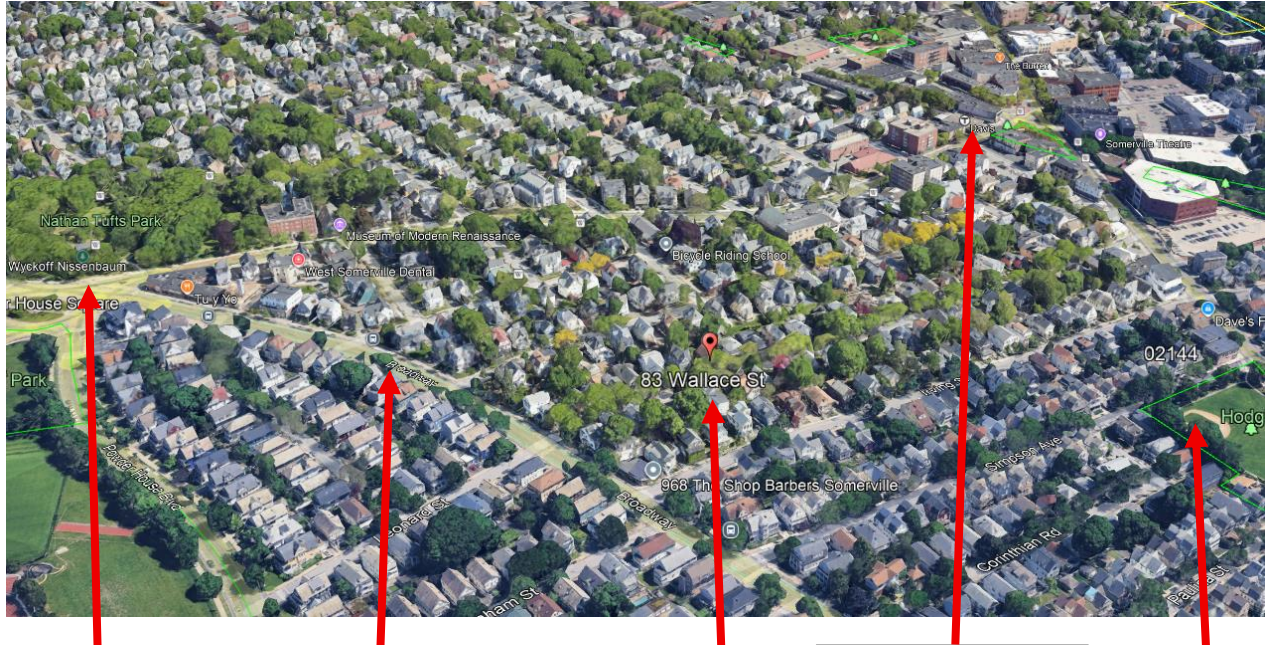


Above: Front elevation of 83 Wallace St

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. IMAGES OF PROPERTY / AREA

Below: Aerial view of 83 Wallace St and surrounding area.



Powder House Square
and Nathan Tufts
Park

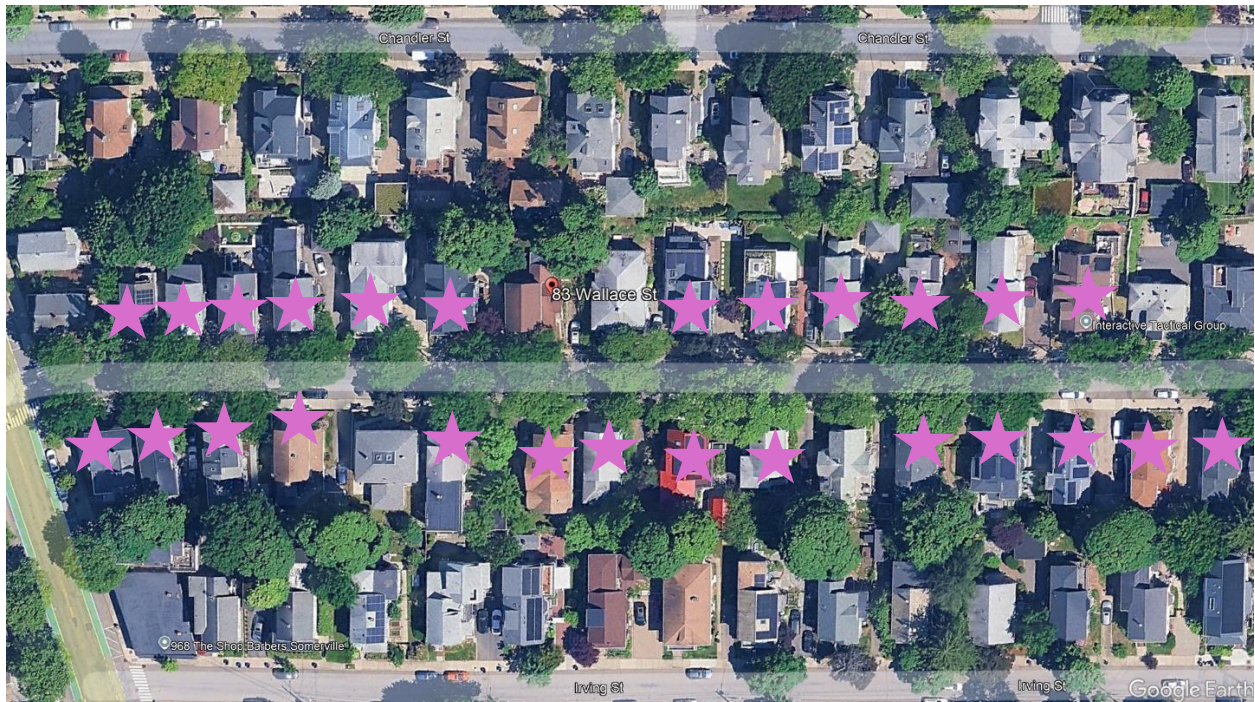
Broadway

Subject Property:
83 Wallace St

Davis Square MBTA
Station

Hodgkins-Curtin
Park

Below: Aerial view of 83 Wallace St and other Italianate dwelling units built during the same period marked with



Below: Photos of the Subject Property 83 Wallace St



Above: Front elevation of 83 Wallace St



Above: Right side elevation of 83 Wallace St



Above: Left side elevation of 83 Wallace St



Above: Rear elevation of 83 Wallace St



Above: Details of front entrance and bay window Italianate brackets on 83 Wallace St



Above: Details of rear boxed cornice on 83 Wallace St



Above: Details of projecting bay window with Italianate brackets on 83 Wallace St



Above: Principal entrance on 83 Wallace St

Below: Streetscape photos of Italianate dwelling unit along Wallace St



Above: 85 Wallace St (Italianate home being demolished next door)



Above: 80 & 82 Wallace St



Above: 75 Wallace St



Above: 71 Wallace St



Above: 64 Wallace St



Above: 69 Wallace St



Above: 102, 100, and 96 Wallace St

III. HISTORICAL ASSOCIATION

Historical Context: 83 Wallace Street is an Italianate residential structure built between 1874 and 1895. The subject property is one of many Italianate structures built between 1874-1900 on Wallace Street and the surrounding neighborhood. Ornamental window surrounds, projecting bays, bracketed cornices, and vertical emphasis are qualities of the Italianate style particularly found in New England during the 1880s.

The Italianate style rose to popularity in New England from approximately 1840 to 1885. This style is characterized in part by its architectural detailing, like that found on the home at 83 Wallace Street. This detailing became more assessable during this period due to the availability of standardized millwork and industrial advances. At the time of the construction of 83 Wallace, popularity of the Italianate style was transitioning into more Victorian/Shingle style homes, which appear to have influenced some features of the subject property.

83 Wallace Street is located near what is now known as Davis Square and is neighboring Tufts University. This area of Somerville was considered rural, especially near the Tufts Campus (established in 1852.)

The Davis Square neighborhood had a rapid increase in density due to the expansion of the Boston & Lowell Railroad reaching Somerville in the 1830s, and Fitchburg Railroad in the 1840s. A branch through what became known as Davis Square opened in 1870. Following these railway expansions, Somerville experienced an influx of suburban growth. At that time, farmers and their heirs began subdividing their land into residential tracts. (as shown on the 1874 Hopkins Map below)

Below: Portion of the 1874 Hopkins map

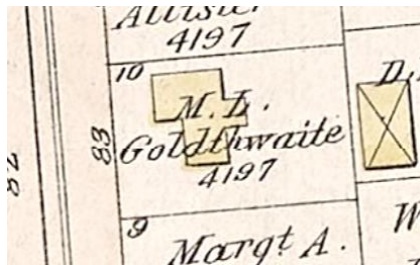


One of the earliest developers was Ira Hill who developed portions of Wallace Street, Chandler Street, and Park Avenue. According to 'An Atlas of Somerville's Neighborhoods and Squares,' Hill's subdivision was adjacent to the light-manufacturing industries around Davis Square and housing that was constructed was intended for workers.

An 1896 account by the Hepzibah Club criticized the neighborhood's development and specifically described Wallace Street as having 'suddenly been filled with many houses built close together amid what had previously been open country.' Wallace Street is described in historical records as one of the early workers' residential subdivisions of the Tufts/West Somerville Area.

Historic map research indicates that this portion of Wallace Street and the surrounding neighborhood had dense development patterns by the 1880s. The 1895 Bromley map is the first time the house at 83 Wallace St was recorded. By this time, most blocks in the subject property's vicinity had been fully subdivided and developed.

Below: Portion of the 1895 Bromley map



On the 1895 Bromly map, the owner is listed as M. L. Goldthwaite.

The property was sold to Charles J. Roche Inc., likely as an investment property, and rented. Charles J. Roche then sold the property to Holly McL. Libby in June 1925. Holly Libby was married to Edward C. Libby, but she was listed as the sole owner of the property on the deed.

Holly L. McLellan was born in Nova Scotia, Canada in 1890.

Edward Libby was born in Quebec, Canada in 1884. Holly McLean and Edward Libby married on September 3, 1912. According to the 1930 Federal Census and the 1939 Boston City Directory, Edward Holly worked as a merchant of ice in Boston.

Libby then sold the property in 1925 through a quitclaim to George Dyment and Winifred B. Dyment. George Dyment was born in 1881 in Maine and Winnifred Dyment was born in 1881 in Canada before immigrating to the U.S. in 1903. Winifred and George Dyment had 3 children; Mable L Dyment, Lecil M Dyment, and Earle G Dyment. According to the 1920 and 1930 Federal Census, George Dyment worked as a streetcar conductor.

DYMENT—In Somerville, suddenly, May 8. George, husband of Winifred B. (Cain) Dyment of 79 Pearson rd., Somerville, father of Earle G. of Medford, Mrs. Mabel L. MacMillan of Hamilton, Ontario, and Mrs. Cecil M. Franklin, at home, brother of William S. Dyment of Prince Edward Island, Mrs. Mabel J. Wedlock, Somerville, and Mrs. Elsie M. Woodside of Dexter, Maine. Service at his late residence Saturday, May 10, at 2 p. m. Calling hours today, 3-4 and 7-9 p. m. Interment in Woodlawn Cemetery.

Above: George Dyment obituary in the 1947 Boston Globe

George, Winnifred, Lecil, and Earle Dymont were listed as residents of 83 Wallace Street in the 1930 Federal Census. Likely due to the financial stresses of the Great Depression, Winnifred went from being listed as a 'homemaker' in the 1920 census to working as a 'banquette waitress' in the 1930 census. Earle Dymont, 15 at the time, is listed as a student. His sister Lecil, 22 at the time, is listed as an 'automobile equipment stenographer.'

	Marital Status	Married	Age	Attended School	Reads & Writes	Birthplace	Father Birthplace	Mother Birthplace	Language	A	B	C	Immigrant Year	Naturalized	Speaks English	Occupation	Industry
Madeline Plumer			40			Massachusetts	Massachusetts	Northern Ireland		58	03	1			Yes	None	
George Dymont			40			Canada	England	Canada	English	00	43	1	1898		Yes	Operator	Street Car
Winnifred Dymont			40			Canada	England	Canada	English	00	43	1	1904		Yes	Waitress	Banquette
Lecil Dymont			40			Massachusetts	Canada	England	English	53	43	0			Yes	Stenographer	Automobile Equipment
Earle Dymont			15			Massachusetts	Canada	England	English	53	43	0			Yes	None	

Above: George, Winnifred, Lecil, and Earle Dymont in the 1930 Federal Census

Below: 1940s George Earle Dymont WWII draft card

By 1940, the family was no longer living at 83 Wallace Street and Earle Dymont was drafted during World War II.

83 Wallace went through several foreclosures and in 1939, Volunteer Co-operative Bank seized the property from George and Winnifred Dymont.

In 1942, the property was sold by the bank to Clement Kaloyanides and Belle Kaloyanides. According to the 1940 Federal Census, Clement Kaloyanides was born in 1907 in Greece before immigrating to the U.S. His Wife, Belle Kaloyanides, was born in Maine in 1912. Clement Kaloyanides is listed in the 1940 census as working as a private tailor. Together, the Kaloyanides had 3 daughters; Virginia, Joan, and Margaret and 2 sons; John and George. The family was listed as renters in Somerville prior to purchasing 83 Wallace in 1942.

982 GEORGE EARLE DYMENT 1387

1. ADDRESS (Home) 77 BAY STATE AVE SOMERVILLE MID. MASS.

2. TELEPHONE 504-151

3. AGE IN YEARS 26

4. PLACE OF BIRTH Somerville

5. COUNTRY OF CITIZENSHIP U.S.A.

6. DATE OF BIRTH Aug 31 1914

7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Winnifred Bell Dymont

8. RELATIONSHIP OF THAT PERSON Mother

9. ADDRESS OF THAT PERSON 74 Pearson Rd. Somerville Mid. Mass.

10. EMPLOYER'S NAME Self Employed

11. PLACE OF EMPLOYMENT OR BUSINESS 535 Boston Ave. Somerville Mid. Mass.

12. REGISTRATION CARD D. B. S. FORM 1

Signature: George Earle Dymont

According to Federal Census data, the family was living at 83 Wallace Street in 1950 and had 5 more children; Elaine, Clement, Thomas, Irene, and Michael. In 1950, Clement Kaloyanides continued to be listed as a tailor now working for 'Clothing Concerns'. The Kaloyanides's 2 oldest children were also working in 1950. Virginia Kaloyanides was working as a kitchen aid at the State Hospital and John Kaloyanides worked as a newspaper delivery boy.

83	31	Mr	Mr	Kaloyanides, Clement	Head	W	M	43	mar	Greece	1907	Yes	WK	45	Tailor	Clothing Concerns	P.
13				Belle D.	Wife	W	F	38	mar	Maine	1912	Yes	H				
14				Virginia T.	daughter	W	F	17	Un	Massachusetts		Yes	Yes		Kitchen Help	State Hospital	B
15				John L.	son	W	M	15	Un	Massachusetts		Yes	Yes		Newspaper boy		O
16				Joan E.	daughter	W	F	14	Un	Massachusetts		Yes	Yes				
17				George J.	son	W	M	13	Un	Massachusetts		Yes	Yes				
18				Margaret B.	daughter	W	F	11	Un	Massachusetts		Yes	Yes				
19				Elaine E.	daughter	W	F	9	Un	Massachusetts		Yes	Yes				
20				Clement C.	son	W	M	6	Un	Massachusetts		Yes	Yes				
21				Thomas L.	son	W	M	4	Un	Massachusetts		Yes	Yes				
22				Irene J.	daughter	W	F	2	Un	Massachusetts		Yes	Yes				
23				Michael B.	son	W	M	1	Un	Massachusetts		Yes	Yes				

Above: Kaloyanides family living at 83 Wallace St in 1950 Federal Census

In addition to working as a tailor, Clement Kaloyanides was the choir director at the West Somerville Congressional Church, as shown in the 1952 Boston Evening Globe.

In 1953, the Kaloyanides welcomed their 12th child, which was shown in the Boston Globe with a photo of Virginia working as a student nurse, her mother Belle, and their new family member Donald.

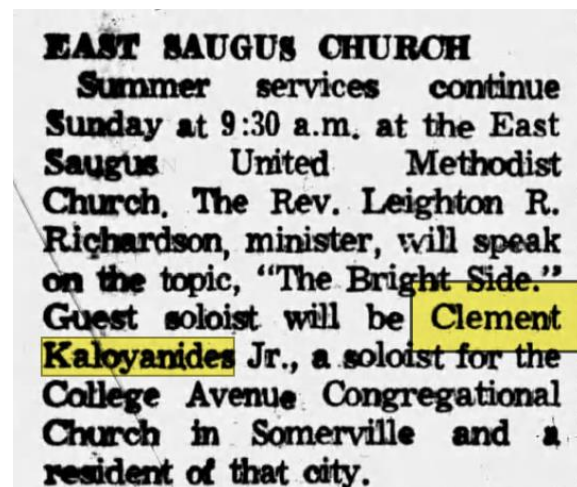


Above: July 13, 1953 Boston Globe

Talent in music seemed to run in the family as Clement Kaloyanides Jr. was written about in 'The Daily Item' in 1968 was listed as a guest soloist at East Saugus Church and in the 1970 Boston Globe at Tremont Temple in Boston.



Above: November 26, 1967 Boston Globe

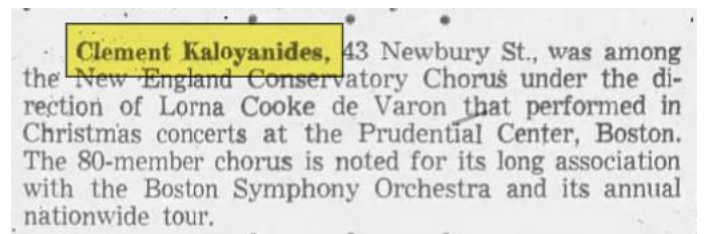


Above: The Daily Item June 27, 1968



Above: The Boston Globe March 27, 1970

Clement Kaloyanides Jr. was in the New England Conservatory Chorus and is listed in advertisement for singing performances in The Daily Item and the Boston Globe, along with his father, throughout the 1950s, 60s, and 70s.



Above: The Daily Item December 24, 1970



MRS. KALOYANIDES

Kaloyanides-Malzone

Lucille Malzone, Winchester, and Donald P. Kaloyanides, Somerville, were married on Oct. 9 at St. Mary Church in Winchester.

The bride, daughter of Mr. and Mrs. Frank A. Malzone, is attending Boston State College. Her husband, son of Mr. and Mrs. Clement J. Kaloyanides, is attending Bentley College.

After a trip to the Catskills, the couple will live in Somerville.

Donald Kaloyanides, the same baby photographed in the 1953 Boston Globe, was written about again with his wedding announcement in Boston Globe in 1976. The couple is said to be living in Somerville and deed research indicates they were given ownership of 83 Wallace St around this time.

The Kaloyanides family were contributing members to the Somerville community and 83 Wallace served as a home to all 14 family members and their future extended family.

The property was kept in the Kaloyanides family for over 40 years.

*Above: The Boston Globe
October 31, 1976*

IV. ARCHITECTURAL DESCRIPTION

Please see the section 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 for the house begins between 1874 - 1895

- a. Location: The structure is in its original location.
- b. Design: Two and a half story Italianate with a steep front facing gable and shingle cladding on the exterior. Steeply pitched gable roof, ornamental, bracketed surrounds at principle first floor openings, and a three-sided projecting bay with detailed brackets. Ornamental window surrounds, projecting bays on both the front and right sides, bracketed cornices, and vertical emphasis are qualities of the Italianate style particularly found in New England during the 1880s.

Principle entrance on the left side of the front façade with an open, covered portico supported by decorative brackets and a coordinating surround. Double-hung windows with symmetrical arrangement on the front façade. There appears to be a period doorbell or entry bell to the right of the open portico.

- c. Materials: Shingle siding, stone front steps with metal rails; asphalt shingling on roof; brick and concrete foundation; wood decking on front portico; wood door; wood bracket details flanking front door and front bay window; window material unknown; brick chimney stack; wood detailing (molding & cornices).
- d. Alterations: Windows appear to have been replaced with vinyl, but surrounds and mostly intact. Exterior doors are not original. Unknown if the right side was extended with an addition at some point.

Evaluation of Integrity: 83 Wallace Street retains integrity of location, original form and massing, Italianate architectural style and architectural details.

V. 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 83 Wallace Street meets any of the criteria stated above.
2. The HPC must specifically state why the structure at 83 Wallace Street does or does not meet the threshold for historic significance under finding “i”.

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 83 Wallace Street meets any of the criteria stated above.
2. The HPC must specifically state why the structure at 83 Wallace Street does or does not meet the threshold for historic significance under finding “ii”.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the structure at 83 Wallace Street is or is not “historically significant”.