



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	22-24 Fountain Avenue
Case:	HPC 2017.087
Applicant Name:	BBC Services Inc.
Date of Application:	October 17, 2017
Recommendation:	Significant
Hearing Date:	November 28, 2017

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 1870, 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/atlas, 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 22-24 Fountain Avenue 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 the broad architectural, cultural, economic and social history of the City due to associations with the working class who immigrated primarily from Ireland and Italy.

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 22-24 Fountain Avenue historically and architecturally significant.**

The subject building is found historically and architecturally significant due to strong associations to Somerville's working class. The structure has the simple massing and form characteristic of the time and purpose of the housing with minimal alterations.

I. Historical Association

Historical Context: 22-24 Fountain Avenue first appears in the 1874 Hopkins Atlas as being owned by a Mrs. Bradshaw along with the house immediately to its north. Deeds state that it is part of a subdivision owned by Horace B. Runey for whom it was surveyed in 1849. The Runey family were known early American Charlestown potters who based on Three-Pole Lane (Cross Street).

See attached table of known occupants and owners. No deeds were found for Mrs. Bradshaw per 1874 Hopkins Atlas or possibly subsequent owners. The Deed was found for Edward and Ida Cox but it did not include the link to earlier deeds. Edward Cox owned and developed numerous properties throughout Somerville and Cambridge. Tenants and 20th century owners appear to be primarily blue collar and working class.

Evolution of Site: Fountain Avenue is shown as a dirt track on the 1852 Draper Map. By 1874 Fountain Avenue is partially developed and 22-24 Fountain Avenue can be seen in the maps. The 1870 Census does not identify streets or house numbers. Horace B. Runey, undertaker was found on the 1869 City Directory at the corner of Fountain and Cross Streets as seen on the 1874 Hopkins Atlas as well as Enoch Haskell. The Bradshaw properties were located just beyond them. Possible tenants found in the 1870 Census are Samuel Daniels, machinist and family; Joseph Daniels, carpenter and family; and John Mahoney, tool maker and family. None of these appear in the 1869 City Directory indicating that the building construction dates from 1869-1870.

The footprint of the building has changed little since its construction. The building permit record shows repairs to roof and reconstruction of the porches. A rear stairway and porch were added in 1956.

Architectural Description: The building is a simple 1 ½ story double house with the entries and stairs on the common wall in the center. The building is 4 bays wide and 2 bays deep. The second floor windows are tight against the eaves. There are two chimneys set in from the end gables against the roof ridge. The shed roofed front porch encompasses both doorways. The siding is brick patterned asphalt shingle.

Summary: 22-24 Fountain Avenue was constructed as rental housing for workers *circa* 1870. There is no evidence of owner occupation of the building until the early 20th century. The Megna family owned the building from 1907 through this year. The building is a utilitarian in form, and massing.

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/atlas, 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 22-24 Fountain Avenue 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 the broad architectural, cultural, economic and social history of the City due to associations with the working class.

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 22-24 Fountain Avenue begins a rental units for the working class *circa* 1870 based upon City Directories and the 1870 US Census.

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 house has not been moved. It is located on a residential street. The buildings are of mixed styles and eras with the west side of the street have the newest structures.
- b. Design: The building's design is simple un-ornamented workers housing. The doors are centrally located with a single window on each floor on the main façade and two windows on the side elevations.
- c. Materials: The building is wood construction. The basement has been parged. The windows are wood and may be original. The siding and roof are both asphalt.
- d. Alterations: The rebuilt porch is atypical of the 1870s and has been rebuilt. A rear side entry was constructed at an unknown date. The building was sided in brick-patterned asphalt at an unknown date.

Evaluation of Integrity: The building retains the integrity of massing and form of mid to late 19th century workers housing. It has very few alterations and is similar to other double houses in East Somerville. The double house is slightly set back from the street in comparison to others and is stylistically different from other houses on the street because the street was developed at different times.

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 22-24 Fountain Avenue historically or architecturally significant.

The subject building is found historically and architecturally significant due to strong associations to Somerville's working class. The structure has the simple massing and form characteristic of the time and purpose of the housing with minimal alterations.

III. Recommendation

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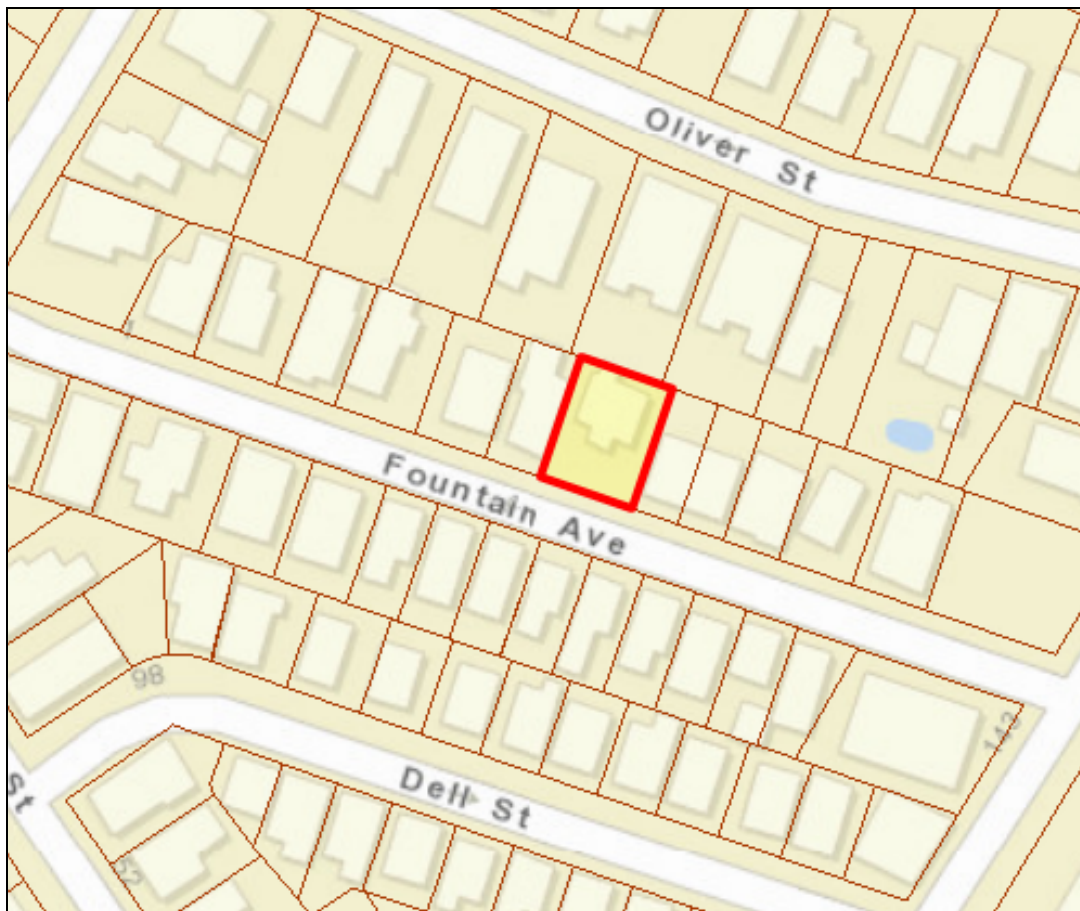
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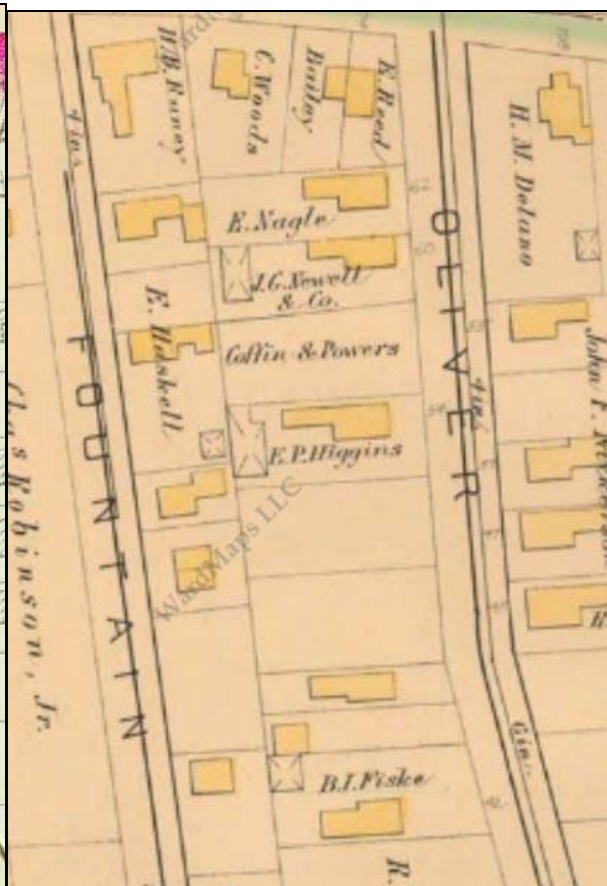
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Street



1874 Hopkins Plate 14-15

1884 Hopkins Plate 2



1895 Bromley Plate 9



1900 Sanborn Plate 100



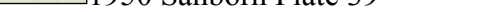
1925 Sanborn Plate 100



1933 Sanborn Plate 39



1950 Sanborn Plate 39





Family Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		O	Mrs. Bradshaw					1874 Hopkins Atlas Plate 14-15	
		O	Timothy F Bassett & Ida M. Bassett					1882 Deed 1598/24	from Edward Cox & Emma A. Cox
		O	Unidentified					1884 Hopkins Atlas Plate 2	
	24 Fountain Avenue		George D. Wood		Canvasser			1890 City Directory	
	22 Fountain Avenue		Arthur J. Brown		Machinist			1892 City Directory	
	24 Fountain Avenue		James E. Magann		Driver			1892 City Directory	
	22 Fountain Avenue		Arthur J. Brown		Machinist			1893 City Directory	
	22 Fountain Avenue		George Barrett		Machinist			1893 City Directory	
	24 Fountain Avenue		Daniel Looney					1893 City Directory	
	24 Fountain Avenue		Daniel Looney					1893 City Directory	
	24 Fountain Avenue		Michael Looney		Teamster			1893 City Directory	
	24 Fountain Avenue		Michael Looney		Teamster			1893 City Directory	
	22 Fountain Avenue		George Barrett		Machinist			1894 City Directory	
	24 Fountain Avenue		Daniel Looney					1894 City Directory	
	24 Fountain Avenue		Michael Looney		Teamster			1894 City Directory	
		O	Bassett & Bassett					1895 Bromley Atlas Plate 9	
	22 Fountain Avenue		John P. Galvin		Laborer			1895 City Directory	
	24 Fountain Avenue		Daniel Looney					1895 City Directory	
	24 Fountain Avenue		Michael Looney		Teamster			1895 City Directory	
	22 Fountain Avenue		Alexander Beattie		Machinist			1897 City Directory	
	24 Fountain Avenue		Henry Harrington		Brakeman			1897 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1898 City Directory	
	24 Fountain Avenue		Charles A. Harrington		Messenger, B&M			1898 City Directory	
	24 Fountain Avenue		Henry Harrington		Newsdealer			1898 City Directory	
		O	Edward Kenney					1898 Deed 2637/296	from Timothy F Bassett
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1899 City Directory	
	24 Fountain Avenue		Charles A. Harrington		Messenger, B&M			1899 City Directory	
	24 Fountain Avenue		Horatio Harrington		Newsdealer			1899 City Directory	
		O	Bassett & Bassett					1900 Stadly Atlas Plate 12	
	24 Fountain Avenue		Horatio Harrington		Laborer			1900 City Directory	
82/84	22 Fountain Avenue	R	Charles R. Holmes (head)	44	Brakeman, RR	England	1881	1900 US Census	
82/84	22 Fountain Avenue		Lillian Holmes (wife)	32		Massachusetts		1900 US Census	
82/84	22 Fountain Avenue		Everett J. Holmes (son)	12	At School	Massachusetts		1900 US Census	
82/84	22 Fountain Avenue		Nellie M. Holmes (daughter)	9		Massachusetts		1900 US Census	
82/84	22 Fountain Avenue		Ruth Leona Holmes (daughter)	3		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Herbert Harrington (son)	Died		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue	R	Horatio Harrington (head)	45	Conductor, RR	Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Alice Harrington (wife)	39		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Charles Harrington (son)	18	Messenger, RR	Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		William Harrington (son)	15		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Lucy Harrington (daughter)	12		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Alice Harrington (daughter)	10		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Florence Harrington (daughter)	7		Massachusetts		1900 US Census	
87/83	24 Fountain Avenue		Ada Harrington (daughter)	4		Massachusetts		1900 US Census	
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1901 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1902 City Directory	
	24 Fountain Avenue		Charles A. Harrington		USA			1902 City Directory	
	24 Fountain Avenue		Horatio Harrington		Laborer			1902 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1903 City Directory	
	24 Fountain Avenue		Charles A. Harrington		USA			1903 City Directory	
	24 Fountain Avenue		Horatio Harrington		Laborer			1903 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1904 City Directory	
	24 Fountain Avenue		Charles A. Harrington		Brakeman			1904 City Directory	
	24 Fountain Avenue		Mrs. Alice Harrington					1904 City Directory	
	24 Fountain Avenue		William Harrington		Clerk, B&M			1904 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman			1905 City Directory	
	22 Fountain Avenue		Hattie George					1905 City Directory	
	24 Fountain Avenue		Harry D. Walsh		Motorman			1905 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman, B&M			1906 City Directory	
	22 Fountain Avenue		Everett Holmes		Milkman			1906 City Directory	
	24 Fountain Avenue		James Henderson		Blacksmith			1906 City Directory	
	22 Fountain Avenue		Charles R. Holmes		Brakeman, B&M			1907 City Directory	
	22 Fountain Avenue		Everett Holmes		Milkman			1907 City Directory	
	24 Fountain Avenue		William Main		Milkman			1907 City Directory	
		O	Giuseppe Megna et ux					1907 Deed 3310/61	from Edward Kenney
	22 Fountain Avenue		Charles R. Holmes		Brakeman, B&M			1908 City Directory	

Family Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	22 Fountain Avenue		Everett Holmes		Brakeman, B&M			1908 City Directory	
	24 Fountain Avenue		Charles Caliri		Hairdresser, 127 Washington Street			1908 City Directory	
	24 Fountain Avenue		Joseph Caliri		Hairdresser			1908 City Directory	
	24 Fountain Avenue		Charles Caliri		Hairdresser, 127 Washington Street			1909 City Directory	
	24 Fountain Avenue		Joseph Caliri		Hairdresser			1909 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Maker, 128 Cross Street			1909 City Directory	
	22 Fountain Avenue		Joseph Caliri		Hairdresser, Caliri Bros, 127 Washington Street			1910 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoemaker, 126 Pearl Street & 128 Cross Street			1910 City Directory	
	22 Fountain Avenue		Anthony Caliri		Hairdresser, Caliri Bros, 127 Washington Street			1911 City Directory	
	22 Fountain Avenue		Joseph Caliri		Hairdresser, Caliri Bros, 127 Washington Street			1911 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoemaker, 128 Cross Street			1911 City Directory	
	22 Fountain Avenue		Joseph I. Caliri		Shoemaker, Caliri Bros, 127 Washington Street			1912 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 128 Cross Street			1912 City Directory	
	22 Fountain Avenue		Antonio Depalma		Shoe Worker			1913 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1913 City Directory	
	22 Fountain Avenue		Mary Bonanno		Confectionary, 96 Cross Street			1914 City Directory	
	22 Fountain Avenue		Michel Bonanno		Fruit			1914 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1914 City Directory	
	22 Fountain Avenue		Mary Bonanna		Confectionary, 96 Cross Street			1915 City Directory	
	22 Fountain Avenue		Michel Bonanna		Fruit			1915 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1915 City Directory	
	22 Fountain Avenue		Mary Bonanna		Confectionary, 96 Cross Street			1916 City Directory	
	22 Fountain Avenue		Michel Bonanna		Fruit			1916 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1916 City Directory	
	22 Fountain Avenue		Mary Bonanno		Confectionary, 96 Cross Street			1917 City Directory	
	22 Fountain Avenue		Mary Bonanno		Confectionary, 96 Cross Street			1917 City Directory	
	22 Fountain Avenue		Michel Bonanno		Fruit			1917 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1917 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1918 City Directory	
	22 Fountain Avenue		John J. Powers					1919 City Directory	
	22 Fountain Avenue		Margaret Powers		Wife			1919 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1919 City Directory	
	22 Fountain Avenue		John J. Powers					1920 City Directory	
	22 Fountain Avenue		Margaret Powers		Wife			1920 City Directory	
102/134	22 Fountain Avenue		Matgaret Powers (wife)	50		Ireland	1893	1920 US Census	
102/134	22 Fountain Avenue	R	John J. Powers (head)	44	Laborer, Meat Factory	Ireland	1890	1920 US Census	
102/134	22 Fountain Avenue		James Powers (son)	16	Clerk, Newspaper	Massachusetts		1920 US Census	
102/134	22 Fountain Avenue		William Powers (son)	14	Errand Boy, Office	Massachusetts		1920 US Census	
102/134	22 Fountain Avenue		John Powers (son)	13	Errand Boy, Office	Massachusetts		1920 US Census	
102/134	22 Fountain Avenue		Catherine Powers (daughter)	11		Massachusetts		1920 US Census	
102/134	22 Fountain Avenue		Margaret Powers (daughter)	9		Massachusetts		1920 US Census	
102/134	22 Fountain Avenue		Thomas Powers (son)	7		Massachusetts		1920 US Census	
103/135	24 Fountain Avenue	O	Joseph Megna (head)	46	Machinist, Shoe Shop	Italy	1902	1920 US Census	
103/135	24 Fountain Avenue		Rosena Megna (wife)	38		Italy	1900	1920 US Census	
	22 Fountain Avenue		Nancy Barnes		Wife			1924 City Directory	
	22 Fountain Avenue		Thomas Barnes		Grocer, 31 Cutter Street			1924 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1925 City Directory	
	22 Fountain Avenue		Antonio Caliri		Barber			1927 City Directory	
	22 Fountain Avenue		Santa Caliri		Wife			1927 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1927 City Directory	
	22 Fountain Avenue		Antonio Caliri		Barber			1929 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1929 City Directory	
	24 Fountain Avenue		Nancy Megna		Wife			1929 City Directory	
50/84	24 Fountain Avenue	O	Joseph Magna (head)	55	Shoemaker, Own Shop	Italy	1906	1930 US Census	
50/84	24 Fountain Avenue		Nancy B Magna (wife)	42		Italy	1927	1930 US Census	
50/84	24 Fountain Avenue		Anthony Magna (son)	1		Massachusetts		1930 US Census	
50/85	22 Fountain Avenue	R	Antonio Caliri (head)	49	Barber, Barber Shop	Italy	1925	1930 US Census	
50/85	22 Fountain Avenue		Santa Caliri (wife)	39		Italy	1915	1930 US Census	
50/85	22 Fountain Avenue		Joseph Caliri (son)	17	Mixer, Bakery	Massachusetts		1930 US Census	
50/85	22 Fountain Avenue		Antonio Caliri (son)	14		Massachusetts		1930 US Census	
50/85	22 Fountain Avenue		Sabastiano Caliri (son)	12		Massachusetts		1930 US Census	
50/85	22 Fountain Avenue		Cosmo Caliri (son)	10		Massachusetts		1930 US Census	
50/85	22 Fountain Avenue		Rosario Caliri (son)	8		Massachusetts		1930 US Census	
50/85	22 Fountain Avenue		Carmelo Caliri (son)	6		Massachusetts		1930 US Census	
50/85	22 Fountain Avenue		Santo Caliri (son)	3		Massachusetts		1930 US Census	
	22 Fountain Avenue		Eugene Mehigan		Laborer			1933 City Directory	
	22 Fountain Avenue		Nora Mehegan		Wife			1933 City Directory	
	24 Fountain Avenue		Joseph Megna		Shoe Repair, 96a Cross Street			1933 City Directory	

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	24 Fountain Avenue		Nancy Megna		Wife			1933 City Directory	
	22 Fountain Avenue		John Gambale		Steel Worker			1940 City Directory	
	22 Fountain Avenue		Mary Gambale		Wife			1940 City Directory	
	24 Fountain Avenue		Joseph Megna		Retired			1940 City Directory	
	24 Fountain Avenue		Nancy Megna		Wife			1940 City Directory	
159	22 Fountain Avenue	O	Joseph Megna (head)	66		Italy		1940 US Census	
159	22 Fountain Avenue		Nancy Megna (wife)	52		Italy		1940 US Census	
159	22 Fountain Avenue		Anthony Megna (son)	11		Massachusetts		1940 US Census	
160	22 Fountain Avenue	R	John Gambale (head)	22	Steel Worker, Building Const	Massachusetts		1940 US Census	
160	22 Fountain Avenue		Mary Gambale	20		Massachusetts		1940 US Census	
	22-24 Fountain Avenue		Magner					1947-3-1251 Building Permit	Reroof with asphalt
	24 Fountain Avenue		Magner					1956-1-204 Building Permit	Stairway from 2nd floor; New back piazza
	24 Fountain Avenue		N. Megno					1958-1-203 Building Permit	Rebuild front porch
	22-24 Fountain Avenue		Nancy Megna					1967 Deed 11386/82	from Anthony J. Megna, Estate of Rosina Megna & Giuseppe Megna
	22-24 Fountain Avenue		Megna Family Trust					1990 Deed 20425/1	from Anthony J. Megna
	24 Fountain Avenue		J. Megna					1990-1-114 Building Permit	Repair rear porch floor & rotten wood, Rebuild back stairs & boards.