



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

GEORGE J. PROAKIS  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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Site:	24-28 Broadway
Case:	HPC 2019.012
Applicant Name:	Lower Broadway Development, LLC
Date of Application:	February 6, 2019
Recommendation:	Not Significant
Hearing Date:	March 20, 2018

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**I. Historical Association**



*Historical Context:* 24-28 Broadway was constructed in 1923 by L. Harper as three storefronts including a bakery. According to the building permit record, the stores underwent a major rehabilitation in 1976 for the Boulter Plywood Corporation. On-line directory research did not find any listings for the property. According to deed research the property was owned until 1973 by Lyle S. Thorpe who sold it to Fred C. Boulter.

*Architectural Description:* 24-28 Broadway is a single story brick and concrete block commercial/industrial structure. Few original details remain. Note the cast stone columns with



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modern infill brick and the portion of a tile entry. The front façade has four cast-stone columns on a simple base. Small casement windows, a metal storm door and a garage door can be seen along the Broadway façade. There is evidence of plain wide frieze along Mount Vernon Street. The rear of the building which is concrete block has been parged and painted. There is a rear entry door. The rear ell has a truck sized garage door opening onto the parking area. See photos below.

*Summary:* Located on one of the oldest and busiest streets in the city, 24-28 Broadway is a single story brick and concrete block utilitarian structure with little of its original 1923 storefront and bakery origins evident.

### **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/atlasses, 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 do NOT find 24-28 Broadway 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 NOT found importantly associated with the broad architectural, cultural, economic and social history of the City due to lack of architectural distinction or important associations 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.

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## **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 24-28 Broadway begins its construction in 1923 as a small group of stores that probably served the neighborhood. The building was sold and altered in 1976 to serve as a wholesale/retail store for the sale of marine plywood.

### ***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 building has not been moved.
- b. Design: The design has been simplified and is a basic box with needed fenestration.

- c. Materials: The building is brick and concrete block with casement windows and garage doors.
- d. Alterations: The building was altered in 1976. Storefront entries and windows were removed and bricked in. New openings were constructed. There is no evidence of any decorative frieze on the main façade typical of the 1920s.

*Evaluation of Integrity*: The building does not retain any integrity as a 1923 storefront nor does it have any real character of a 1976 commercial building.

### **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 do NOT find 24-28 Broadway historically or architecturally significant.

The subject building is NOT found historically and architecturally significant due to a lack of integrity. It has no association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures.

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### **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 1923, 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.*

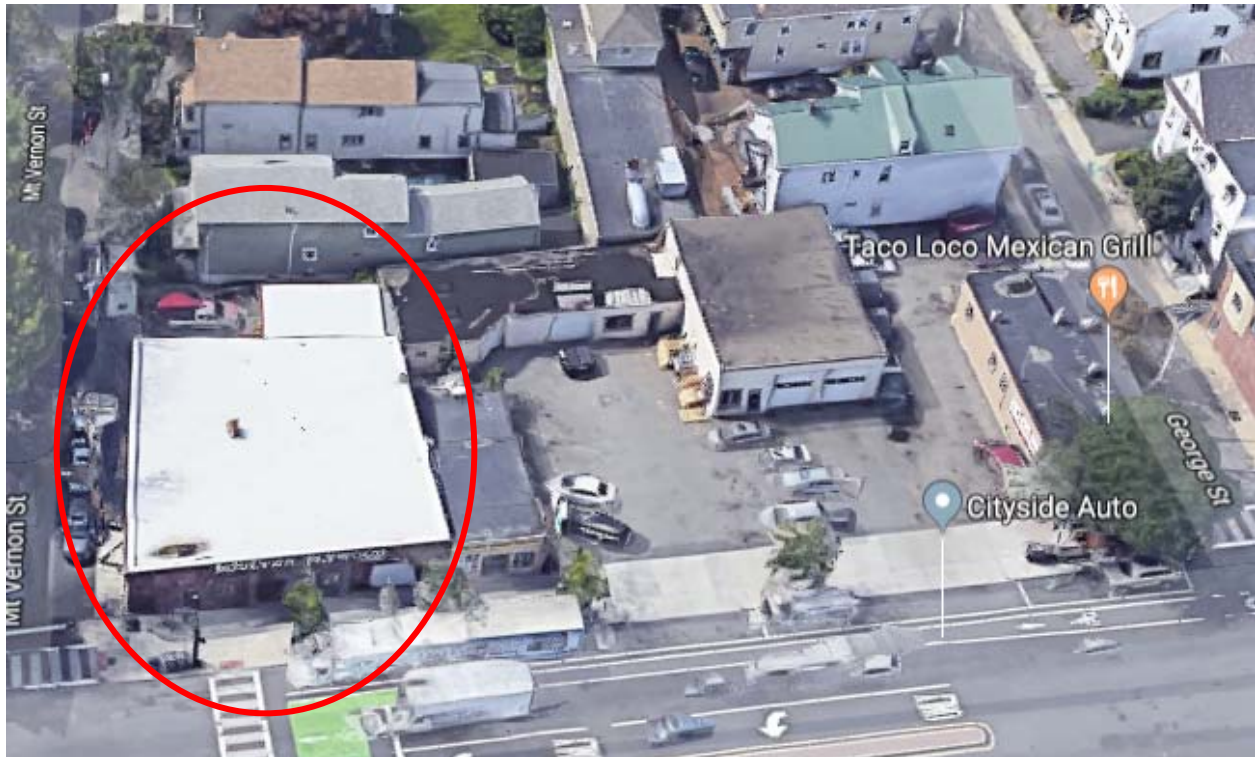
(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission do NOT find 24-28 Broadway 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.**

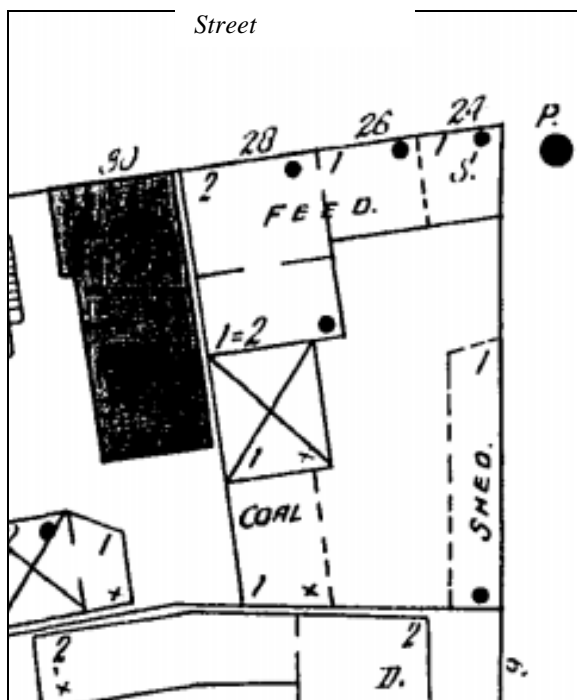
The subject building is NOT found importantly associated with the broad architectural, cultural, economic and social history of the City due to lack of architectural distinction or important associations with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.

**OR**

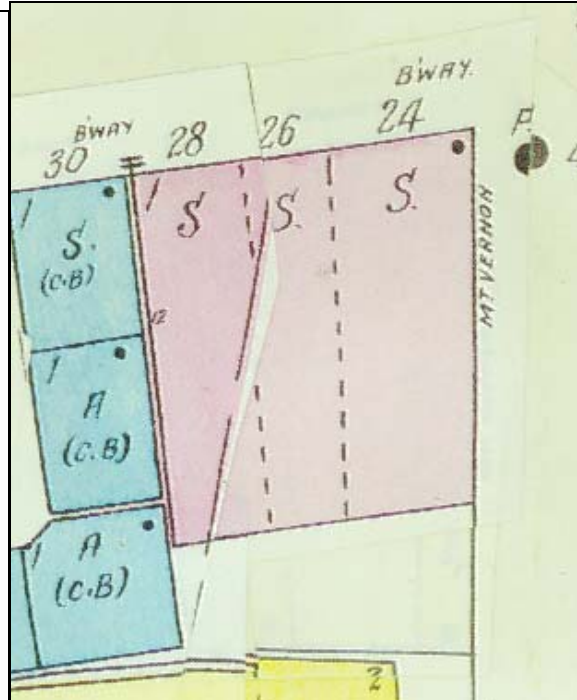
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission do NOT find 24-28 Broadway historically and architecturally significant.**

The subject building is NOT found historically and architecturally significant due to a la lack of integrity. It has no association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures.

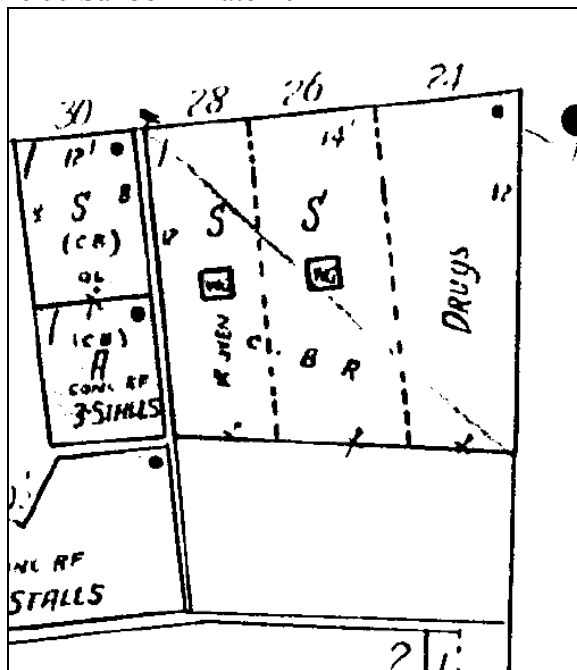




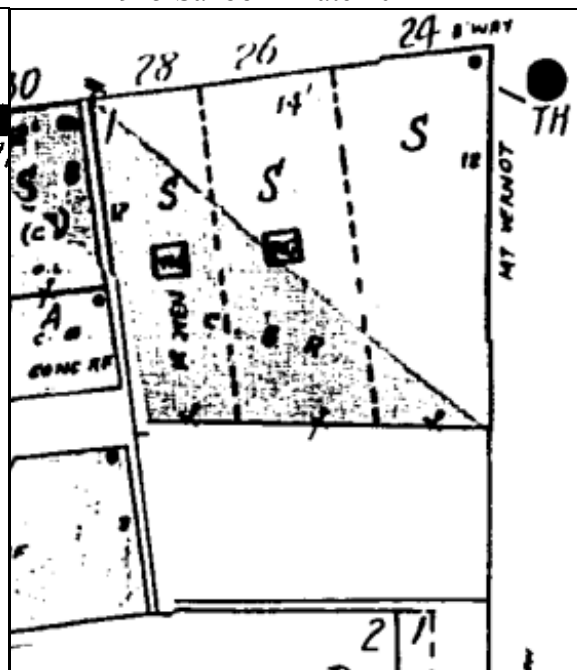
1900 Sanborn Plate 104



1925 Sanborn Plate 104



1933 Sanborn Plate 104



1950 Sanborn Plate 53



