



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:	30 Warwick Street
Case:	HPC 2017.069
Applicant Name:	Sean T. O'Donovan & Peri S. Nawawi
Date of Application:	August 8, 2017
Recommendation:	Significant
Hearing Date:	Continued from 9/26/2017 to October 17, 2017

I. Historical Association

Historical Context: The Clyde Murdock and Warwick Street Neighborhood, known as the Patch was platted on land belonging to Asa Murdock and William Stearns in the late 1850s. The land had been brickyards and the other side of Cedar Street continued as the Tufts Brickyards until after 1884. The 1869 City Directory shows 14 brickyards in Somerville with 3 of them on Cedar Street.

Clyde, Murdock, and Warwick streets may have been developed as a small neighborhood of houses adjacent to the Tufts Brick Manufacturing Company, owned by the Tufts family was located nearby on Cedar Street. The brickyard was fully exploited by 1858 when Asa Murdock, Cambridge dry goods dealer had the neighborhood surveyed and platted into roughly 7500 SF parcels on the northern half of the Patch. The lots owned by William Stearns were also platted by 1865. By 1874 the neighborhood was mostly built out with the cottages set on large yards with sufficient space to keep a few animals and grow produce. The purchasers were primarily laborers of Irish and Scottish descent as can be seen in the 1880 Census.

Brick making in Somerville was one of the earliest industries which was in its prime from 1860-1880. After the Great Fire of Boston all buildings were required to be constructed of non-flammable materials. By 1900 only one company, the Sanborn Brick Company remained in Somerville.



Evolution of Site: A house was located on lot 55 of an 1865 plan made for William Stearns in 1870 as found in the U.S. Census of that year. The house was occupied by Patrick O'Brien, brass founder, his wife, Ellen and their children. City Directories reveal that he worked for the American Tube Works on Somerville Avenue until 1895. Ellen O'Brien lived there until at least 1910.

The next owner was Frederick C. Struss who was in the Navy and worked as an electrician.

A barn or outbuilding is shown behind the house from 1895 to 1925. It is likely that it was removed by Massimo Antoncecchi who purchased the property from Frederick Struss in 1926. Massimo Antoncecchi held a variety of jobs that probably did not require a high command of fluent English – auto repair, laborer, and cook. His wife Maria also held a job as stitcher in a pants factory in 1940.

The next owners were Antonio Pietrantonio and his wife. They added a rear addition of masonry and stucco. No more information is readily available on line for the more recent owners although the current owner, Sean T. O'Donovan who has owned the house since 2006, was Alderman for Ward 5 from 1995-1913.

Architectural Description: 30 Warwick Street is a one-story single-family gable-roofed house. It has vinyl siding, a modern bay window on the front, a large mudroom and an enclosed porch on the side toward the driveway.

Summary: The building was constructed c.1870 as single-family working class housing. The building has been slightly altered by the removal of one addition at an unknown date and subsequent small alterations in the 20th century. The building style is simple as is appropriate for a working class home. The building is primarily associated with the O'Brien family through 1910 and subsequent immigrant families from predominantly Italy.

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 find 30 Warwick Street 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 structure is 'Significant' due to an association of the property with the broad architectural, cultural, economic and social history of the City due to its associations with the working class development of the City and the Tufts Brick Manufacturing Company, whose location and employment opportunity spurred the development of this small neighborhood of working class housing. The house is architecturally significant as workers housing due to its size, form and massing.

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 30 Warwick Street begins at the time of construction, c. 1869 and extends into the twentieth century as this dwelling has evolved and continued to house the working class.

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 location of the subject dwelling is at the rear of a long and narrow lot on Warwick Street. This location has not been altered. The subject building is located within a group of buildings and structures which, together, create a setting that reflects the character of the place in which the subject building played a historical role, i.e. working class housing for laborers of the Tufts Brick Company. However, the neighborhood as a whole has been altered house by house into denser multi-unit buildings. The south side of the street still retains the character of the original small cottage development. The surrounding buildings are a mix of new apartment buildings and altered workers cottages.
- b. **Design:** The design of the original dwelling is a simple 1-story gable roofed structure with two wings set perpendicularly to the main body on the east side.
- c. **Materials:** The building is wood-frame with vinyl siding and replacement windows.
- d. **Alterations:** The original building has grown and been subtracted from over the years. The current wings are 20th century. The siding and window materials have been altered.

Evaluation of Integrity: The house at 30 Warwick Street retains the basic central core of a simple workers cottage. Even with the large rear ell, the roofline of the building retains its original compact massing. The form is primarily disturbed by the lower roof of the ell near the front of the building. Also out of place are the modern bow window and metal awning on the front façade. The house retains integrity of location and is closely related to the houses on the south side of Warwick Street.

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 *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, which assesses the ability of the property to convey significance, Staff find 30 Warwick Street historically and architecturally significant as workers housing due to its size, form and massing. Unfortunately, the context of the building is lost, since many of the neighboring properties have been or are being redeveloped.

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 1874, 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 30 Warwick Street 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 structure is 'Significant' due to an association of the property with the broad architectural, cultural, economic and social history of the City due to its associations with the working class development of the City and the Tufts Brick Manufacturing Company, whose location and employment opportunity spurred the development of this small neighborhood of working class housing. The house is architecturally significant as workers housing due to its size, form and massing.

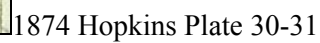
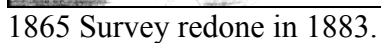
AND/OR

(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 30 Warwick Street historically and architecturally significant.**

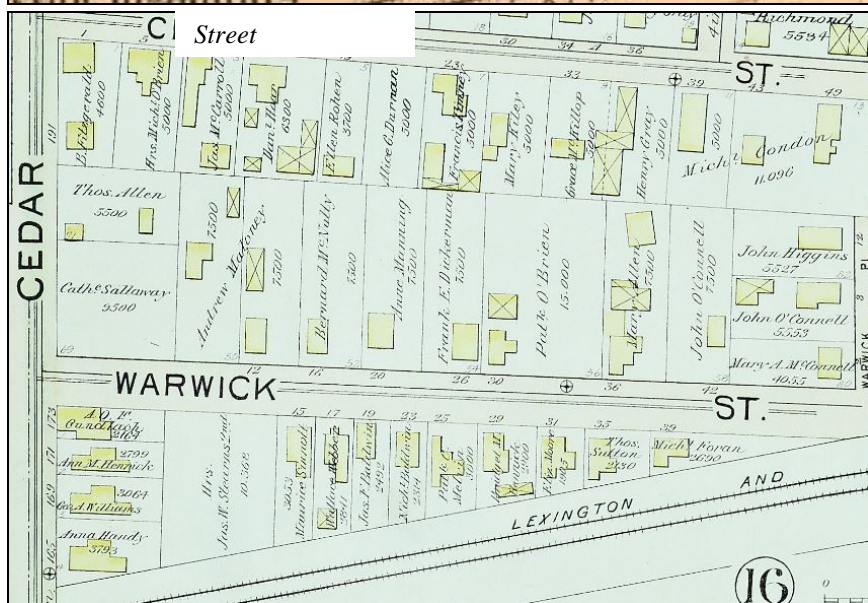
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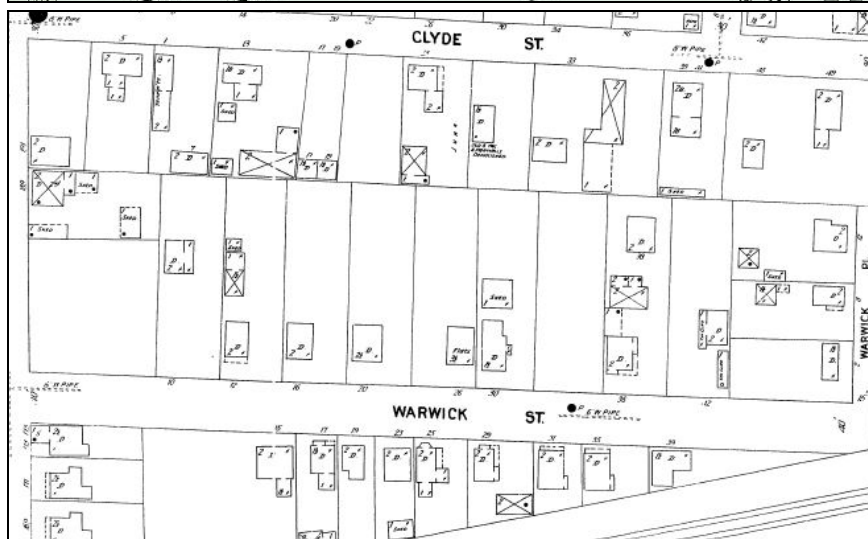




1884 Hopkins Plate 12



1895 Bromley Plate 15



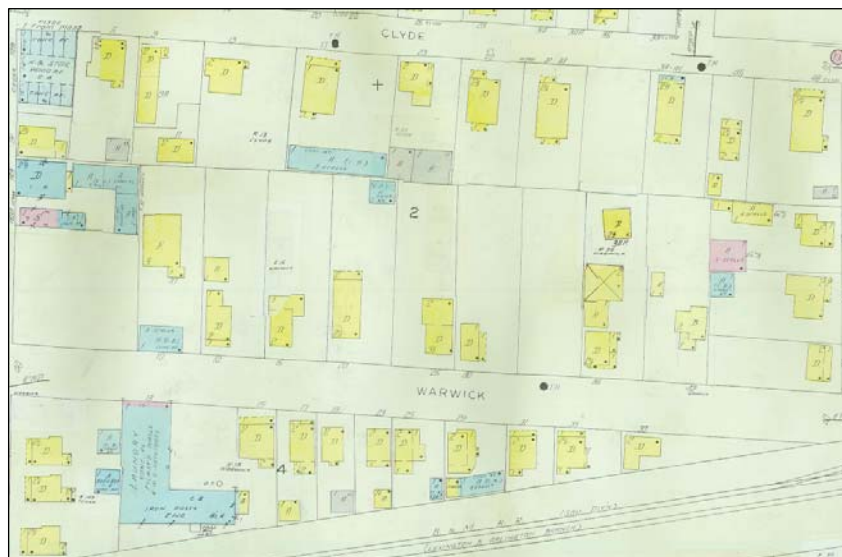
1900 Sanborn Plate 33



1925 Sanborn Plate 33



1933 Sanborn Plate 241



1950 Sanborn Plate 241

30 Warwick Street

Dwelling/Family Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	Lot 55 on a plan entitled "plan of building lot belonging to	O	William Stearns					1865 by W.S. Barbour in Plan Book 13, Plan 51"	
97/116			Ellen O'Brien (wife)	34		Ireland		1870 US Census	
97/116			Patrick O'Brien (head)	34	Brass founder	Ireland		1870 US Census	
97/116			Timothy O'Brien (son)	14		Massachusetts		1870 US Census	
97/116			Patrick O'Brien (son)	10		Massachusetts		1870 US Census	
97/116			Edward O'Brien (son)	5		Massachusetts		1870 US Census	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1871 City Directory	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1873 City Directory	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1874 City Directory	
		O	P. O'Brien					1874 Hopkins Atlas	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube			1877 City Directory	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1879 City Directory	
	Warwick Street near Cedar		Patrick O'Brien, Jr.		Laborer, American Tube Works			1879 City Directory	
345/380	30 Warwick Street		Ellen O'Brien (wife)	48		Ireland		1880 US Census	
345/380	30 Warwick Street	O	Patrick O'Brien (head)	45	Laborer	Ireland		1880 US Census	
345/380	30 Warwick Street		Patrick O'Brien (son)	19	Laborer	Massachusetts		1880 US Census	
345/380	30 Warwick Street		Edmund O'Brien (son)	15		Massachusetts		1880 US Census	
345/380	30 Warwick Street		Ellen O'Brien (daughter)	10		Massachusetts		1880 US Census	
345/380	30 Warwick Street		John O'Brien (son)	8		Massachusetts		1880 US Census	
345/380	30 Warwick Street		Mary O'Brien (daughter)	6		Massachusetts		1880 US Census	
345/380	30 Warwick Street		Catherine O'Brien (daughter)	2		Massachusetts		1880 US Census	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1881 City Directory	
	Warwick Street near Cedar		Patrick O'Brien, Jr.		Laborer, American Tube Works			1881 City Directory	
		O	P. O'Brien					1884 Hopkins Atlas	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1887 City Directory	
	Warwick Street near Cedar		Patrick O'Brien		Laborer, American Tube Works			1889 City Directory	
	30 Warwick Street		Patrick O'Brien		Laborer, American Tube Works			1890 City Directory	
	30 Warwick Street		John O'Brien		Laborer			1892 City Directory	
	30 Warwick Street		Patrick O'Brien					1892 City Directory	
	30 Warwick Street		John J. O'Brien		Tailor's cutter			1893 City Directory	
	30 Warwick Street		Patrick O'Brien		at American Tube Works			1893 City Directory	
	30 Warwick Street		John J. O'Brien		Tailor's cutter			1894 City Directory	
	30 Warwick Street		Patrick O'Brien		at American Tube Works			1894 City Directory	
	30 Warwick Street	O	Pat'k O'Brien					1895 Bromley Atlas	
	30 Warwick Street		John J. O'Brien		Tailor's cutter			1895 City Directory	
	30 Warwick Street		Patrick O'Brien		at American Tube Works			1895 City Directory	
	30 Warwick Street		John J. O'Brien		Tailor's cutter			1896 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1897 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1898 City Directory	
22/26	30 Warwick Street	O	Ellen O'Brien (head)	62		Ireland	1848	1900 US Census	
22/26	30 Warwick Street		John O'Brien (son)	29	Tailor's cutter	Massachusetts		1900 US Census	
22/26	30 Warwick Street		Mary O'Brien (daughter)	25	Saleswoman, dry goods	Massachusetts		1900 US Census	
22/26	30 Warwick Street		Catherine O'Brien (daughter)	23	Candy maker	Massachusetts		1900 US Census	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1901 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1902 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1903 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1904 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1906 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1907 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1908 City Directory	
	30 Warwick Street		Ellen O'Brien		Widow of Patrick O'Brien			1909 City Directory	
	30 Warwick Street	O	Ellen E. O'Brien (head)	67		Ireland	1850	1910 US Census	
	30 Warwick Street		Catherine V. O'Brien (daughter)	32	Forelady, factory	Massachusetts		1910 US Census	
	30 Warwick Street		Mary J. O'Brien (daughter)	30	Milliner, store	Massachusetts		1910 US Census	
	30 Warwick Street		Patrick Murphy		Laborer			1911 City Directory	
	30 Warwick Street		Patrick Murphy		Laborer			1912 City Directory	
	30 Warwick Street	O	Frederick C. Struss					1913 Deed 3821/411	Edna N. Pope
	30 Warwick Street		Frederick C. Struss		US Navy			1914 City Directory	
	30 Warwick Street		Lulu Struss					1914 City Directory	
	30 Warwick Street		Frederick C. Struss		US Navy			1915 City Directory	
	30 Warwick Street		Lulu Struss					1915 City Directory	
	30 Warwick Street		Frederick C. Struss		US Navy			1916 City Directory	
	30 Warwick Street		Frederick C. Struss		US Navy			1918 City Directory	
	30 Warwick Street		Lulu Struss					1918 City Directory	
	30 Warwick Street		Frederick C. Struss		US Navy			1919 City Directory	
	30 Warwick Street		Lulu Struss					1919 City Directory	
245/354	30 Warwick Street	O	Frederick C. Struss (head)	35	Electrician	Pennsylvania		1920 US Census	
245/354	30 Warwick Street		Francais L. Struss (wife)	33		Nova Scotia	1909/1912	1920 US Census	
245/354	30 Warwick Street		Karl Struss (son)	6		Massachusetts		1920 US Census	
245/354	30 Warwick Street		Leigh A. Struss (son)	3		Massachusetts		1920 US Census	
	30 Warwick Street		Frederick C. Struss		Elelctrician			1925 City Directory	
	30 Warwick Street		Lulu Struss					1925 City Directory	
	30 Warwick Street	O	Massimo Antonceccchi & Maria Antonceccchi					1926 Deed 4970/106	Frederick C. Struss
	30 Warwick Street		Antone Massino		Auto Repair			1927 City Directory	
	30 Warwick Street		Mary Massino					1927 City Directory	
	30 Warwick Street		Maria Antonceccchi					1929 City Directory	
	30 Warwick Street		Massimo Antonceccchi		Laborer			1929 City Directory	
263/479	30 Warwick Street	O	Massimo Antonceccchi (head)	38	Block maker, cement	Italy	1923	1930 US Census	
263/479	30 Warwick Street		Maria Antonceccchi (wife)	33		Italy	1923	1930 US Census	
263/479	30 Warwick Street		Leo Antonceccchi (son)	8		Italy	1923	1930 US Census	
263/479	30 Warwick Street		Eva Antonceccchi (daughter)	5		Massachusetts		1930 US Census	
263/479	30 Warwick Street		Eleanor Antonceccchi (daughter)	2		Massachusetts		1930 US Census	
	30 Warwick Street		Maria Antonceccchi					1933 City Directory	
	30 Warwick Street		Massimo Antonceccchi		Laborer			1933 City Directory	

30 Warwick Street

Dwelling/Family Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	30 Warwick Street		Maria Antoncecchi					1940 City Directory	
	30 Warwick Street		Massimo Antoncecchi		Laborer			1940 City Directory	
89	30 Warwick Street	O	Massimo Antoncecchi (head)	45	Cook, packing house	Italy		1940 US Census	
89	30 Warwick Street		Maria Antoncecchi (wife)	43	Sewing, pants factory	Italy		1940 US Census	
89	30 Warwick Street		Leo Antoncecchi (son)	18	new worker	Italy		1940 US Census	
89	30 Warwick Street		Eva Antoncecchi (daughter)	14		Massachusetts		1940 US Census	
89	30 Warwick Street		Leonora Antoncecchi (daughter)	12		Massachusetts		1940 US Census	
		O	Leo J. Antoncecchi & Edith R. Antoncecchi					1952 Deed 7954/100	Maria Antoncecchi
	30 Warwick Street		F. Antonnerchi					1956-1-50 Building Permit	Reroof over 1/2 roof with asphalt
			L. Antomerch					1957-1-342 Building Permit	Repair rebuild porch
		O	Antonio DePietrantonio & A. Pietrantonio					1970 Deed 11876/77	Leo J. Antoncecchi & Edith R.
								1970-2-564 Building Permit	Rear addition, masonry w stucco finish
		O	Antonetta Champa					1976 Deed 12994/702	Antonio DePietrantonio & Pierina
		O	Antonetta Champa & Estate					1978 Deed 13491/663	Antonetta Champa
		O	Sean O'Donovan					2006 Deed 48601/351	Antonetta Champa
		O	Sean O'Donovan & Peri S. Nawawi					2017 Deed 69742/504	Sean O'Donovan