



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

Joseph A. Curtatone

Mayor

HISTORIC PRESERVATION COMMISSION

KRISTENNA CHASE, *PRESERVATION PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

Case #: HPC 2017.082

Date: December 19, 2017

Recommendation: Preferably Preserved

PRESERVATION STAFF REPORT
for
Determination of Preferably Preserved

Site: 39 Irving Street

Applicant Name: Kent Greenawalt

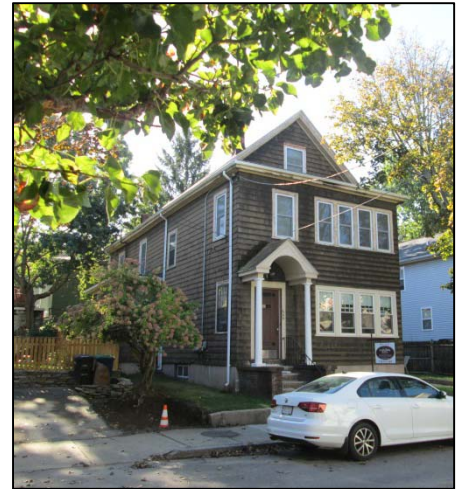
Applicant Address: 2 Campbell Park, Somerville, MA

Owner Name: Robert Landry et al.

Owner Address: 39 Irving Street, Somerville, MA

Petition: Applicant seeks demolish the existing structure in order to reconstruct a new building to match the existing in form and details.

HPC Hearing Date: December 19, 2017



I. PROJECT DESCRIPTION

1. **Subject Property:** The subject property is a c.1870 wood-frame dwelling that is currently used as a two-unit building.
2. **Proposal:** The Applicant seeks demolish the existing structure in order to reconstruct a new building to match the existing in form and details.

I. MEETING SUMMARY: Determination of Significance

On Tuesday, October 17, 2017, the Historic Preservation Commission voted unanimously (6-0) to determine the c. 1870 wood-frame dwelling at 39 Irving Street 'Significant' per Section 2.17.Bⁱ of the Demolition Review Ordinance 2003-05.

The Commission found **39 Irving Street** to be importantly associated with the broad architectural, cultural, economic and social history of the City due to the association of the property with the expansion and development of Davis Square as a commuter suburb.

The Commission also found **39 Irving Street** as historically and architecturally significant housing due to its setting as an 1870s suburban home in the context of a group of similar buildings and the place of such buildings in the development pattern of Davis Square.

II. ADDITIONAL INFORMATION

No additional information has been received.

Comparable Structures:

Italianate gable end toward the street structures are the most iconic styles for the 1870-1890 period in Somerville. There are numerous variations to be found through the City.



47 Columbus Avenue LHD (1882); 21 Pleasant Avenue LHD (1881); 50 Sargent Avenue (1870); 22—28 Summer Street LHD (1870-1884)

III. PREFERABLY PRESERVED

If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a preferably preserved building or structure. (Ordinance 2003-05, Section 4.2.d)

A determination regarding if the demolition of the subject building is detrimental to the architectural, cultural, political, economic, or social heritage of the City should consider the following:

How does this building or structure compose or reflect features which contribute to the heritage of the City?

- a) *What is the remaining integrity of the structure? The National Park Service defines integrity as the ability of a property to convey significance.*
 - The exterior of the structure (the only portion of the building within the purview of the HPC), retains a high degree of architectural integrity and reflects the evolution of this property through key eras of architectural change. See the attached Form B's "Architectural Description" for a complete summary of the historic architectural features of this structure.

What is the level (local, state, national) of significance?

- This structure is significantly associated with the broad architectural, cultural, economic and social history of the City due to the association of the property with the expansion and development of Davis Square as a commuter suburb
- b) *What is the visibility of the structure with regard to public interest (Section 2.17.B.ii) if demolition were to occur?*
- The structure is set among similar structures on Irving Street, a one-way from Broadway toward Holland Street just beyond Davis Square.
- c) *What is the scarcity or frequency of this type of resource in the City?*
- The building is among the many constructed during the late 19th century and is characteristic of the time.

Upon a consideration of the above criteria is the demolition of the subject building detrimental to the architectural, cultural, political, economic, or social heritage of the City?

As noted above, the house is significant for its association with the broad architectural, cultural, economic and social history of the City due to the association of the property with the expansion and development of Davis Square as a commuter suburb.

III. RECOMMENDATION

Based on the information provided and an assessment of the building, Staff recommends that the Historic Preservation Commission finds the property at 265 Washington Street to be PREFERABLY PRESERVED.

ⁱ “at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:

- i. “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, or
- ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) 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.”