



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 49-55 Davis Square

Case: HPC.ALT 2021.54

Applicant: Somerville Theatre

Owner: B.F. Somerville Properties, LLC

Legal Ad: *Installation of a sign*; Retroactive
Commission approval for installation of windows*

HPC Meeting Date: February 15th, 2022



*** Applicant requests to withdraw the proposal to install a commercial sign**

The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is not a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.

I. PROJECT DESCRIPTION

Subject Property: The locus is a c.1914 Neo-classical structure known as the Somerville Theatre building. This property is located on Elm Street between Dover St. and Meacham Road in Davis Square. A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

Proposal: The Applicant proposes the following:

- a. Retroactive Commission approval for installation of windows

The applicant originally came before the Historic Preservation Commission on November 16, 2021, for the installation of a commercial sign and the retroactive Commission approval for the installation of windows. After discussion, the HPC and applicant agreed to continue the item to the January 25, 2022. The continuance was intended to allow the applicant to work with Preservation Staff to address issues with the proposed sign and to provide additional photos of the windows. The applicant later requested a further continuance to the February 15, 2022, hearing.

Since the November meeting, the Applicant has requested to withdraw the request to install a commercial sign. The applicant is proceeding only with the request for retroactive Commission approval for installation of windows.

The Applicant has submitted additional photographs of the installed windows per the Commission's request. The Commission can find these images along with the originally submitted photos and plans attached at the end of this report.

II. FINDINGS

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. Applicable regulations are discussed below.

A. Retroactive Commission approval for installation of windows

The applicable Somerville LHD Design Guidelines is *C. "Windows and Doors"*

Due to the change of exterior features the HPC has purview over this work.

Applicant Proposal

The Applicant requests the retroactive approval for the replacement of aluminum one-over-one single or double hung windows with aluminum clad one-over-one double-hung windows on the front and left elevations. The previous windows were removed and replaced in Summer of 2021.

Alterations to exterior features of Local Historic District (LHD) properties require review and approval by the Historic Preservation Commission (HPC). Pursuant to the Somerville Historic Preservation Commission Design Guidelines §1(f);

The Commission will give design review priority to those portions of the property which are visible from public ways or those portions which it can be reasonably inferred may be visible in the future.

****Note: The HPC is not obligated to approve work that was done without permission.**



Above: 49-55 Davis Sq in 2020



Above: 49-55 Davis Sq in 2021 with windows installed

Preservation Planning Assessment:

The previous windows were replacement aluminum windows. The applicant replaced them with aluminum and Auralast pine windows with the same one-over-one design.

Should the HPC vote in favor of the installation, Preservation Staff recommends the following conditions be included in addition to those listed in Section IV 'Recommended Conditions' below.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project

III. VOTE

When bringing the matter to a vote the HPC must state the reasons why they take their position and adopt them as findings

IV. RECOMMENDED CONDITIONS

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for the decision regarding the retroactive installation of windows:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.
2. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to Preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
3. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of fifteen (15) business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.

SOMERVILLE THEATER
-Partial Renovation

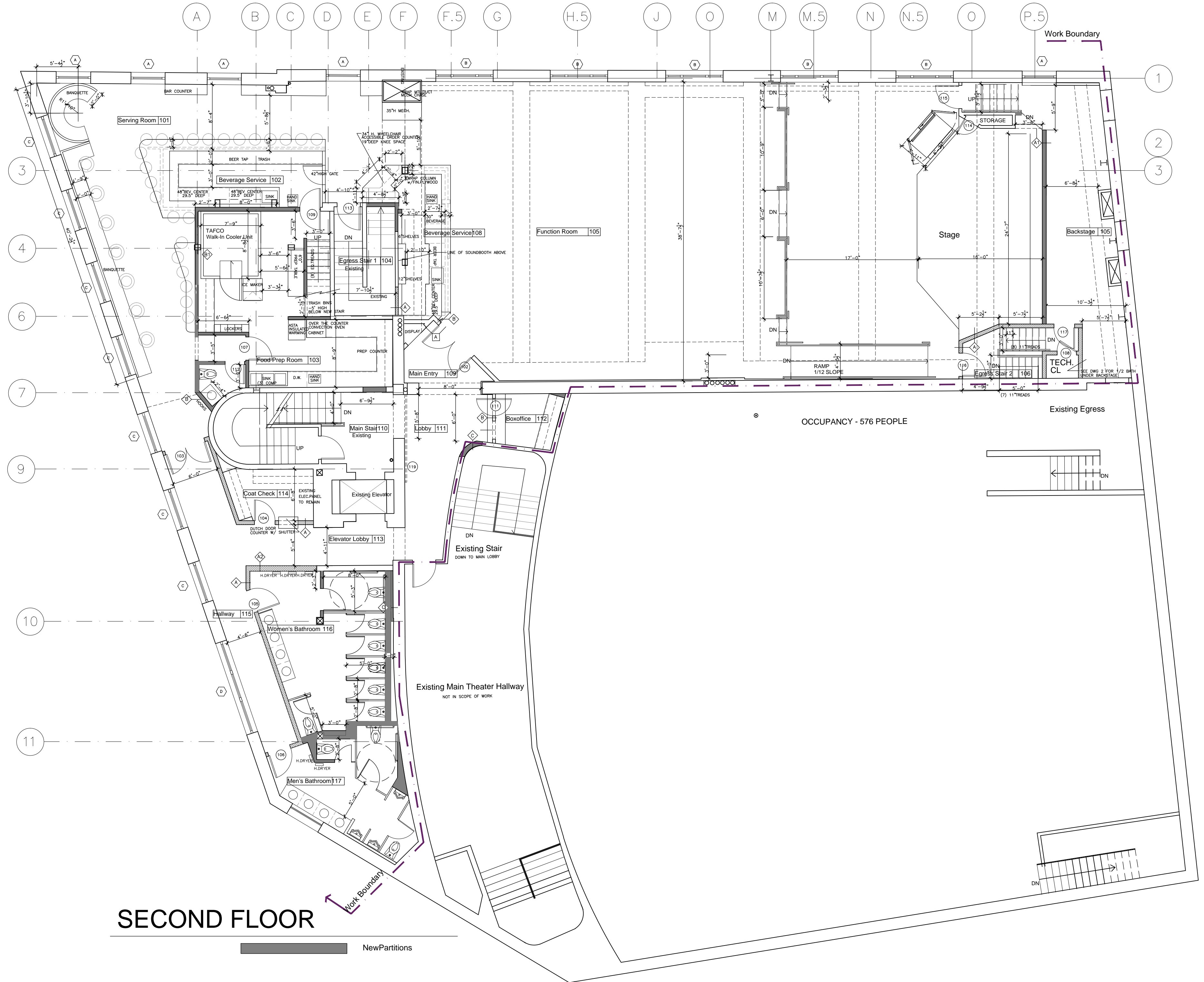
TITLE:
Proposed Plan

FOR:

DATE:
8/16/2021

SCALE:
1/8"=1'-0"

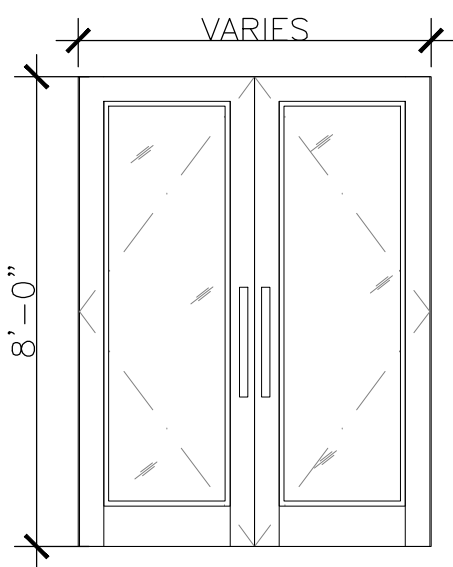
A-1



SECOND FLOOR

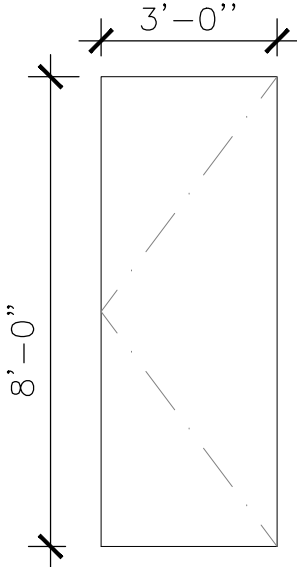
NewPartitions

DOOR SCHEDULE



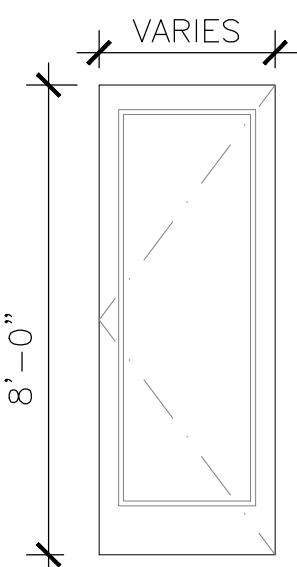
A

JELD WEN
DESIGN-PRO FIBERGLASS
CLAD OAK FULL VIEW GLASS
DOUBLE SWING W/
TRANSLUCENT FILM



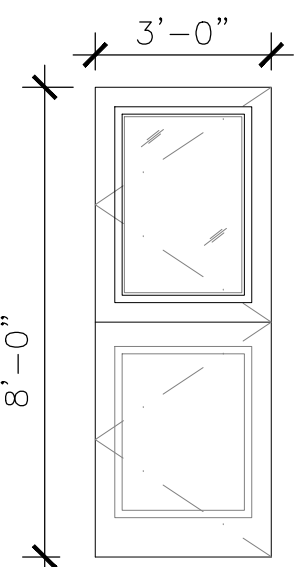
B

USA FIRE DOOR
PTD. METAL DOOR
3HR. FIRE RATED
G-S10-161
OR SIMILAR



C

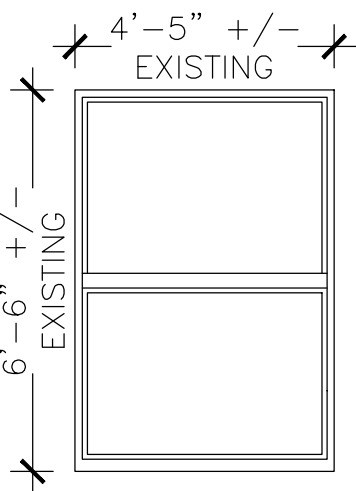
JELD WEN MOLDED WD.
COMPOSITE DOOR
PRO-CORE W/ NAUF
JW191200577
OR SIMILAR



E

JELD WEN
MOLDED WD. COMPOSITE DOOR
DUTCH INTERIOR DOOR
W/ 1 LITE
OR SIMILAR CUSTOM

WINDOW SCHEDULE
NEW WINDOWS AT EXIST. MASONRY OPENINGS

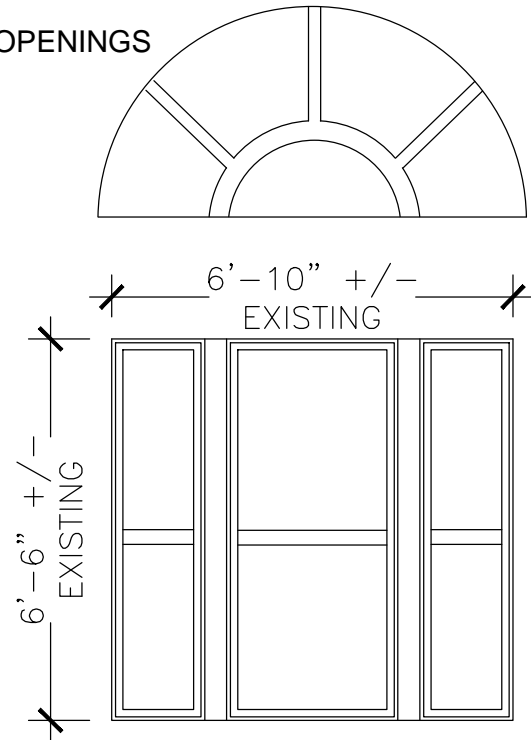


A

Jeld-Wen Aluminum Clad Wood
or Similar

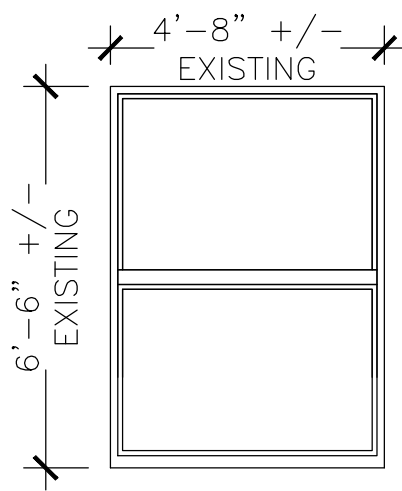


Jeld-Wen Aluminum Clad Wood (3)



B

Jeld-Wen Aluminum Clad Wood (3)
Arch Transom to remain
or Similar



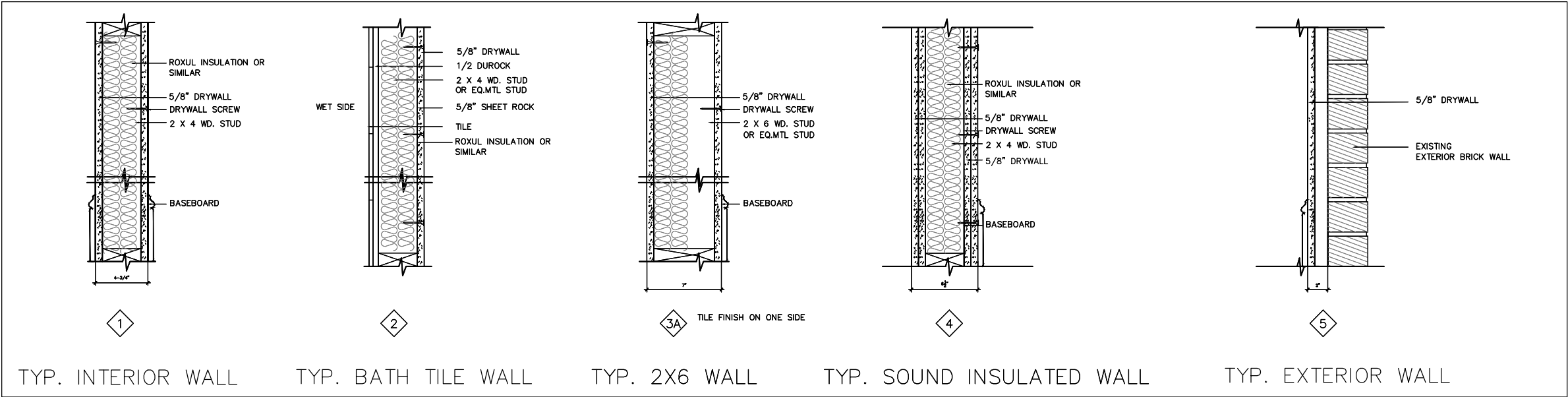
C

Jeld-Wen Aluminum Clad Wood
or Similar

DR #	FROM	TO	TYPE	SIZE			STYLE	MATERIAL	FINISH	HARDWARE	NOTE	JAMB
				W	H	TH						
101	NOT USED	—	—	—	—	—	—	—	—	—	—	
102	MAIN ENTRY	FUNCTION ROOM	DBL	6'-0"	8'-0"	1-3/4"	A	—	SPLIT	—	FULL VIEW GLASS, FBR. GLASS/WD.	6"
103	HALLWAY	SERVING ROOM	DBL	5'-4"	8'-0"	1-3/4"	A	—	SPLIT	—	FULL VIEW GLASS, FBR. GLASS/WD.	6"
104	HALLWAY	COAT CLOSET	SGL	2'-8"	8'-0"	1-3/4"	E	MDF/GLASS	PTD	2	DUTCH DOOR	
105	HALLWAY	WOMAN'S BATHROOM	SGL	3'-0"	8'-0"	1-3/4"	C	MDF	PTD	2	—	
106	HALLWAY	MAN'S BATHROOM	SGL	3'-0"	8'-0"	1-3/4"	C	MDF	PTD	2	—	
107	SERVING ROOM	FOOD PREP ROOM	SGL	3'-0"	8'-0"	1-3/4"	C	MDF	PTD	1	—	
108	EGRESS STAIR 2	TECH. CL	SGL	2'-6"	6'-8"	1-3/4"	C	MDF	PTD	2	—	
109	BEVERAGE SERVICE	FOOD PREP ROOM	SGL	2'-8"	8'-0"	1-3/4"	C	MDF	PTD	4	TRAFFIC DOOR	
110	EGRESS STAIR 2	BELOW STAGE STORAGE	SGL	2'-6"	6'-0"	1-3/4"	B	METAL	PTD	2	120 MIN. DOOR	7-1/4"
111	LOBBY	BOX OFFICE	SGL	2'-3"	8'-0"	1-3/4"	E	MDF/GLASS	—	2	DUTCH DOOR	
112	FOOD PREP ROOM	BATHROOM	SGL	2'-6"	8'-0"	1-3/4"	C	MDF	PTD	2	—	
113	FUNCTION ROOM	EGRESS STAIR 1	SGL	3'-0"	8'-0"	1-3/4"	B	METAL	PTD	3	120 MIN. DOOR	6"
114	STAGE	STORAGE CL	DBL	4'-0"	8'-0"	1-3/4"	—	MDF	PTD	—	BLIND-CUT DOOR	
115	FUNCTION ROOM	BACKSTAGE	SGL	3'-0"	8'-0"	1-3/4"	B	METAL	PTD	2	120 MIN. DOOR	6"
116	FUNCTION ROOM	EGRESS STAIR 2	SGL	3'-0"	8'-0"	1-3/4"	B	METAL	PTD	3	120 MIN. DOOR	6"
117	BACKSTAGE	EGRESS STAIR 2	SGL	2'-8"	6'-8"	1-3/4"	B	METAL	PTD	3	120 MIN. DOOR	6"
118	EGRESS STAIR 2	1/2 BATH	SGL	2'-6"	6'-8"	1-3/4"	C	MDF	PTD	2	—	
119	MAIN STAIR	LOBBY	SG/SLIDE	6'-0"	7'-6"	1-3/4"	F	MDF/GLASS	PTD	—	SLIDING 'BARN' DOOR	

MAIN THEATER LOBBY

001	MAIN THEATER LOBBY	BOX OFFICE	SGL	2'-8"	6'-8"	1-3/4"	—	MDF/GLASS	PTD	2	1/2 LITE DOOR	
002	MAIN THEATER LOBBY	STORAGE	SGL	2'-8"	6'-8"	1-3/4"	C	MDF	PTD	2	—	
003	MAIN THEATER LOBBY	HC RESTROOM	SGL	2'-8"	EXIST.	1-3/4"	C	MDF	PTD	2	—	
004	MAIN THEATER LOBBY	MAIN THEATER	DBL	EXIST.	EXIST.	1-3/4"	C	MDF	PTD	—	REPLACE EXIST. W/ SOLID CORE	
005	MAIN THEATER LOBBY	MAIN THEATER	DBL	EXIST.	EXIST.	1-3/4"	C	MDF	PTD	—	REPLACE EXIST. W/ SOLID CORE	



DOOR HARDWARE

- ①
- ENTRY DOOR HARDWARE – DOUBLE DOOR
- ②
- INTERIOR LEVER KEYED LOCK
- ③
- INTERIOR LEVER PASSAGE HANDLE
- ④
- INTERIOR PUSH PLATE
- ⑤
- INTERIOR POCKET DOOR HARDWARE

MOLDING PROFILES

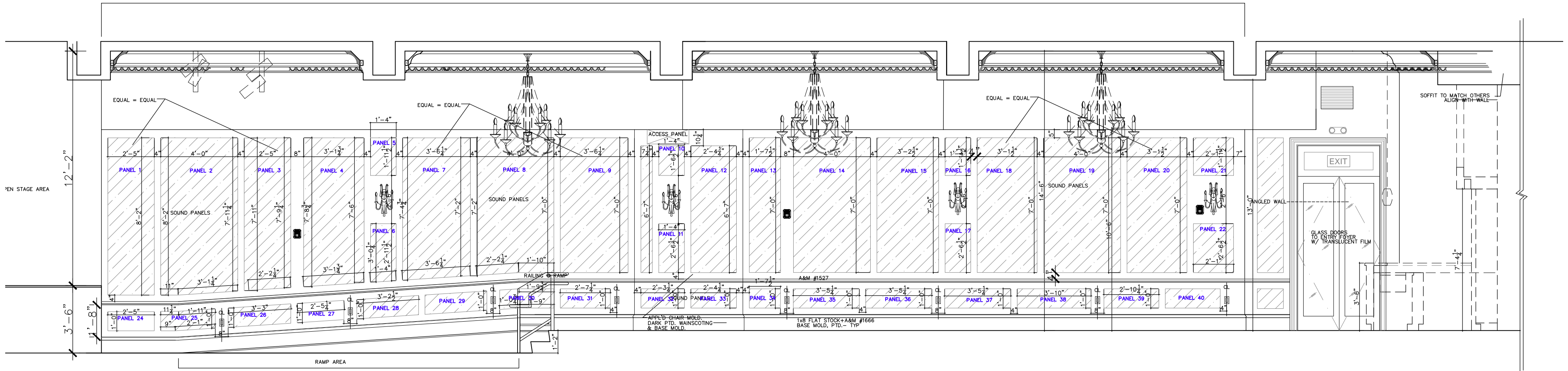
	DOOR/WINDOW TRIM—Everywhere A&M #3658 + A&M #607
	BASE MOLDING — Everywhere 1x8 FLAT STOCK+A&M CAP #1666
	FUNCTION ROOM COVE 9" COVE MOLDING
	FUNCTION ROOM EGG&DART EGG & DART MOLD.
	FUNCTION/SERVING CHAIR RAIL A&M CHAIR MOLD. #1527
	SERVING ROOM — COVE MOLDING A&M CROWN #5711

TITLE:
Door Schedule,
Wall Types,
& Molding Set

FOR:

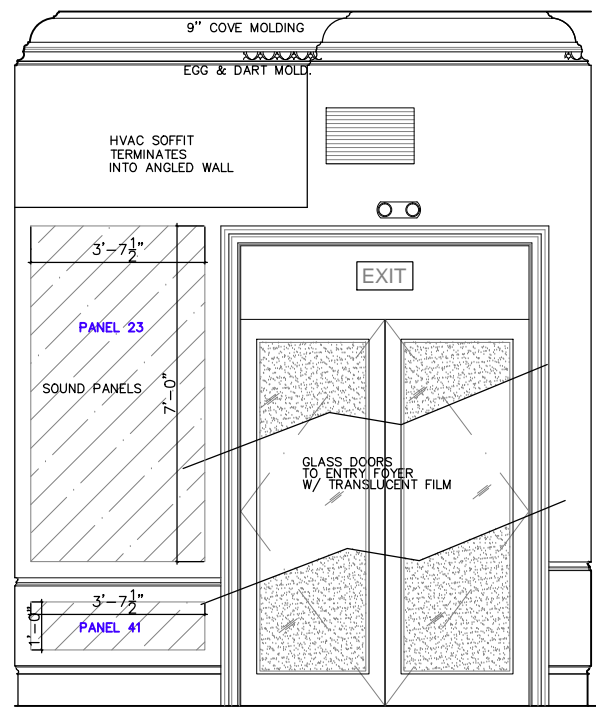
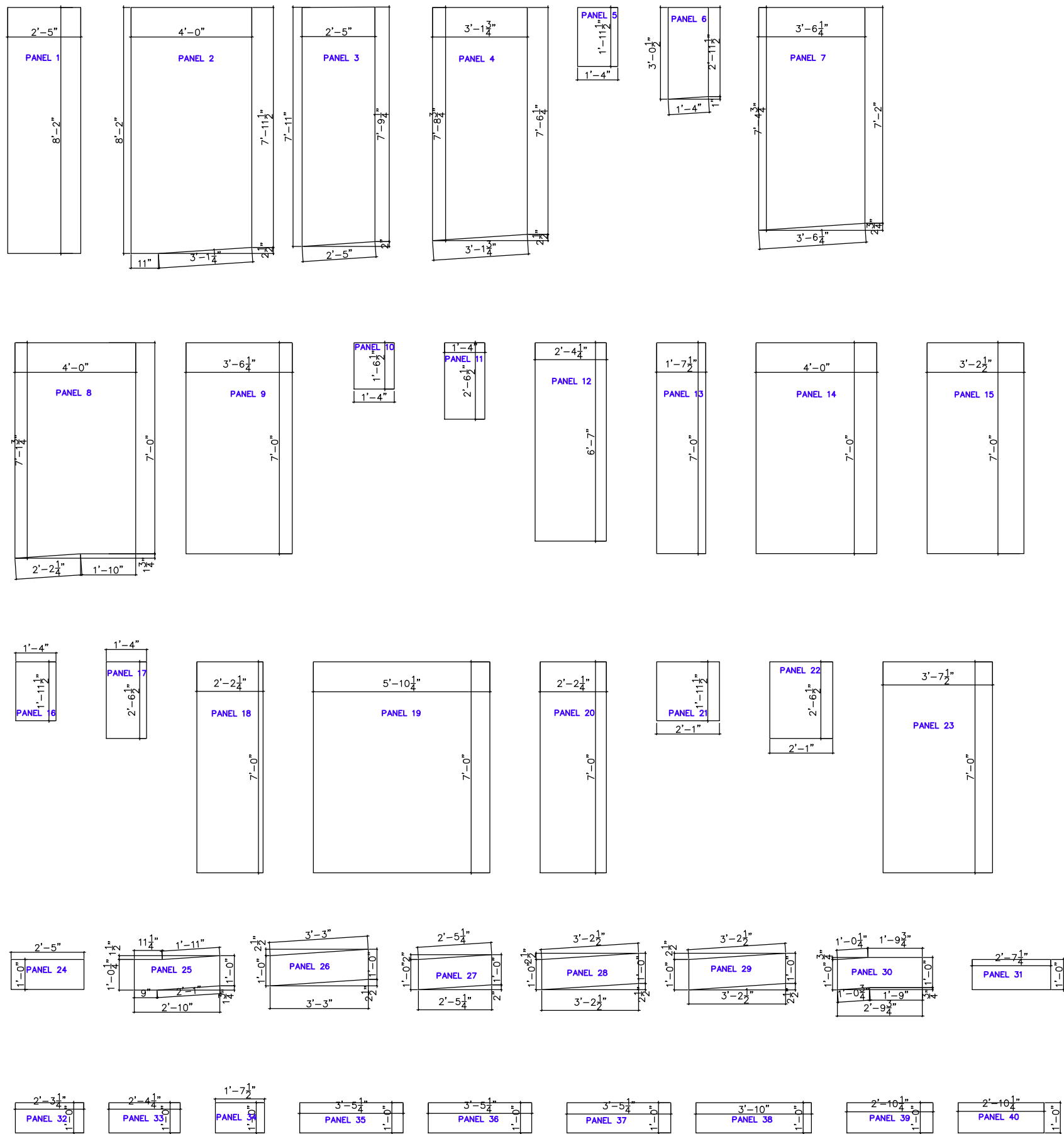
DATE:
8/16/2021

SCALE:
NTS.



Function Room Elevation

SOUND PANEL SCHEDULE
GILFORD - REEDS 3078 COLOR: GREYSTONE 020



Function Room Elevation

SOMERVILLE THEATER -Partial Renovation

04/16/2019 LDS Project: Somerville Theater

TITLE:
SOUND PANEL
SCHEDULE

FOR:

DATE:
8/16/21

SCALE:
1/4"=1'-0"

A-8

Wilmington Builders Supply Co.
334 Main Street
Wilmington, MA, 01887
(978) 658-4620

Sudbury Lumber Company
28 Union Ave
Sudbury, MA, 01776
(978) 443-1680

Wilmington Millwork Facility
23 Industrial Way
Wilmington, MA, 01887-3433
(978) 694-4550

Chelmsford Lumber Co.
201 Boston Road
Chelmsford, MA, 01824
(978) 244-0222

Arlington Coal and Lumber Co.

41 Park Avenue, Arlington, MA, 02476

(781) 643-8100

Delivered Order

Order No
Order Date

3257340
03/10/2021

Customer

0088884

Cust PO

& D CONSTRUCTION

Date Req'd

On 03/10/2021

Taken By

Mike Selines

Sales Rep

Branch Office Accounts



Ship From

1

Special Instructions

DUE IN MAY 7TH 2021 PAID \$25000.00 C.C. 3-10-21
DUE IN MAY 7TH 2021 PAID \$25000.00 C.C. 3-10-21

Notes

Ln	Product Code	Description	Qty/Footage	Price	Per	Total
1	zz_88888821_2864	Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 54 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 54 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam	1 EA	1,867.78	EA	1,867.78
2		Lock(s), No Finger Lifts, PG 50, Insulated Low-E 366 Define Panel Glass Type Separately, Protective Film, Argon Filled, Black Spacer, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, Neat, UltraVue Mesh Brilliant White Screen, Half Screen, US				
3		National-WDMA/ASTM, Two Locks Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, (NFRC - U-fact:0.30 SHGC:.18 VLT:.40 CR:56 CPD #JEL-N-789-01304-00001)				
4	zz_88888821_2865	Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 44 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 44 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam	3 EA	1,605.01	EA	4,815.03
5		Lock(s), No Finger Lifts, PG 50, Insulated Low-E 366 Define Panel Glass Type Separately, Protective Film, Argon Filled, Black Spacer, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, Neat, UltraVue Mesh Brilliant White Screen, Half Screen, US				
6		National-WDMA/ASTM, One Lock Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, (NFRC - U-fact:0.30 SHGC:.18 VLT:.40 CR:56 CPD #JEL-N-789-01304-00001)				

Material may not be returned for credit unless authorized and subject to a 20% restocking charge on saleable material. No Special Ordered or Milled Items will be credited.

Wilmington Builders Supply Co.
334 Main Street
Wilmington, MA, 01887
(978) 658-4620

Sudbury Lumber Company
28 Union Ave
Sudbury, MA, 01776
(978) 443-1680

Wilmington Millwork Facility
23 Industrial Way
Wilmington, MA, 01887-3433
(978) 694-4550

Chelmsford Lumber Co.
201 Boston Road
Chelmsford, MA, 01824
(978) 244-0222

Arlington Coal and Lumber Co.

41 Park Avenue, Arlington, MA, 02476

(781) 643-8100

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0088884

Cust PO

& D CONSTRUCTION

Date Req'd

On 03/10/2021

Taken By

Mike Selines

Sales Rep

Branch Office Accounts

Sold To

ARLINGTON MISC. ACCOUNT
OFFICE
41 PARK AVENUE
ARLINGTON, MASSACHUSETTS,
02476

Ship To

ARLINGTON MISC. ACCOUNT
OFFICE
S. & D. CONSTRUCTION
55 DAVIS SQUARE (SOMERVILLE
THEATER)
781-835-7746
SOMERVILLE



Ln	Product Code	Description	Qty/Footage	Price	Per	Total
7	zz_88888821_2866	Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 58 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 58 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam	7 EA	2,113.37	EA	14,793.59
8		Lock(s), No Finger Lifts, PG 50, Insulated Low-E 366 Define Panel Glass Type Separately, Protective Film, Argon Filled, Black Spacer, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, Neat, UltraVue Mesh Brilliant White Screen, Half Screen, US				
9		National-WDMA/ASTM, Two Locks Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, (NFRC - U-fact:0.30 SHGC:.18 VLT:.40 CR:56 CPD #:JEL-N-789-01304-00001)				
10	zz_88888821_2867	Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 46 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 46 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam	5 EA	1,867.78	EA	9,338.90
11		Lock(s), No Finger Lifts, PG 50, Insulated Low-E 366 Define Panel Glass Type Separately, Protective Film, Argon Filled, Black Spacer, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, Neat, UltraVue Mesh Brilliant White Screen, Half Screen, US				
12		National-WDMA/ASTM, Two Locks Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, (NFRC - U-fact:0.30 SHGC:.18 VLT:.40 CR:56 CPD #:JEL-N-789-01304-00001)				
13	zz_88888821_2868	Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 36 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam	5 EA	1,605.01	EA	8,025.05

Material may not be returned for credit unless authorized and subject to a 20% restocking charge on saleable material. No Special Ordered or Milled Items will be credited.

Wilmington Builders Supply Co.
334 Main Street
Wilmington, MA, 01887
(978) 658-4620

Sudbury Lumber Company
28 Union Ave
Sudbury, MA, 01776
(978) 443-1680

Wilmington Millwork Facility
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Wilmington, MA, 01887-3433
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Chelmsford Lumber Co.
201 Boston Road
Chelmsford, MA, 01824
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Arlington Coal and Lumber Co.

41 Park Avenue, Arlington, MA, 02476

(781) 643-8100

Sold To

ARLINGTON MISC. ACCOUNT
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41 PARK AVENUE
ARLINGTON, MASSACHUSETTS,
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Ship To

ARLINGTON MISC. ACCOUNT
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S. & D. CONSTRUCTION
55 DAVIS SQUARE (SOMERVILLE
THEATER)
781-835-7746
SOMERVILLE

Delivered Order

Order No
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3257340
03/10/2021

Customer

0088884

Cust PO

& D CONSTRUCTION

Date Req'd

On 03/10/2021

Taken By

Mike Selines

Sales Rep

Branch Office Accounts



Ln	Product Code	Description	Qty/Footage	Price	Per	Total
14		Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 36 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam				
15		Lock(s), No Finger Lifts, PG 50, Insulated Low-E 366 Define Panel Glass Type Separately, Protective Film, Argon Filled, Black Spacer, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, Neat, UltraVue Mesh Brilliant White Screen, Half Screen, US				
16	zz_88888821_2869	National-WDMA/ASTM, One Lock Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, (NFRC - U-fact:0.30 SHGC:.18 VLT:.40 CR:56 CPD #:JEL-N-789-01304-00001) Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 20 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam	10 EA	1,318.29	EA	13,182.90
17		Custom Epic Clad Double Hung, Auralast Pine, Actual Frame Size = 20 -in X 80 -in, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, No Drip Cap/No Nail Fin, No Sill Nosing, 5 1/2 Jamb, White Jambliner, Standard Double Hung, White Hardware, Cam				
18		Lock(s), No Finger Lifts, PG 50, Insulated Low-E 366 Define Panel Glass Type Separately, Protective Film, Argon Filled, Black Spacer, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, Neat, UltraVue Mesh Brilliant White Screen, Half Screen, US				
		National-WDMA/ASTM, One Lock Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, (NFRC - U-fact:0.30 SHGC:.18 VLT:.40 CR:56 CPD #:JEL-N-789-01304-00001)				

Signature

Total Amount	\$52,023.25
Sales Tax	\$3,251.45
Order Total	\$55,274.70

Material may not be returned for credit unless authorized and subject to a 20% restocking charge on saleable material. No Special Ordered or Milled Items will be credited.

3/11/2021 7:36:55AM

(REPRINT)

Page 3 of 3

Close-up of windows before removal:



After Installation:

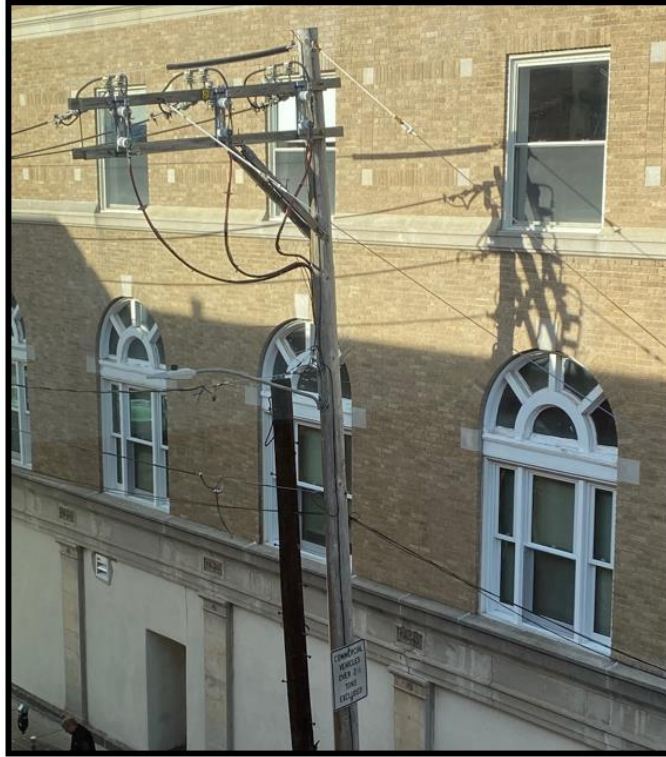




Above: Detail of Brick Molding prior to window replacement

Current Exterior Photos of 49-55 Davis Square



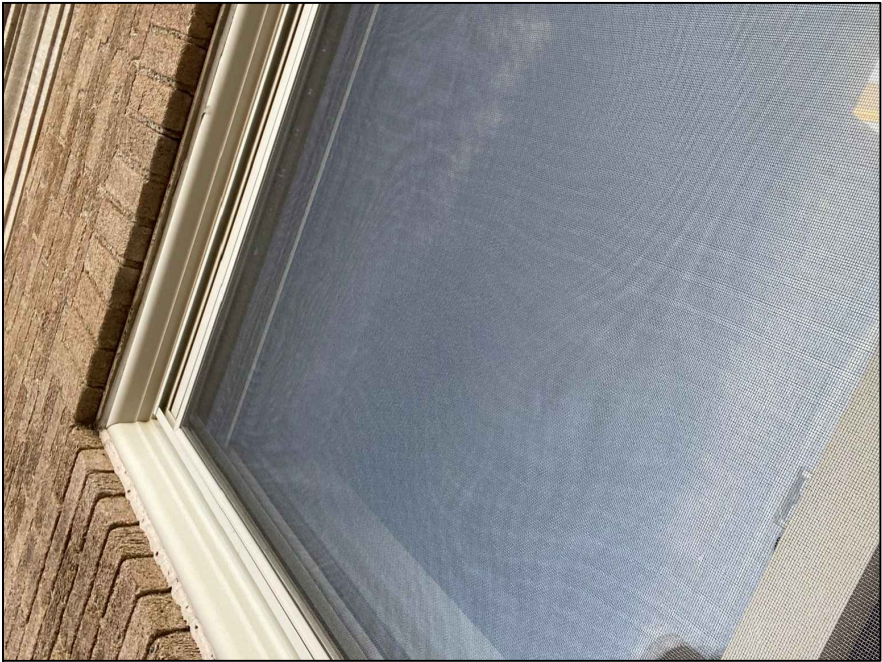








Somerville Theatrer
Somerville, MA



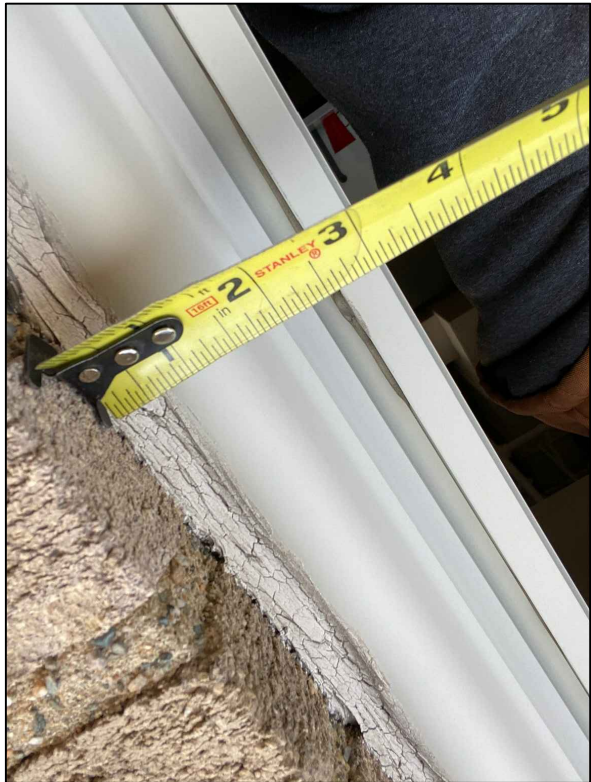
THIRD FLOOR EXISTING WINDOW W/ BRICK MOLDING
DEC. 2021



THIRD FLOOR EXISTING WINDOW W/ BRICK MOLDING
DEC. 2021



THIRD FLOOR EXISTING WINDOW W/ BRICK MOLDING
DEC. 2021



THIRD FLOOR EXISTING BRICK MOLDING
DEC. 2021



THIRD FLOOR EXISTING BRICK MOLDING
DEC. 2021



THIRD FLOOR EXISTING INTERIOR WINDOW
DEC. 2021



THIRD FLOOR EXISTING INTERIOR WINDOW
DEC. 2021

TITLE:
THIRD FLOOR
WINDOW PHOTOS

FOR:

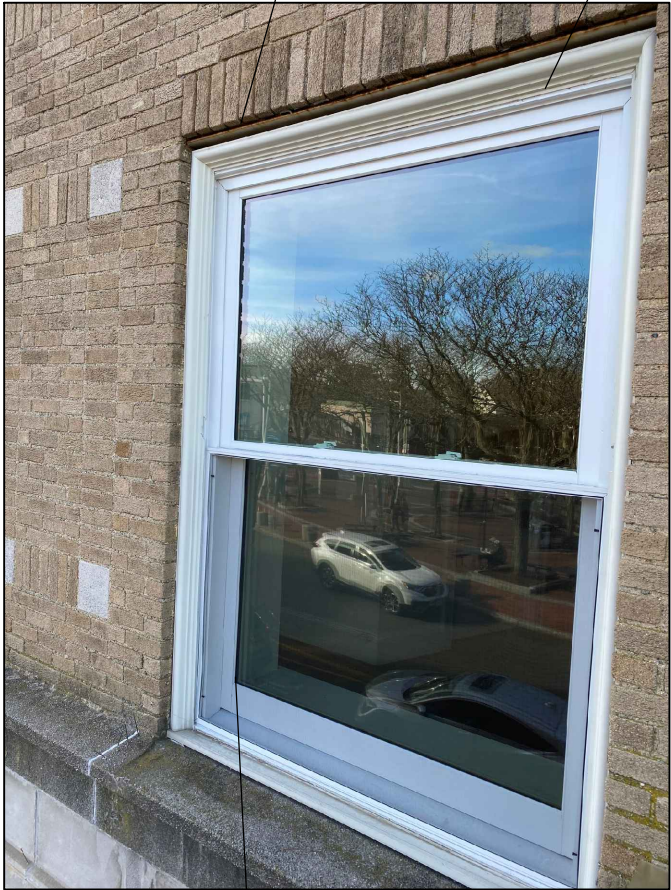
DATE:
12/8/2021

SCALE: NTS.

NEW ALUMINUM CLAD WINDOWS
INSTALLED FROM INTERIOR — BRICK MOLDING NOT REMOVED — TYPICAL WINDOW SECOND FLOOR

MASONRY OPENING

EXISTING BRICK MOLDING



NEW ALUMINUM CLAD WINDOW

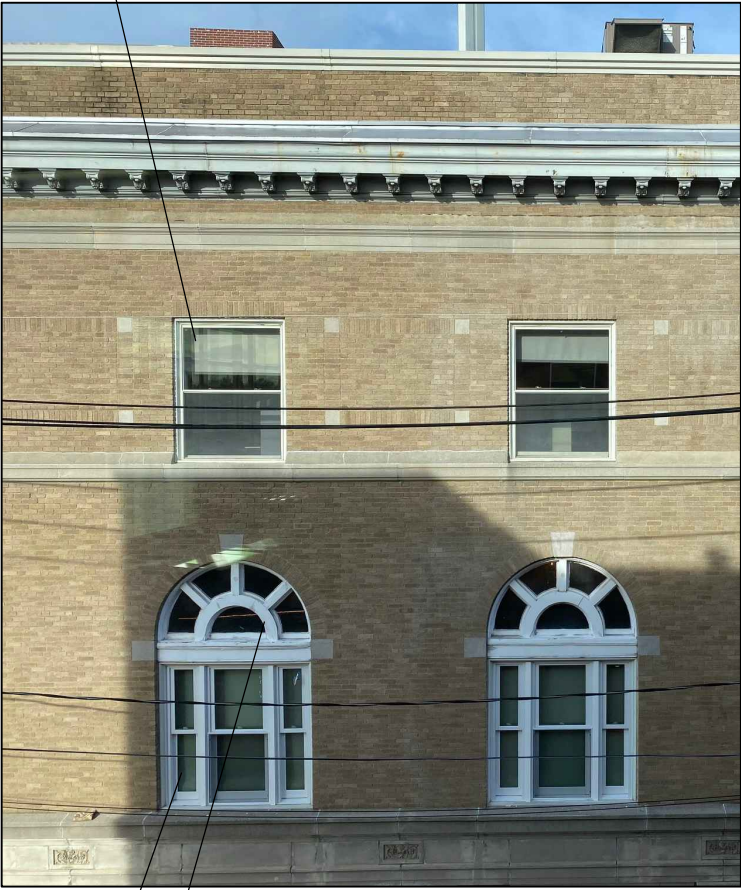
SECOND FLOOR INSTALLED WINDOW DETAIL
DEC. 2021

EXISTING WINDOWS — 3RD FLOOR
TO BE REPLACED
NEW ALUMINUM CLAD WINDOWS — 2ND FLOOR



FRONT FACADE EXTERIOR PHOTO
DEC. 2021

EXISTING WINDOWS — 3RD FLOOR
TO BE REPLACED



EXISTING ARCH TRANSOM — 2ND FLOOR
NEW ALUMINUM CLAD WINDOWS — 2ND FLOOR

SIDE FACADE EXTERIOR PHOTO
DEC. 2021



CORNER EXTERIOR PHOTO
DEC. 2021



SIDE FACADE EXTERIOR PHOTO
DEC. 2021



SIDE FACADE EXTERIOR PHOTO
DEC. 2021



SIDE FACADE EXTERIOR PHOTO
DEC. 2021

Somerville Theatrer
Somerville, MA

TITLE:
EXTERIOR PHOTOS

FOR:

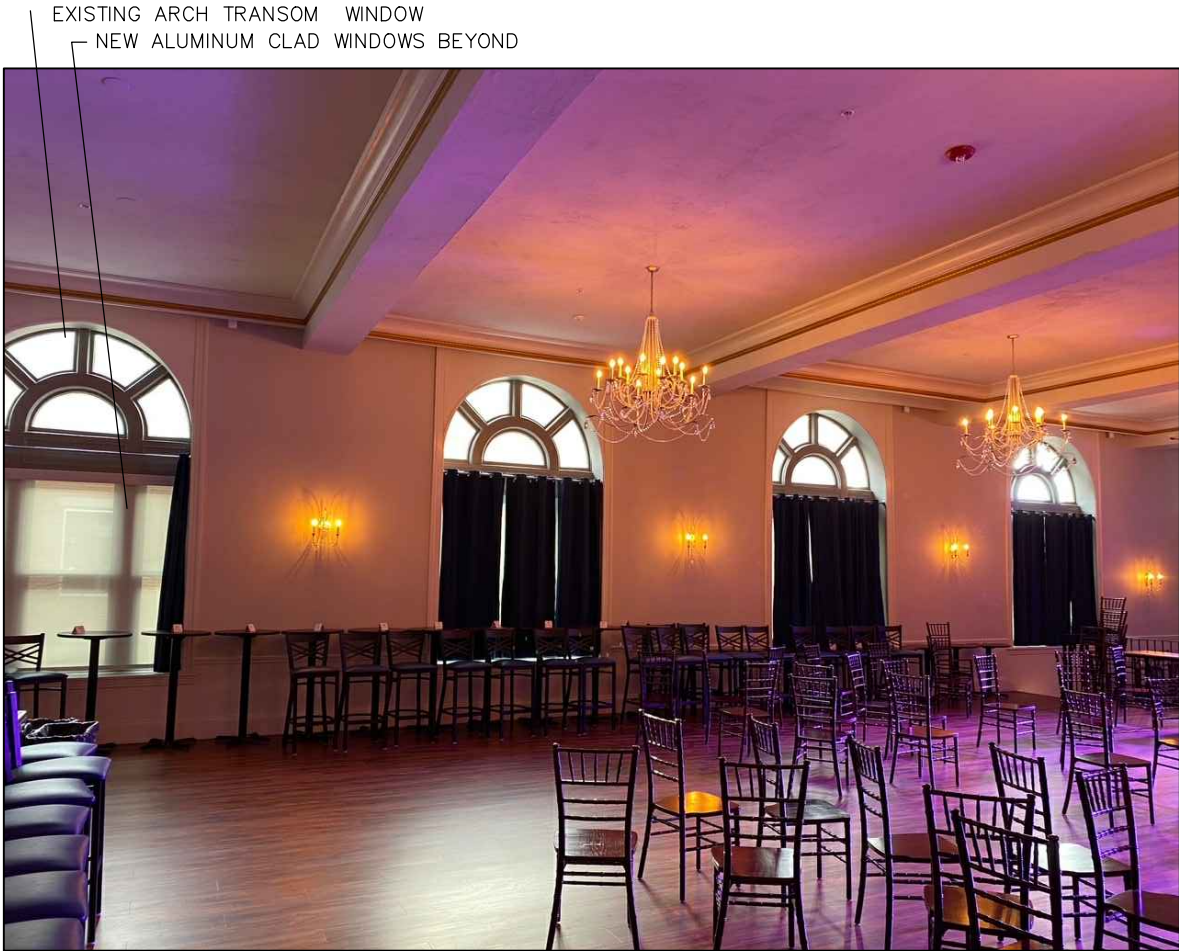
DATE:
12/8/2021

SCALE: NTS.

NEW ALUMINUM CLAD WINDOWS
INSTALLED FROM INTERIOR – BRICK MOLDING NOT REMOVED – TYPICAL WINDOW SECOND FLOOR



SECOND FLOOR CORNER WINDOWS INTERIOR
DEC. 2021



SECOND FLOOR SIDE WALL INTERIOR
DEC. 2021



SECOND FLOOR SIDE WALL INTERIOR
DEC. 2021



SECOND FLOOR ARCH WINDOW INTERIOR
DEC. 2021



SECOND FLOOR FRONT WINDOW INTERIOR
DEC. 2021



THIRD FLOOR SIDE EXISTING WINDOW TO BE REPLACED
DEC. 2021

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA

FORM NO.

Davis
Square

359



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

See Attached Assessor's Map

Address SOMERVILLE

Address 55 Davis Square

Historic Name Somerville Theatre/
Hobbs Building

Present Movie and concert theat

Original Movie/vaudeville theatr

DESCRIPTION

Year 1914

Source Newspaper

Style Neo Classical Revival

Architect Funk & Wilcox

Exterior Wall Fabric yellow brick

Outbuildings none

Major Alterations (with dates) none

Condition fair

Moved n/a **Date** _____

Acreage less than one acre

Setting Urban commerical area; promine
location on west side of Davis Square
at intersection of Holland, Dover,
College, Highland, and Elm

Recorded by Frankie Lieberman
Margen Kelsey

Organization Somerville Historic
Preservation Commission

Date October 1989

UTM REFERENCE _____

QUADRANGLE Boston North

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Somerville Theatre/Hobbs Building retains integrity of location, design, materials, workmanship, and association with local entertainment which developed as a result of the suburbanization of Davis Square. It is Somerville's only remaining early 20th century theater still intact and in operation. The theater's significance falls from 1914 to 1932 when it served primarily as a stock house and from 1932 to 1940 when its interior was redone in the Art Deco style and it served as a movie house. The Somerville Theatre/Hobbs Building fulfills Criteria A and C of the National Register of Historic Places on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Hobbs Building, prominently located at the central intersection of Davis Square, is typical in style and scale to the few remaining structures of its age in the square. In addition to a 1200 seat theater, the building was designed for numerous commercial and recreational uses including a bowling alley, billiard and pool room, a cafe, 23 businesses including 10 stores along the street level, 5 offices, and a 750 seat meeting hall with dance floor. Its plan is more complex than the other five theaters that existed in Somerville by 1914 when it opened. This sole survivor of the vaudeville era in Somerville is also the oldest theater built for the purpose of showing silent movies and vaudeville acts in the Boston area and was a possible prototype for the Strand Theatre (1918) in Dorchester designed by the same architects. (cont)

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how building relates to the development of the community.

The development of Davis Square is typical of Somerville's growth which paralleled the development of the railroad. The city began losing its rural character in 1843 when the first tracks of the Fitchburg Railroad were laid. Gradually pasture land, market gardens and country estates gave way to residential subdivisions with their own commercial centers. Davis Square was the estate of Person Davis, a grain merchant, and was suburbanized by the twin pressures of the Boston & Main Railroad Arlington line which came through in 1870 and then the coming of the electric streetcar in 1889 which converted the area to the transportation hub of a streetcar suburb. This trend is still in effect today as evidenced by the opening of the Davis Square MBTA station in 1984 within 50 feet of the location of the original B & M station and immediately adjacent to the theater.

As the City grew, centralized commercial squares developed within neighborhoods. The Somerville Theatre is the culmination of the suburbanization of Davis Square. Built in 1914 by Joseph O. Hobbs, a local businessman and lawyer, the theater provided commercial, recreational and cultural facilities for the community. The availability of public transportation made the appeal of the theater broad based. As one of six theaters that sprang up in the city between 1908 and 1914, it indicates the expanding population's need for nearby entertainment facilities. By 1925, ten theaters existed in the community. A total of fourteen different theaters existed in Somerville between 1908 and 1940, however, they were never all operational at one time. Some theaters were part of lodges or fraternal organizations and only operated for a few years. (cont)

BIBLIOGRAPHY and/or REFERENCES

1. Somerville Journal, May 8, 1914, March 11, 1933
2. City Directories: 1905 - 1940
3. Sanborn Map Company, Insurance Map of Somerville, MA, 1900, revised to 1928
4. local history file, Somerville Library

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Somerville	359
Property Name: Somerville Theatre/ Hobbs Building	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE (cont):

This three story Neo Classical Revival style building is made of yellow-grey brick with accents in stone, including a simple geometric pattern on the two major facades facing Holland and Dover Streets, classical details on the storefronts, and a dentil cornice. The corner of the front facade has a distinctive three story ornamental archway that marks the theater entrance, while the side facade has five large arched windows on the second floor for the meeting hall.

The exterior of the Somerville Theatre is somewhat altered although not irreversibly. Only two of the original ten storefronts are still in use, although several have been combined to create one larger storefront. The others are gutted and their door and window openings have been covered over with cement. Window openings originally blank are now in use and the sash have been replaced over the years, but there is no change in ornaments from the cornice and parapet over the theater entrance.

The interior of the theater has been neglected, but also does not appear to be irreversibly changed. The small lobby, typical of a vaudeville house where the audience came and went, has suffered the most change, probably in the 1960s. Wood paneling and tile sections have been applied over the walls. A dropped ceiling is suspended from the original which is a geometric tile mosaic in blue with bands of silver and gold which echoes the floor, also a tile mosaic in white with bands of red and black.

The theater interior was originally decorated in mixed 19th century style, pastel floral medallions with cherubs and was redone in Art Deco/Aztec geometrics, probably in 1932. Some of the original interior remains such as the red and gilt molded plaster of the proscenium and the capitals of the pilasters along the walls. These features are overlaid with the current and very unusual scheme of a painted tan and gilt background highlighted by green triangles, red circular shapes and black lines. The vertical accents of the exterior of the boxes and balcony are picked out in red and green. The balcony still has its original rose brocade panels on the walls and its original half moon wood and glass doors leading to the lobby. The narrow stage is still framed by red velvet curtains and a large movie screen forms the rear wall. Aside from these cosmetic changes, a few minor structural changes have also occurred. The lower boxes on both sides of the stage were removed and the orchestra pit was covered over to provide more seating. Otherwise the interior is intact. These changes have not affected the theater's excellent acoustics or its virtually unobstructed sightlines. (A few seats in the rear of the mezzanine are blocked by the columns which support the balcony.) These slight alterations probably occurred in 1932 when the theater reverted to being a movie house and live shows were no longer produced.

Stable to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Somerville	Form No: 359
Property Name: Somerville Theat Hobbs Building	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE (cont)

The Somerville was the first theater built exclusively to show silent movies in conjunction with vaudeville shows. Its opening year was successful but a demand for live performance led to its conversion as a stock house in 1915. For the following seventeen years the theater produced a steady stream of plays ranging from comedies like "Charley's Aunt" to musicals like "Leave it to Jane" to serious drama like "Why Women Leave Home". Busby Berkeley acted, directed and tried out his radical choreography here before going to Hollywood. Nationally recognized artists such as Tallulah Bankhead and Francis X. Bushman appeared in productions as did local performers like Kay Corbett and her sisters. Kate Smith made her debut here at the age of 18 in 1927.

By 1932 the Depression had taken its toll and stock was no longer profitable. The theater, under the direction of the Viano family, closed briefly and reopened as a motion picture theater, again mirroring events elsewhere in the greater Boston area. At this time, the interior was redone in the unique Art Deco style which remains intact today. By 1940, it was one of eight movie theaters providing popular entertainment for the community, and today it survives as the only one still in operation. Over the years, Somerville's other theaters faced similar financial problems competing with television and other forms of entertainment and closed down one by one. The Somerville Theatre has been continuously in use as an entertainment and cultural resource since 1914 and this tradition continues today with the current theater operator's programming of films and live concert performances.

BIBLIOGRAPHY and/or REFERENCES (cont):

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8. Dubson, Mike Mass Media, U. Mass. Boston, 11/18/86
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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

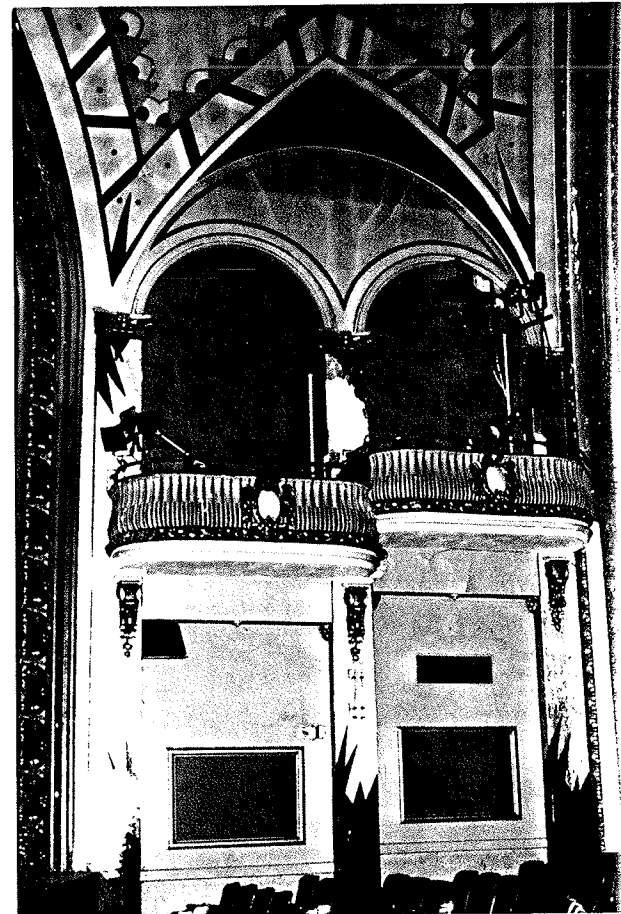
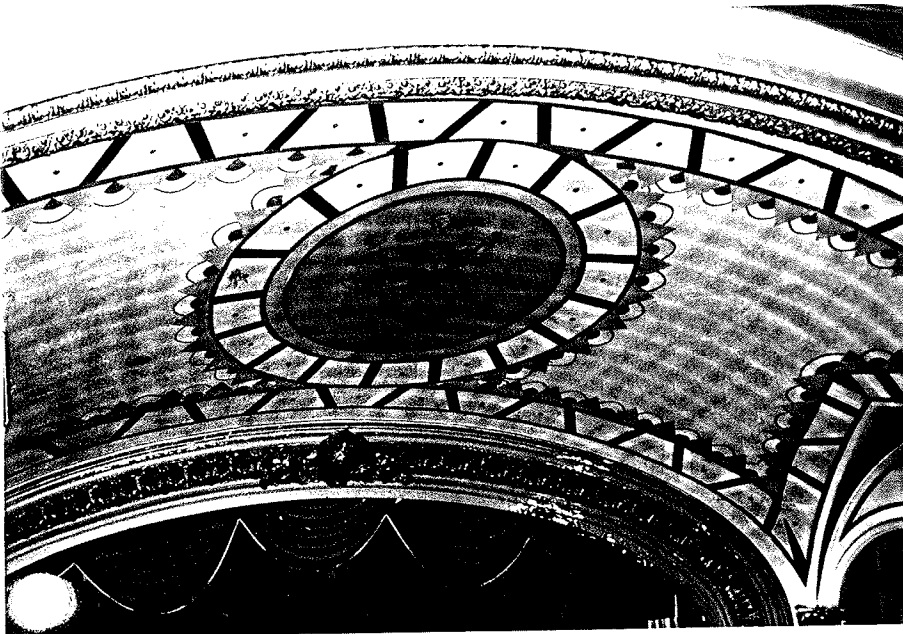
Community:

Somerville

Form No:

359

Property Name: Somerville Theatre/
Hobbs Building



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N

HOLLAND ST.

Davis Square

MEACHAM RD

DOVER ST.

62 DAY ST.

HERBERT

MEACHAM RD.

DOVER ST.

GLOVER CIRCLE

REG. LOT
16,868φ

$$T_\phi$$

23,923

10,7341

64¢

0.025E