



**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:	96 Broadway
Case:	HPC 2019.001
Applicant Name:	Landera Development, LLC
Date of Application:	January 7, 2019
Recommendation:	Not Significant
Hearing Date:	February 19, 2019 continued from January 15, 2019

---

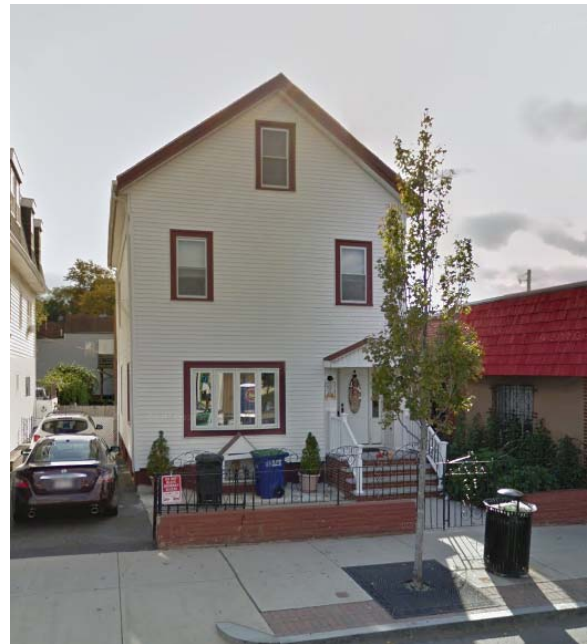
**I. Historical Association**

*Architectural Description:* 96 Broadway is a front gable 2 ½-story single family house in the side hall entry plan. The building has vinyl siding and replacement windows. The front entry door and side lights are also modern.

*Historical Context:* The house appears on the 1874 Hopkins Atlas shown to the ownership of George Foster, George Foster, brick manufacturer lived at 32 Bonair Street. The next owner Oliver S. Foster was also noted as a brick manufacturer and as a teamster. He lived on Cutter near Broadway. Therefore this was rental property.

For details on the tenants and 20<sup>th</sup> century owners see attached research table. Jane O'Brien, widow owned 96 Broadway from around 1910 through 1920. One resident of the building, Rene J. Charest (1932) was arrested after 7 break-ins involving the use of a hatchet to break down the doors. Two obituaries were found for two women who lived in 96 Broadway. Edna Perry's obituary (1958) gave little more than genealogical information. However Louise Marciello, who died in 1983 graduated from the Boston Conservatory, was a locally noted pianist and had her own orchestra in the 1940s, probably prior to her marriage.

*Summary:* The maps clearly show the evolution of a residential neighborhood a long a major thoroughfare to a commercial district with some residential remaining interspersed with



storefronts or having acquired store fronts. 96 Broadway, was rental property tenanted by a variety of blue-collar workers and their families. While there were several tenants associated with the railways or streetcars none were noted elsewhere in the historic record. While Louise Marciello mentioned above is of interest, her home did not play a role in the local renown of her orchestra. The house has been altered and retains little of its historic character beyond its massing and form. The surrounding streetscape does retain some relationship to the house as it was originally constructed.

### **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 do NOT find 96 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.

While Louise Marciello mentioned above is of interest, her home did not play a role in the local renown of her orchestra. The house has been altered and retains little of its historic character beyond its massing and form. The surrounding streetscape does retain some relationship to the house as it was originally constructed.

## **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 96 Broadway would have begun with its construction. However numerous alterations and no known historic associations with particular people or events, nor strong associations with periods of immigration for a particular group of people make it difficult to give this structure any particular period of note. . Staff was unable to find the names of the businesses that replace the housing.

### ***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. It is located on Broadway, a major local artery surrounded by a mix of residential and commercial structures.
- b. Design: The design is a simple rectangle with gable.
- c. Materials: The building is wood-frame construction with vinyl siding and replacement windows. The roof is asphalt shingle.

- d. Alterations: The vinyl siding and replacement windows. The front entry is also changed somewhat.

*Evaluation of Integrity:* The building retains the form and function of a storefront. The building has no architectural integrity having undergone numerous alterations. The most recent within the 21<sup>st</sup> century.

*Evaluation of Integrity:* The building is not architecturally distinguished and does not epitomize any particular time or place.

### **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 96 Broadway historically or architecturally significant.

The subject building not is found historically and architecturally significant because it has no architectural distinction and does not epitomize any particular time or place.

---

### **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 1957, 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.*

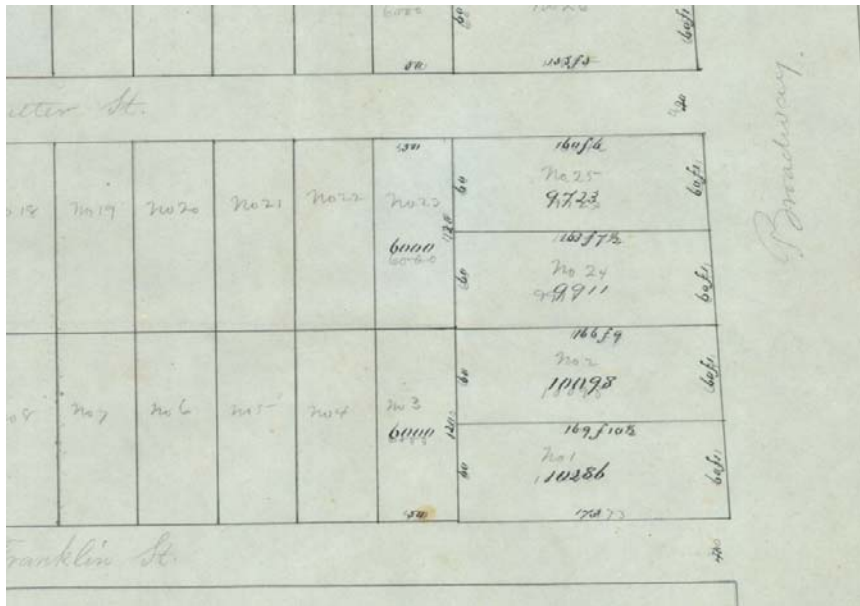
- (a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission find 96 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.**

While Louise Marciello mentioned above is of interest, her home did not play a role in the local renown of her orchestra during the 1940s during which time she did not live at or own 96 Broadway. The house has been altered and retains little of its historic character beyond its massing and form. The surrounding streetscape does retain some relationship to the house as it was originally constructed but is also in transition.

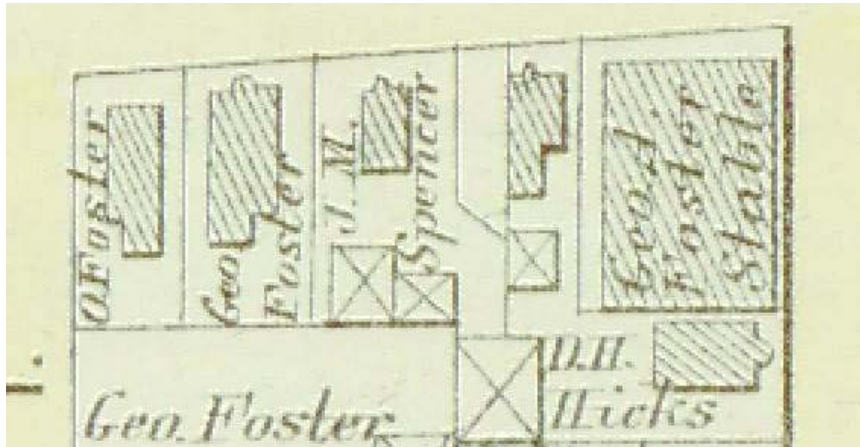
**OR**

- (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 NOT find 96 Broadway historically and architecturally significant.**

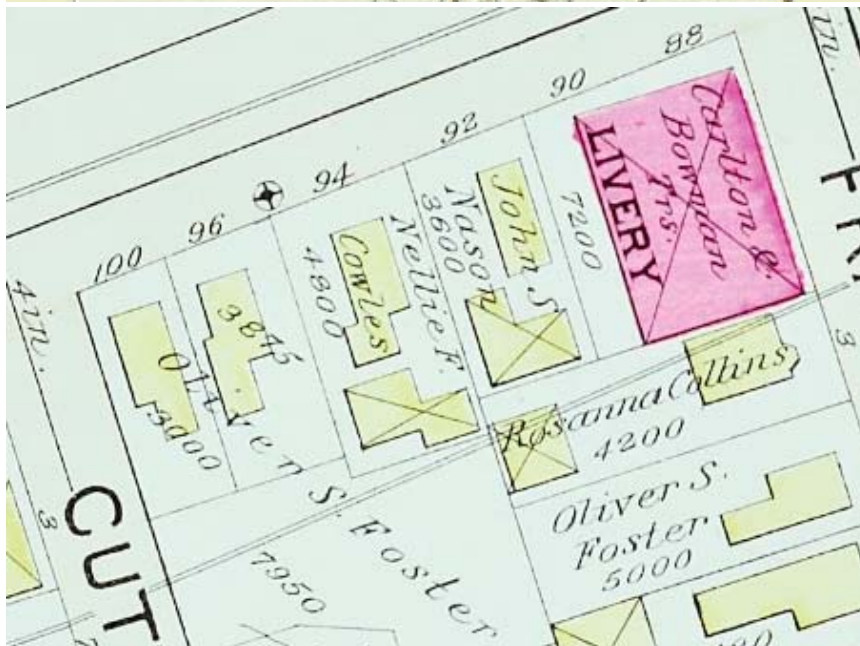
The subject building not is found historically and architecturally significant because it has no architecturally distinction and does not epitomize any particular time or place.



1849 Plan of land owned by Edward Cutter

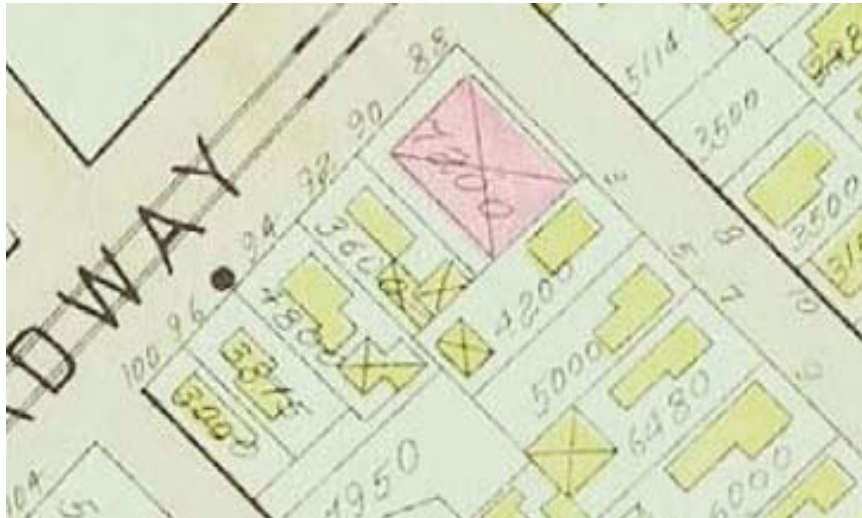


1874 Hopkins Atlas Plate 14-15

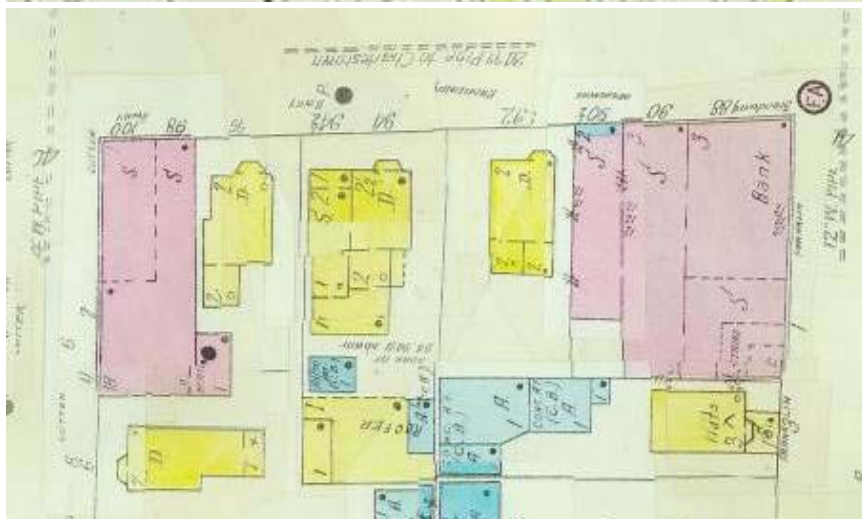


1895 Bromley Atlas Plate 10

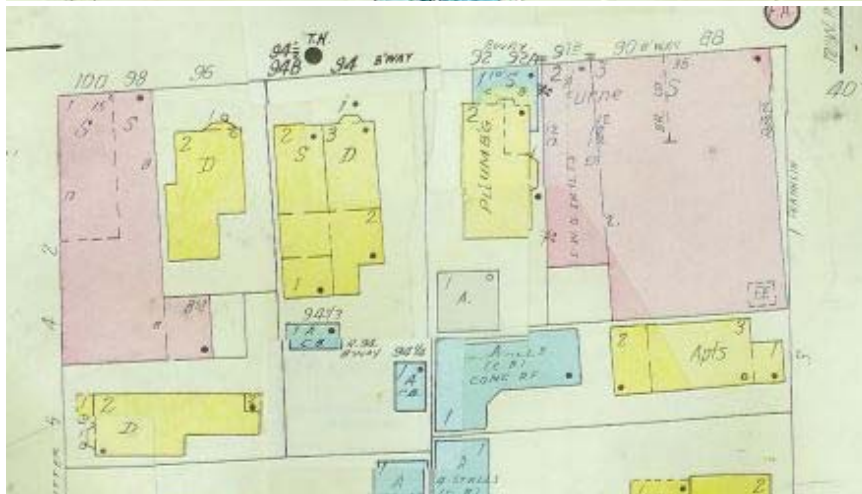




1900 Stadly Plate 12



1925 Sanborn Plate 102



1958 Sanborn Plate 51



LOT	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	96 Broadway		Charles W.A. Brown		Driver, Steamer, Navy Yard, Chas'n			1879 City Directory	
	96 Broadway		Charles W.A. Brown		Driver, Steamer, Navy Yard, Chas'n			1881 City Directory	
	96 Broadway		John Arthur Hart		Conductor, M.R. Co.			1883 City Directory	
	96 Broadway		Mary B. Carter		Widow			1883 City Directory	
	96 Broadway		Milton A. Carter		Conductor, M.R.R.			1883 City Directory	
	96 Broadway		Susan Hart		Widow			1883 City Directory	
	96 Broadway		Susan Hart		Widow			1884 City Directory	
	96 Broadway		Wilson Burns					1884 City Directory	
	96 Broadway		H.E. Rolfe		Professor of Music			1887 City Directory	
	96 Broadway		John Lord		Salesman, 440 Washington St, Boston			1887 City Directory	
	96 Broadway		Mrs. A.J. Brown		Dressmaker			1887 City Directory	
	96 Broadway		Sarah E. Lord		Widow			1887 City Directory	
	96 Broadway		Charles E. Hardnbrook		Machinist			1890 City Directory	
	96 Broadway		Franklin Tompkins		Plumber			1890 City Directory	
	96 Broadway		Franklin Tompkins		Agent			1892 City Directory	
	96 Broadway		Harry J. Hughes		Switchman, B&M RR			1893 City Directory	
	96 Broadway		Willard W. Burbank		Motorman			1893 City Directory	
	96 Broadway		William Harvey		Clerk, South Boston			1893 City Directory	
	96 Broadway		William H. Harvey		Clerk, South Boston			1894 City Directory	
	96 Broadway		William T. Hardy		Car Conductor			1894 City Directory	
	96 Broadway		William Tarrant		Car Conductor			1894 City Directory	
	96 Broadway		William F. Tasker		Car Conductor			1895 City Directory	
	96 Broadway		William H. Harvey		Clerk			1895 City Directory	
	96 Broadway		William F. Tasker		Salesman			1897 City Directory	
	96 Broadway		George McKenzie		Stableman			1898 City Directory	
	96 Broadway		Mrs. Jessie C. Nellinger					1898 City Directory	
	96 Broadway		Mrs. Jessie C. Nellinger					1899 City Directory	
	96 Broadway		Parker B. Brown		Clerk			1900 City Directory	
300/366	96 Broadway	R	Parker B. Brown (head)	38	Salesman	Canada		1900 US Census	
300/366	96 Broadway		Nellie M. Brown (wife)	27		Massachusetts		1900 US Census	
300/366	96 Broadway		Elmer P. Brown (son)	1		Massachusetts		1900 US Census	
300/367	96 Broadway	R	John B. Neulimer (head)	68	Tailor	Germany		1900 US Census	
300/367	96 Broadway		Jessie C. Neulimer (wife)	57		Massachusetts		1900 US Census	
300/367	96 Broadway		Clara Neulimer (daughter)	30		Massachusetts		1900 US Census	
	96 Broadway		John P. Nellinger					1902 City Directory	
	96 Broadway		Robert J. Spencer		Iron Molder			1902 City Directory	
	96 Broadway		J. Cargin					1904-1-142 Building Permit	Erect 1 wood 2-family, pitched roof
	96 Broadway		Clara Nellinger		Clerk, Boston			1905 City Directory	
	96 Broadway		Jessie C. Nellinger		Widow			1905 City Directory	
	96 Broadway		Joseph Francis		Clerk, Boston			1905 City Directory	
	96 Broadway		Arthur Francis		Clerk, Boston			1906 City Directory	
	96 Broadway		Edward Francis		Steam Fitter			1906 City Directory	
	96 Broadway		Joseph Francis		Clerk, Boston			1906 City Directory	
	96 Broadway		Joseph Francis		Clerk			1907 City Directory	
	96 Broadway		Joseph E. Francis		Clerk, Boston			1908 City Directory	
	96 Broadway		Edward B. Francis		Steam Fitter			1909 City Directory	
	96 Broadway		Isaac M. Atwood		Clerk, Boston			1910 City Directory	
	96 Broadway		Jane O'Brien		Widow			1910 City Directory	
	96 Broadway		Lyons T. MacKenna		Clerk, Boston			1910 City Directory	
	96 Broadway	O	Jane O'Brien (head)	55		Ireland, Irish	1870	1910 US Census	
	96 Broadway		Saddie A. Reardon (sister)	45		Ireland, Irish	1889	1910 US Census	
	96 Broadway		Elizabeth Irvin		Widow			1911 City Directory	
	96 Broadway		Jane O'Brien		Widow			1911 City Directory	
	96 Broadway		Helen Buckley					1912 City Directory	
	96 Broadway		Jane O'Brien		Widow			1912 City Directory	
	96 Broadway		Lewis E. Blanchard		Machinist			1912 City Directory	
	96 Broadway		Charles T. Smith		Carpenter			1913 City Directory	
	96 Broadway		Jane O'Brien		Widow			1913 City Directory	
	96 Broadway		Nellie Carr		Widow			1913 City Directory	
	96 Broadway		Nora Reardon		Housekeeper			1913 City Directory	
	96 Broadway		Helen Buckley					1914 City Directory	
	96 Broadway		Jane O'Brien		Widow			1914 City Directory	
	96 Broadway		Jane O'Brien		Widow			1914 City Directory	
	96 Broadway		John H. Carter		Electrician			1914 City Directory	
	96 Broadway		Nellie Carr		Widow			1914 City Directory	



LOT	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	96 Broadway		Nora Reardon		Housekeeper			1914 City Directory	
	96 Broadway		Jane O'Brien		Widow			1915 City Directory	
	96 Broadway		John Carter		Electrician			1915 City Directory	
	96 Broadway		Nora Reardon		Housekeeper			1915 City Directory	
	96 Broadway		Nora Reardon		Widow			1915 City Directory	
	96 Broadway		C. T. Meany		Bowling Alley			1916 City Directory	
	96 Broadway		Charles M. Wooley					1917 City Directory	
	96 Broadway		Jane O'Brien		Widow			1918 City Directory	
	96 Broadway		Jane O'Brien		Widow			1919 City Directory	
145/244	96 Broadway	O	Jane O'Brien (head)	65		Ireland	1874; 1883	1920 USCensus	
145/244	96 Broadway		Nora Reardon (sister)	56		Ireland	1874	1920 USCensus	
145/244	96 Broadway		Gerard Prorucci (lodger)	46		Italy	1889; 1894	1920 USCensus	
145/244	96 Broadway		Percy P. Fraser (lodger)	29		Nova Scotia	1910	1920 USCensus	
106/162	96 Broadway	R	William F. Fyfe Head	25	Truck Driver, General Trucki	Massachusetts		1930 US Census	
106/162	96 Broadway		Charlotte L. Fyfe (wife)	23		Massachusetts		1930 US Census	
106/162	96 Broadway		Doris M. Fyfe (sister)	17		Massachusetts		1930 US Census	
106/162	96 Broadway		William E. Fyfe (son)	4		Massachusetts		1930 US Census	
106/162	96 Broadway		Shirley L. Fyfe (daughter)	0		Massachusetts		1930 US Census	
	96 Broadway		Alice Williams					1940 City Directory	
	96 Broadway		Fred C. Williams		Laborer			1940 City Directory	
114	96 Broadway		Elsie Ward (mother-in-law)	57		New Jersey		1940 US Census	
114	96 Broadway	R	Robert Gosby (head)	36	Chauffeur, Transportation	Michigan		1940 US Census	
114	96 Broadway		Gertrude Gosby (wife)	29		New Jersey		1940 US Census	
114	96 Broadway		Roberta Gosby (daughter)	10		Massachusetts		1940 US Census	
114	96 Broadway		Alvie Gosby (son)	6		Massachusetts		1940 US Census	
115	96 Broadway		Alice Williams (wife)	68		Massachusetts		1940 US Census	
115	96 Broadway	R	Fred C. Williams (head)	62	Teamster, Transportation	New York		1940 US Census	
115	96 Broadway		Fred Williams, Jr. (son)	36	Laborer, Farm	Massachusetts		1940 US Census	
	96 Broadway		F. Marciello					1963-1-112 Building Permit	Reroof with asphalt shingles
	96 Broadway		M. Massa					1996-3-1196 Building Permit	Replace wdws, & vinyl siding
	96 Broadway		Manuel V. Massa, Trustee of the Massa Irrevocable Trust					Document No. 248	

# "HATCHET BURGLAR" BELIEVED ARRESTED

## Somerville Suspect Taken Wearing Judge's Suit

Rene J. Charest, former Somerville theatre usher, believed by Somerville police to be the "hatchet burglar" for whom they have been searching for the past three weeks, was held as a suspicious person last night at the Brookline Police Headquarters, where he was questioned by Somerville police.

Chief Thomas Damery and Inspector Augustine F. Fitzpatrick of the Somerville Police Department visited Charest in a cell at the Brookline Station, where he is alleged to have confessed to seven burglaries, in which he secured jewelry, clothing and other articles valued at \$1000.

Charest, police say, was wearing a suit stolen from Judge Ralph M. Smith of the Somerville District Court. Most of the articles he stole, according to the police, were sold in New York.

His arrest was brought about by means of finger prints on an old revolver, which he had exchanged for a new one in the home of Mrs Louise W. Berry of 80 College av, Somerville.

Charest obtained entrance to all the places he is alleged to have looted by forcing a cellar window or a cellar bulkhead and he invariably chopped his way through the doors leading from the cellars to the first floors. It was because of this that he became known among the police as the "Hatchet Burglar."

The houses he entered had in all cases been closed for the Summer by their owners.

The seven Somerville burglaries to which the police say he has confessed were at the homes of Mrs Louise W. Berry, 80 College av, Aug 18; Sumner Hammond, 186 School st, July 28; Edwin T. Wright, 55 Talbot av, Aug 14; Mrs Mary I. Gooding, 11 Summit av, July 28; Judge Ralph M. Smith, 78 College av, Aug 18; Fred Ela Warren, 15 Summit st, Aug 16, and Timothy J. Reardon, 27 Thurston st, Aug 9.

Charest, who is 25, lived at 96 Broadway, Somerville. He will be turned over to the Somerville police today.

## Louise Marciello, 68

### Pianist; had women's orchestra

Louise D. (Puopolo) Marciello, 68, of 96 Broadway, Somerville, a longtime piano teacher, died Saturday in her home.

She was born in Boston, but lived in Somerville most of her life, attending Somerville schools. She earned a master's degree from the Boston Conservatory of Music and taught piano.

In the 1940s she formed a women's orchestra called the Diane Sisters, which performed at the former Manger Hotel at Boston's North Station.

She was a member of the National Professional Women's Club of Boston and the Italian Women's Club of Boston, and was an active member of the Life Focus Centers for the mentally retarded of Charlestown.

She was the widow of Frank A. Marciello Sr., a Somerville attorney. She leaves her mother, Leoncina Puopolo of Somerville; three sons, Frank Marciello Jr. of Somerville, Alexander A. Marciello of Clarksville, Tenn., and Louis A. Marciello of New Orleans; a daughter, Olympia T. Marciello of Somerville; a sister, Marie Rice of Reno; three grandchildren and several nieces and nephews.

A funeral Mass will be said at 9 a.m. tomorrow in St. Benedict's Church, Hawthorn street, Somerville.

## Robert Hampton, 37

### Computer programmer

RIDGEFIELD, Conn. — Robert M. Hampton, 37, of Ridgefield, a former Foxborough, Mass., resident who was a computer programmer with the Union Carbide Co. in Westchester, N.Y., died Friday after suffering a massive coronary attack while driving in Connecticut. He was pronounced dead in Danbury Hospital.

He was graduated from Boston College High School in 1963 and from Boston College in 1967.

He leaves his wife, Janet (McCormack); two sons, Jeffrey and Gregory Hampton, both of Ridgefield; two brothers, Glen F. Jr. of California and Richard Hampton of Foxborough, Mass.; two sisters, Judy Schmidt of Texas and Joan Gray of Mansfield, Mass.; and his mother, Helen (Hannon) Hampton of Foxborough.

A funeral Mass will be said today at 10 a.m. in St. Gabriel's Church, Brighton, Mass.

## Rev. G.F. Hutchinson

### Taught at Holy Cross, Fairfield

BRIDGEPORT, Conn. — Rev. Gerald F. Hutchinson, SJ, 77, a retired professor of chemistry and one-time chairman of the chemistry department at Fairfield University, died of cancer in St. Vincent's Medical Center here Saturday after a long illness.

Born in Waterbury Conn., he was graduated in 1923 from Crosby High School in Waterbury and from Holy Cross College in 1927. He entered the Society of Jesus at Shadowbrook in Lenox, Mass. He later attended Weston College.

He taught chemistry at Holy Cross, and received his master's degree in science from Holy Cross. He was ordained a priest at Weston in 1938, and taught at Bishop Cheverus High School in Portland, Maine, until 1948. Rev. Hutchinson later taught at Fairfield University. He retired in 1976.

He leaves a sister, Mary Hutchinson of Newtown, Conn., and was the brother of the late Rev. John Hutchinson, S.J.

A funeral Mass will be said today at 9 a.m. in Loyola Hall, Fairfield University.