



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*

PRESERVATION STAFF REPORT
for
Determination of Preferably Preserved

Site: 98-100 Broadway

Applicant Name: Landera Development, LLC

Owner Name: Della G, LLC

Petition: Applicant seeks to demolish the circa 1920s brick commercial building.

Recommendation: Not Preferably Preserved

HPC Hearing Date: March 26, 2019



I. PROJECT DESCRIPTION

1. **Subject Property:** The subject property is a c.1920s brick commercial building.
2. **Proposal:** The Applicant seeks to demolish the existing structure.

I. MEETING SUMMARY: Determination of Significance

On February 19, 2019, the Historic Preservation Commission, in accordance with the Demolition Review Ordinance (2003-05), made a determination that 98-100 Broadway is Significant. Per Section 2.17.B, this decision is found on the following criteria:

Section 2.17.B - The structure is at least 50 years old;
and

- (i) *The structure is 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;*

and

- (ii) *The structure is 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.*

The subject building is not found importantly associated with the broad architectural, cultural, economic and social history of the City.

The subject building is found architecturally significant for its brickwork on the Cutter Street elevation of the building.

II. ADDITIONAL INFORMATION

No additional information has been received.

Comparable Structures:

There are numerous 1920s single story commercial structures scattered throughout the city. Many have been rehabilitated to retain their parapets and columns.



*Top: 91 Broadway, 282 Broadway,
Bottom: 124-128 Broadway, 96 Highland Avenue*

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 only a small degree of integrity. The building itself has little distinction with the exception of one remaining wall.
 - See determination of significance for a summary of the historic architectural features of this structure.
- b) *What is the level (local, state, national) of significance?*
 - This structure is not significantly associated with the broad architectural, cultural, economic and social history of the City. It was found that the decorative tapestry brick work was unusual enough to be noted as significant.
- c) *What is the visibility of the structure with regard to public interest (Section 2.17.B.ii) if demolition were to occur?*
 - The interesting portion of the building is located on a side street with only local traffic.
- d) *What is the scarcity or frequency of this type of resource in the City?*
 - The use of tapestry brick, so named for the texture of the brick surface and the range of colors and patterns, was common in the 1920s and 1930s.

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?

Staff finds that the building as a whole does not have enough integrity to be retained. There are numerous other buildings of the same era with less alteration. Good photo-documentation of the brickwork should suffice.

III. RECOMMENDATION

Based on the information provided and an assessment of the building, Staff recommends that the Historic Preservation Commission do NOT find the property at 98-100 Broadway to be PREFERABLY PRESERVED.