



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:	98-100 Broadway
Case:	HPC 2019.002
Applicant Name:	Landera Development, LLC
Date of Application:	January 7, 2019
Recommendation:	Not Significant
Hearing Date:	February 19, 2019

I. Historical Association

Historical Context: Broadway is one of the oldest streets in Somerville with a wide range of architectural styles. The eastern end is predominantly lined with single story storefronts and two-three-story houses.

The 1900 Sanborn shows the block of Broadway between Franklin and Cutter Streets to be wood-framed houses with a large brick stable on the corner of Franklins Street.



Information on this site proved to be sparse. The deed chain is complicated and unresolved. As a commercial establishment only one business name was found in the on-line directories called Broadway Beano or Beano Broadway.. The Historic Boston Globe had one article about a foiled robbery of a dry cleaning business in 1946. See attached research table

Architectural Description: 98-100 Broadway is a single story brick structure constructed in several stages as evidenced by the changes in brickwork. The main façade has a modern glass storefront window system with two large openings on the front and a third on the Cutter Street elevation. Three smaller windows with cast stone/concrete lintels are located on Cutter Street. The Cutter Street elevation is constructed with tapestry brick and has decorative brick pilasters with some unusual detailing.

Summary: 98-100 Broadway is a single story brick storefront. The maps clearly show the evolution of a residential neighborhood a long a major thoroughfare to a commercial district with some residential above.

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 do NOT find 98-100 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.

The subject building is not found importantly associated with the broad architectural, cultural, economic and social history of the City due to numerous alterations leaving the building with no visible history to impart.

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 98-100 Broadway would have begun with its construction circa 1915. The house prior to that date no longer exists in any form.

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 a major local artery surrounded by a mix of residential and commercial structures.
- b. Design: The design is a basic box. The main façade has been altered. There is decorative brickwork including bullion and corbelling on the Cutter Street side of the building.
- c. Materials: The building has a brick exterior visible from Broadway and Cutter Street. The front façade has a modern aluminum and glass system.
- d. Alterations: The front façade has been altered. Some of the Cutter Street side has been bricked in or repointed but still retains its decorative character.

Evaluation of Integrity: The building retains the form and function of a storefront. The building retains its decorative brick pilasters on the Cutter Street elevation.

Evaluation of Integrity: The Broadway façade of the building is not architecturally distinguished but the Cutter Street elevation clearly demonstrates the decorative nature of brick work on unassuming buildings of circa 1915.

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 find 98-100 Broadway historically or architecturally significant.

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

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 do NOT find 114-116 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.**

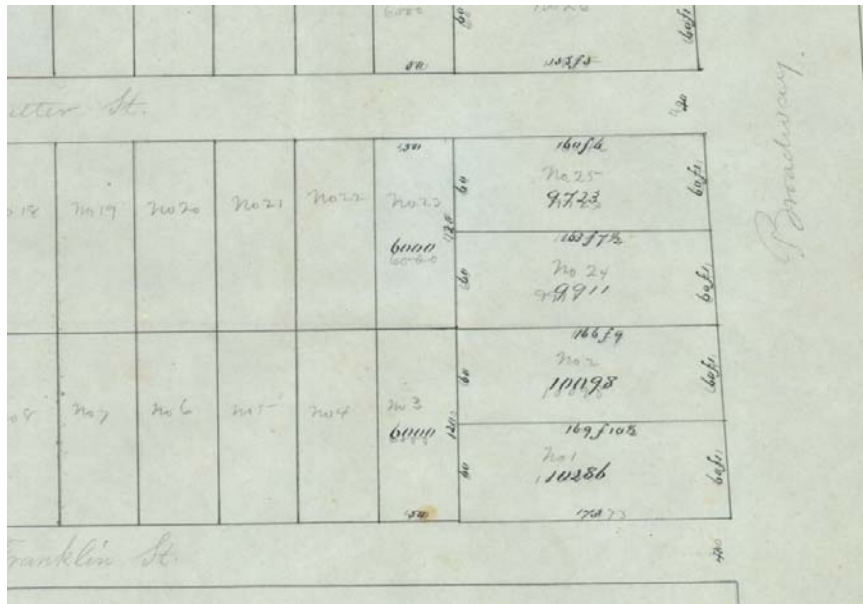
The subject building is not found importantly associated with the broad architectural, cultural, economic and social history of the City.

OR

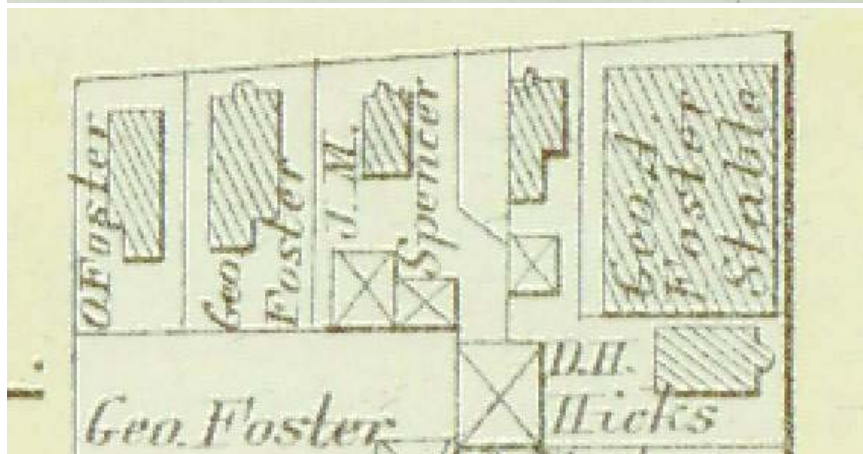
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the**

Historic Preservation Commission find 98-100 Broadway historically and architecturally significant.

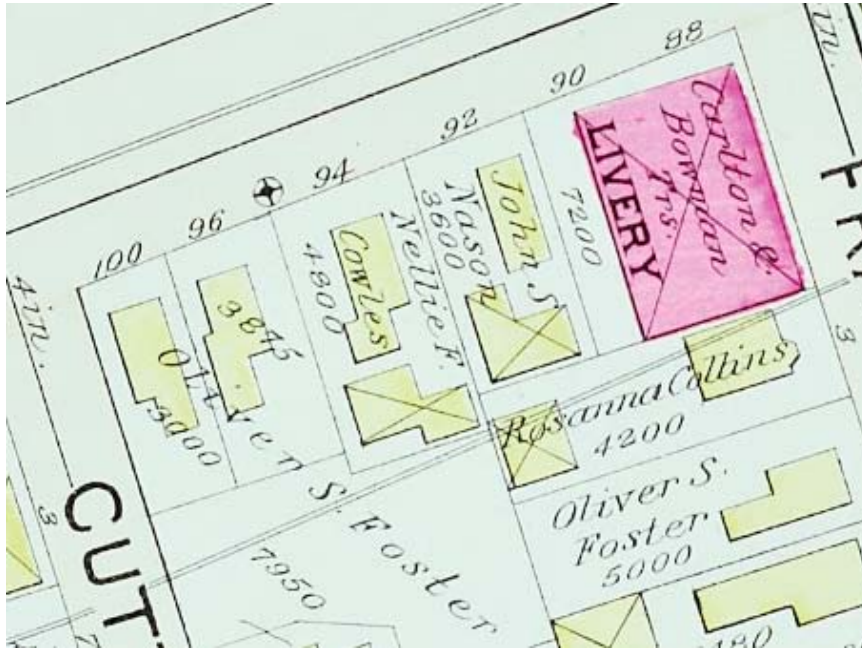
The subject building is found architecturally significant for its brickwork on the Cutter Street elevation of the building.



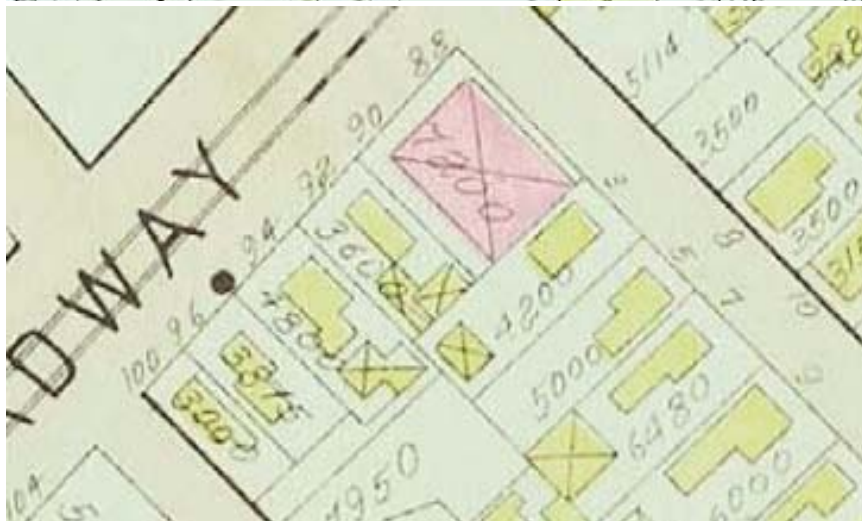
1849 Plan of land owned by Edward Cutter



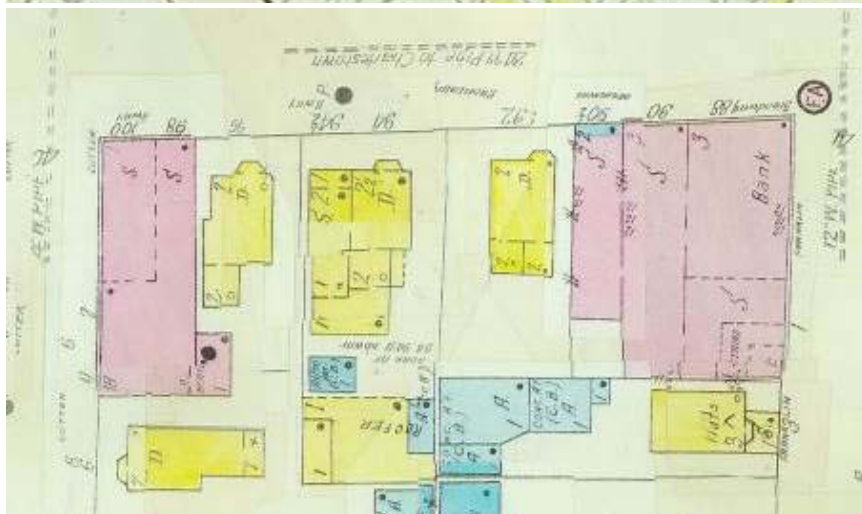
1874 Hopkins Atlas Plate 14-15



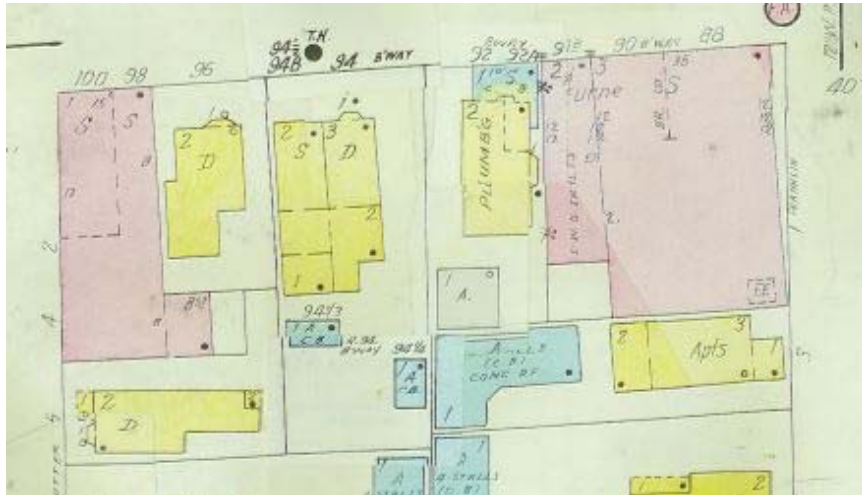
1895 Bromley Atlas Plate 10



1900 Stadly Plate 12



1925 Sanborn Plate 102



1958 Sanborn Plate 51









98-100 Broadway

LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
100 Broadway		J. Cusher					1915-1-187 Building Permit	Stores 3, erect 1 bldg, flat roof, steam heating
98 Broadway		S. Epstein					1925-2-932 Building Permit	Enlarging windows in front
98 Broadway		G. Gaft					1940-1-113 Building Permit	Change front of store to centre recess
98 Broadway		N. Aurelio					1942-1-92 Building Permit	1st window on left side AHT store
98 Broadway		O'Brien					1951-1-447 Building Permit	Re-roof 1/4 main house
100 Broadway		F. Pino					1961-1-185 Building Permit	Hanging sign repair
100 Broadway		G. Merciello					1965-1-159 Buiding Permit	Repair Fire Damage
98 Broadway		Broadway Beano		Place of Amusement			1940 City Directory	
		Frank A. Marciello & Louise Marciello					Certificate 117234-716-84	Not Found
		Frank A. Marciello, Jr. & Marion P. Marciello					1982 Certificate of Title 6221	Frank A. Marciello & Louise Marciello
100 Broadway		Della G, LLC					2014 Deed 1448/24	Frank A. Marciello, Jr. & Marion P. Marciello

Man's Coolness Balks Robbers in Somerville

**Threat to Call Police
Routs Armed Holdup Men
Who Stole Cab Earlier**

Two revolver-brandishing holdup men were routed late last night by the coolness of a Somerville cleansing establishment owner after they had stolen a cab in Kendall sq., Cambridge, earlier.

Benjamin Craft of 108 Broadway, Somerville, who operates the Paramount Cleaners at 100 Broadway, told police that two young men clad in tan blouses and trousers walked into his store and said, "This is a stickup."

Craft threatened to call the police and walked toward the rear of the store. The pair fled down Cutter st. and got into a cab which sped off in the direction of Boston.

Earlier they held up Fred Caparale, 40, of 12 Newport st., Dorchester, in Kendall sq. after he had picked them up at Broadway and Tremont st., Boston, and had been told to drive to the Charles-st. El station. Arriving here, Caparale said he was told to drive to Kendall sq. At this point a revolver was pressed against Caparale's neck and one of the men said, "Bud, we don't want your money; we just want to borrow your cab for 15 or 20 minutes."

Bay State Men Elected by Chaplains' Group

GRINNELL, Ia., June 22 (AP)—Seventy Army and Navy chaplains from the Congregational-Christian Churches today organized the Chaplains' fellowship.

Officers elected included Lt Com Edwin T. Anthony, Brighton, Mass., vice president; Capt Howard A. Andrews, Sterling, Mass., member-at-large of the executive committee.

Dr. Frederick L. Fagley, New York, chairman of the committee for Army and Navy chaplains for the denomination, was named corresponding secretary for the fellowship. The church had more than 450 chaplains, in service.

New Vet Group in Louisiana

BATON ROUGE, La., June 22 (AP)—Articles of incorporation for a Louisiana branch of the Veterans' Industrial Association (VIA) were filed with Secretary of State Wade O. Martin Jr. here on April 15, records in his office showed today.