



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

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	71 Bow Street
Case:	HPC 2018.72
Applicant Name:	Leins Family Realty Trust/ Luis E. Leins, Trustee
Date of Application:	July 3, 2018
Recommendation:	Significant
Hearing Date:	July 17, 2018

I. Historical Significance

There are two steps in the Somerville Demolition Review process: determine historic significance. A building or structure may be determined “historically significant” if it is found to have important associations with people/events/history and/or is historically or architecturally significant. The ordinance states specifically that: *“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).”*



II. Findings for Historical Significance

With regard to the historical significance of 71 Bow Street, Staff finds that the building is significant with regard to **Criterion B, Historical & Architectural significance.**

(b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B).”

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 site contains two structures: a small, one-story, brick, Colonial Revival-style structure (c.1925) and a larger, two-story concrete-block building with a clapboard façade.

c. 1925 structure:

The period of style for the c.1925 structure is Colonial Revival. The building serves as an excellent example of early 20th-century service station architecture. This building has a concrete foundation, white-painted brick walls, and a slate, hip-roof with a square cupola. The broken frieze beneath the slightly-projecting eaves features a tri-glyph motif, and decorative brickwork is arranged to simulate raised panels above the windows and doors. The cupola is topped by a slate, pyramidal roof and weathervane.

3-bay garage:

The center entrance on the three-bay facade (southeast) elevation consists of a replacement metal rectangular door set within a simple wood surround with a fanlight infilled by a wood panel. Two-over-two double-hung wood-frame windows above louvered vents fill the rectangular openings on either side of the entrance. A similar window is located in the east bay of the southeast elevation, and a secondary entrance has replaced the original window opening in the west bay.

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: This building has existed in its current location since its construction.
- b. Design: The c. 1925 building is Colonial revival in design. The 3-bay garage is a typical service station form.
- c. Materials: The materials (brick, concrete, slate) for the c.1925 building are remarkably intact. The materials for the 3-bay garage are largely intact but may have been altered over time.
- d. Evaluation of Integrity: The c.1925 structure, the more important of the two structures on the site, retains a significant degree of architectural integrity despite its age and the heavy use of the course of the 20th century.

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.

Based on the analysis provided above, Staff recommends that the HPC determine both structures at 71 Bow Street to be **HISTORICALLY SIGNIFICANT.**