



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

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 213 Holland Street
Case: HPC.DMO 2020-22
Applicant: Silva Realty 8, LLC
Owner: same as applicant

Proposal: *Demolish principal structure.*

HPC Meeting Date: October 20, 2020

Top: front facade
Bottom left: left facade
Bottom right: right facade (addition)



Below Aerial view of 213 Holland Street.



I. HISTORICAL ASSOCIATION

Note: The land on which today's 213 Holland Street is found was once part of one larger lot. This larger lot contained the site of present-day 213 Holland and 211 Holland. The original lot appears to have been split in 1959 according to deed research. For the last several decades, until late summer 2020, the two properties had been owned by members of the Zafferano family. Of further note is that no information has been uncovered to-date relative to residents of 213 Holland Street through 1940.

Due to the interrelation between the 213 Holland and 211 Holland lots, the general Teele Square historic information and the historic map research for 211 Holland Street serves for 213 Holland Street and appears below.

Historical Context: 213 Holland Street is located in Teele Square. Teele Square, like the rest of West Somerville, was largely undeveloped until the end of the 19th century. Unlike most of the rest of Somerville, the area comprising West Somerville was relatively flat and for most of the 18th and 19th centuries it was used for farming and dairying.

Teele Square developed around the site of the early 19th century homestead of Jonathan Teele, for whom the square is named. In 1867 Holland Street was extended from Davis Square and the irregular intersection that it created when it met Broadway became the nucleus of a commercial center in West Somerville.

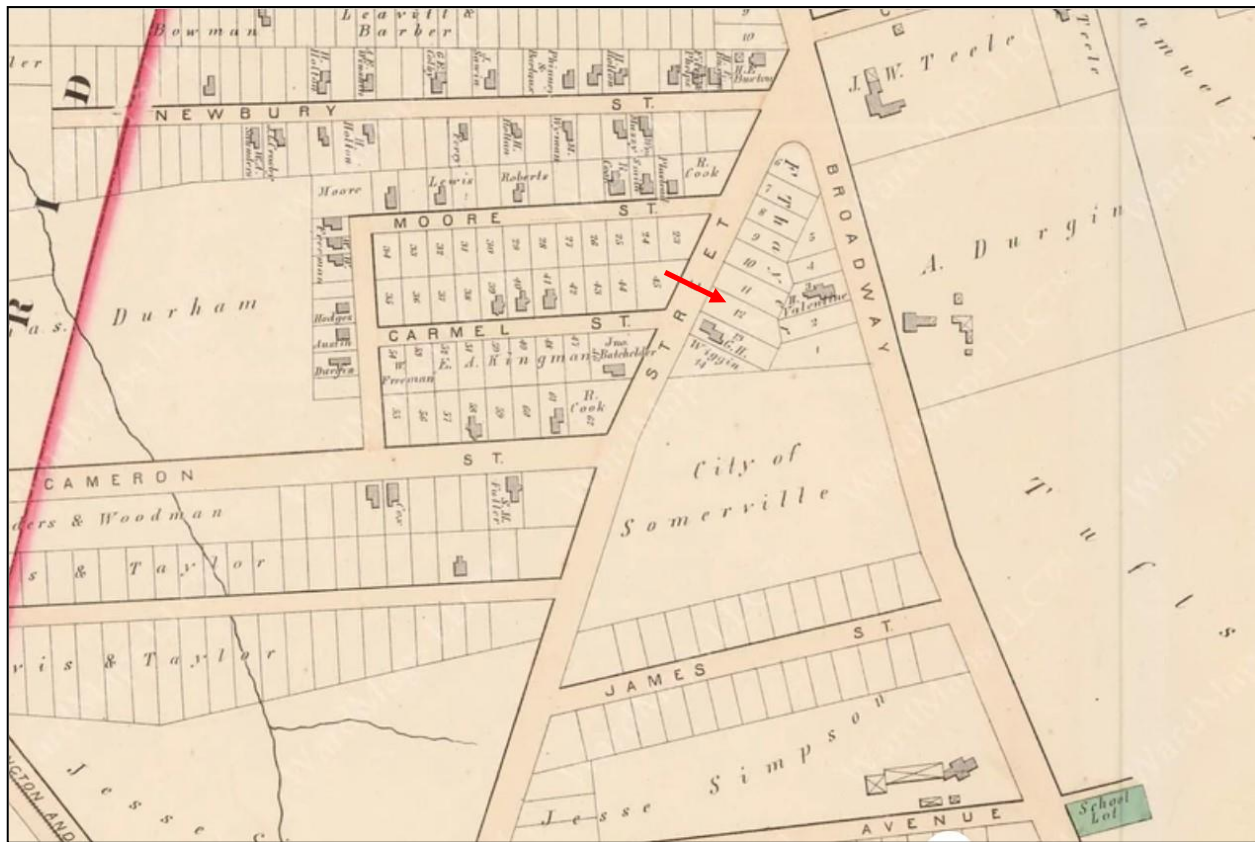
As buildable land in the other parts of Somerville became more scarce, and as streetcar and trolley service became more available, many of the large landowners and farmers in West Somerville sold their property for residential development. In 1885 the West End Street Railway car shop was constructed at the western extreme of Broadway at Alewife Brook Parkway and by 1900 maps show most of the area around Teele Square platted, but only a few houses built. (See Form A (Area) SMV.J, appended).

The earliest maps accessed to-date, the 1874 Hopkins, Plate L, shows provides visual support to the statements taken from the Form A above: this area of Somerville was sparsely populated. Most of the land in this area at that time was divided between large estate holdings and smaller areas platted into housing lots for the purpose of speculative real estate development.

Below: 1874 Hopkins Plate L, area.



A close-up of Plate L (below) shows that the land currently occupied by 213 Holland Street was owned by an F. Thayer and is one of several contiguous building lots under Thayer's ownership. Speculative real estate development was in full swing in Somerville during this time and the Teele Square area was no exception.

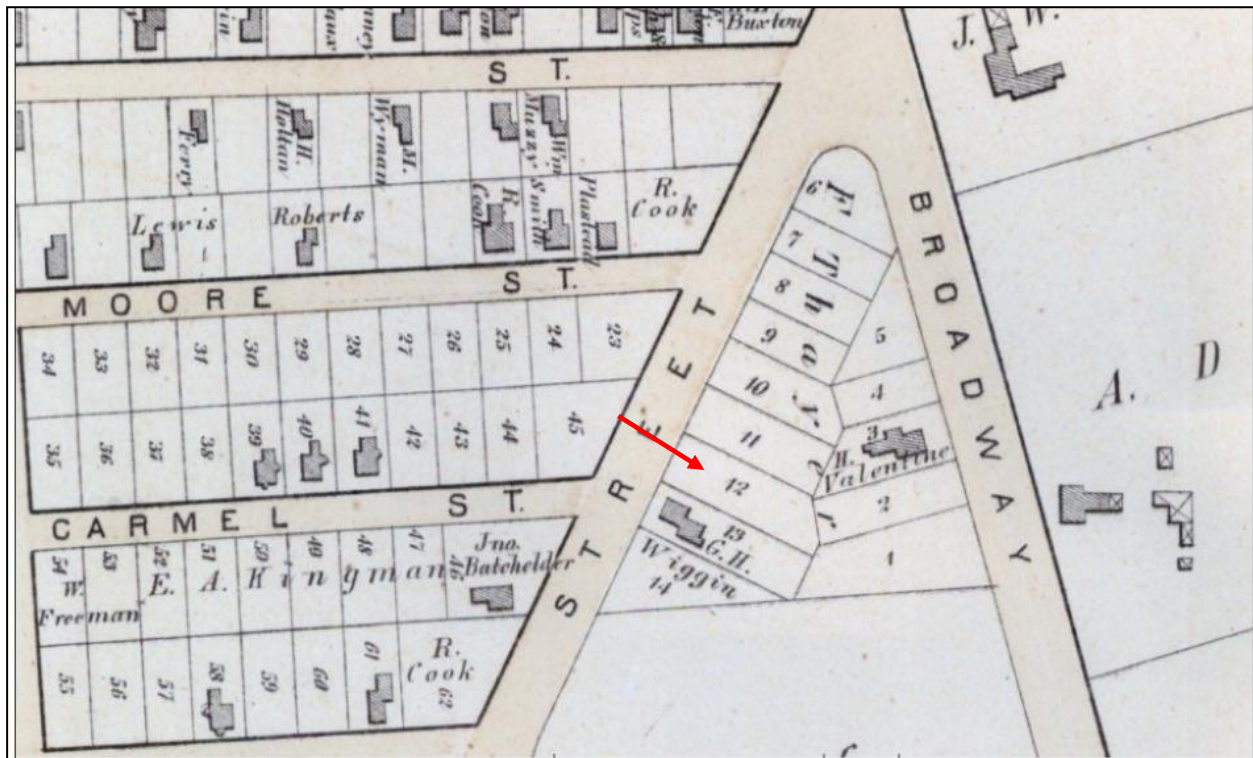


The 1884 Hopkins map (below) shows that these parcels previously owned by Thayer a decade earlier are now owned in common by Silas H. Holland, after whom Holland Street was named. Originally trained as a carriage maker in Northboro, MA, Holland came to Somerville in 1856 and purchased the Thomas Teele farm on Broadway. In addition to his general civic engagement, Holland spent 35 years as a farmer, real estate investor, politician and, ultimately, the Vice President of Somerville Savings Bank.

Below: the 1884 Hopkins map with the land containing today's 213 Holland Street indicated.

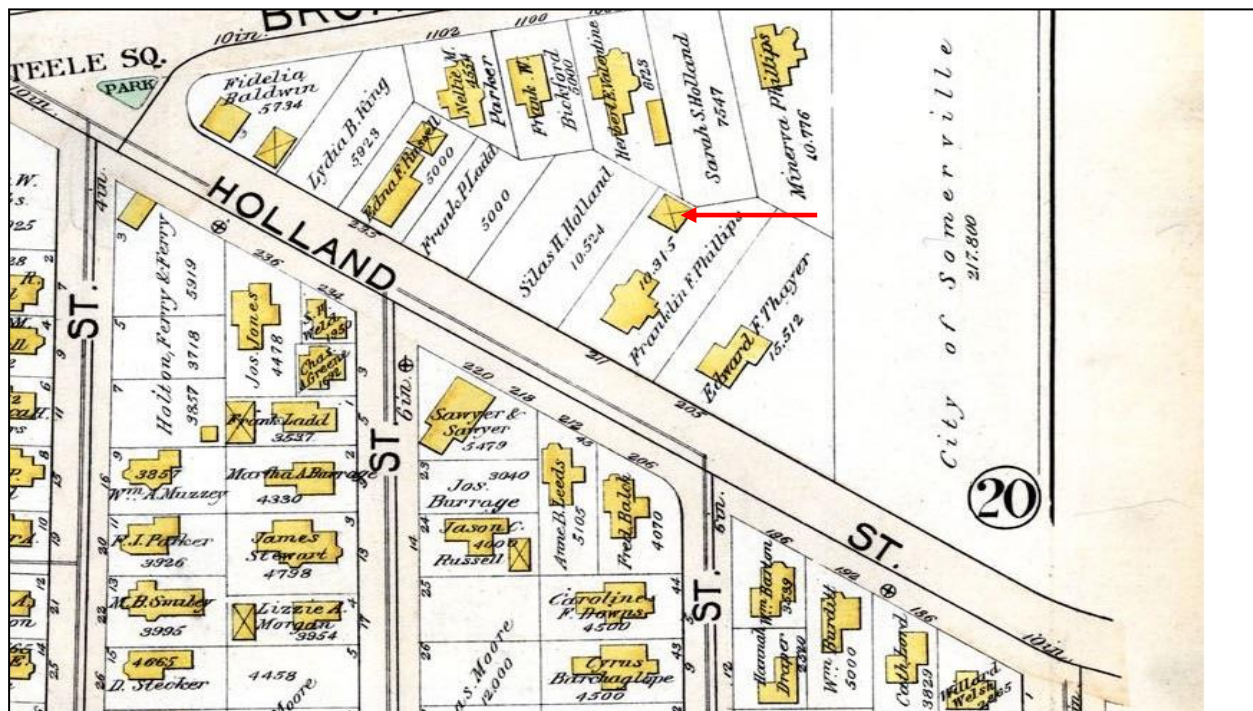


One decade later, in 1894, the Hopkins map (below) shows that ownership of the still-vacant parcel has reverted back to the ownership of F. Thayer.



One year later, as shown in the 1895 Bromley plate below, we see that structures have been built on this lot: a residential structure at the front of the lot (today's 211 Holland Street). At the left rear of the lot, in the same location as today's 213 Holland Street, is a wood-framed barn/stable (yellow square with "X").

The red arrow in the 1895 Bromley plate below indicates the location of the barn, which is where 213 Holland Street is found today.



The property was owned at this time by Franklin F. Phillips. The book, *Somerville Beyond the Neck*, which specifically mentioned this property, has dated the build date of the house incorrectly at c.1890. The historic map research contained in this report the development of 211-213 Holland Street occurred between 1894 and 1895.

According to *Somerville Beyond the Neck*, Phillips was a chemical salesman by profession. Census data from 1900 lists his occupation as that of “chemist”. Phillips is listed in City records as a member of the City’s Common Council (not an Alderman) in 1891 and 1892 and listed as an Alderman in 1893 and 1894. In all cases he represented Ward 4 (note that his terms on the Common Council and BOA were prior to his move to 211 Holland Street).

The 1897 publication, *Somerville, Past & Present* provides additional information about Phillips. The entry on Phillips, from page 608, appears below:

Phillips, Franklin Folsom, son of James and Mary (Prescott) Phillips, was born in Searsmont, Me., December 21, 1852. He was educated at the town schools of Searsmont and Montville, at the Nichols Latin School, and at Bates College, Lewiston, Me., receiving the degree of A. M. on the completion of his studies. After graduating he taught in Bolton, Mass., and in Lisbon and Rockland, Me., being principal of the High School at the latter place five years. He was commissioned State Assayer of Maine in 1880 for a term of four years. Since 1883 he has been connected with the old and extensive chemical manufacturing house of Harrison Bros. & Co., of Philadelphia and New York, his work being both technical and commercial. He has served in the city government four years, 1890–1894, two years in the Common Council and two in the Board of Aldermen, and was a member of the committees on ordinances, sewers, fire department, public property and finance, serving on the latter committee the entire four years. Mr. Phillips is much engrossed with his business, but takes a deep interest in public matters. In politics he is a Republican, and as such was elected a member of the General Court in 1896. He resides at 211 Holland street.

II. ARCHITECTURAL DESCRIPTION

Please see the section immediately below which discusses location, design, materials and any alterations as the same information would be written here, just in longer form.

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.

The period of relevance for this building remains unclear. While a barn/stable building presenting the same form and orientation as the main body of 213 Holland existed in this location as of 1894-1895, at this time it is not possible to determine if the main body of the principal structure at 213 Holland Street is the original barn/stable. While the assessor’s site has the construction date of this building listed as 1910,

as the HPC knows, dates used by assessors in general are typically “guestimates” or placeholder dates and are known to be inaccurate. Nevertheless, given that the assessor has the same build date for both 211 and 213 Holland Street, it leaves open the possibility that the main body of 213 Holland is the original barn/stable structure, but modified.

a. Location: It is presumed that this building is in its original location and was not moved to the site.

b. Design

Main body:

- Two-story, hip-roofed main body. Single brick chimney stack on right. Second floor of main body front façade overhangs first floor.
- First floor front façade presents square oriel with a triple modern casement window. To the left of the oriel is a double modern casement window. Three-lite basement window appears below oriel.
- Second floor of front façade presents two bays.
- Left elevation presents a single window on the first level. Two windows are present on the second level. A string course separates the two floors.

Additions:

- Hipped dormer and hipped overhang exit the right elevation façade. Overhang creates an enclosed connection to a single-story, hip roof addition. Main entry door under hipped overhang. Double-width, single lite sidelites on either side of main entry door. Four-part modern window (possible casement) on the front façade of single-story addition.
- One brick chimney stack extant in addition.
- Right elevation of addition presents three bays, one of which is an aluminum-hooded entry door. Brick-topped concrete steps and metal rail lead to side entry door.

c. Materials: Vinyl siding; asphalt roof shingles; brick chimneys; concrete and brick steps; metal railings.

d. Alterations: Additions; vinyl siding.

Evaluation of Integrity: If this building is the original barn/stable that has been converted to a residence, then the building has undergone significant alteration.

III. FINDINGS

*For a Determination of Significance, the subject building must be found either (i) **importantly associated with people, events or history** and/or (ii) **historically or architecturally significant** (Ordinance 2003-05, Section 2.17.B, i-ii). The Historic Preservation Commission (HPC) must make these findings. The portions of the Demolition Review Ordinance (DRO) related to these findings are included below:*

A. HISTORICAL ASSOCIATION

2003-05, Section 2.17.B, i

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 of Massachusetts.

1. The HPC must make a finding as to whether or not the structure at 213 Holland Street meets any of the criteria stated above.
2. The HPC must specifically state why the structure at 213 Holland Street does or does not meet the threshold for historic significance under finding “i”.

B. HISTORICAL & ARCHITECTURAL SIGNIFICANCE

2003-05, Section 2.17.B, ii

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, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.

1. The HPC must make a finding as to whether or not the structure at 213 Holland Street meets any of the criteria stated above.
2. The HPC must specifically state why the structure at 213 Holland Street does or does not meet the threshold for historic significance under finding “ii”.

IV. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the structure at 213 Holland Street is or is not “historically significant”.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.J
Historic Name:	Teele Square
Common Name:	
Address:	
City/Town:	Somerville
Village/Neighborhood:	West Somerville; Tufts; Davis Square
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Commercial District
Significance:	Architecture; Commerce; Community Planning
Area(s):	
Designation(s):	
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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FORM A - AREA

AREA
TEELE SQUARE

FORM NO.
681, 682, 683, 685, 686,
687, 688



View looking east on Broadway at
Curtis and Holland St.

Town Somerville

Name of Area Teele Square

Present Use Commercial

General Date or Period _____

ca. 1900 - ca. 1940

General Condition Good to

Fair

Acreage 6

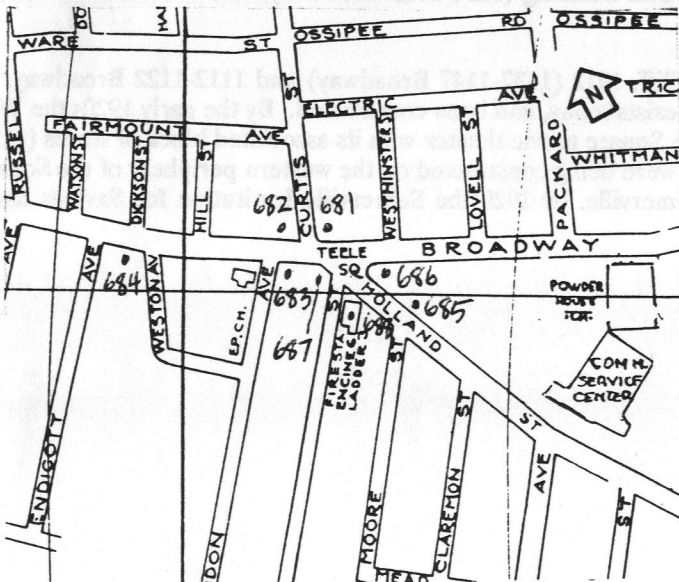
Recorded By Fitch & Hollister
The Public Archaeology
Laboratory, Inc.

Organization Somerville

Historic Preservation Comm.

Date May, 1990

MAP



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT

SMV.J

ARCHITECTURAL SIGNIFICANCE

Teele Square is a distinct commercial area located in the western section of Somerville at the intersection of Broadway, Holland Street, and Curtis Street. Broadway is a major east/west thoroughfare in Somerville, the only street which traverses the entire breadth of the City. Holland Street runs from nearby Davis Square, another significant commercial area, to Teele Square.

Teele Square is characterized by one-, two-, and three-story brick, commercial buildings dating from the early 20th century. Except for the Cliff Building, 1905 (1151-1165 Broadway) all of the multi-story buildings had apartments on the upper floors reflecting the almost exclusively residential character of West Somerville.

Although some post-1960 construction has occurred, most of it is located west of Teele Square along Broadway and is compatible in scale with the surrounding residential neighborhood.

HISTORICAL SIGNIFICANCE

Teele Square, like the rest of West Somerville, was largely undeveloped until the end of the 19th century. Unlike most of the rest of Somerville, the area comprising West Somerville was relatively flat and for most of the 18th and 19th centuries it was used for farming and dairying.

Teele Square developed around the site of the early 19th century homestead of Jonathan Teele, for whom the square is named. In 1867 Holland Street was extended from Davis Square and the irregular intersection that it created when it met Broadway became the nucleus of a commercial center in West Somerville.

As buildable land in the other parts of Somerville became more scarce, and as streetcar and trolley service became more available, many of the large landowners and farmers in West Somerville sold their property for residential development. In 1885 the West End Street Railway carshop was constructed at the western extreme of Broadway at Alewife Brook Parkway and by 1900 maps show most of the area around Teele Square platted, but only a few houses built. By 1905, however, developers and builders like Zebedee E. Cliff had erected substantial business blocks like the Cliff Building (1151-1165 Broadway) and 1150-1152 Broadway in the Square.

As the century progressed Teele Square grew and by 1915 The Cliff, 1912 (1137-1147 Broadway) and 1112-1122 Broadway, ca. 1910 were built and the architectural character of the Square, as it exists today, had been constructed. By the early 1920s the West Somerville fire station had been built as well as the elaborate Teele Square movie theater with its associated block of stores (1154-1164 Broadway), and commercial blocks like 1198-1212 Broadway were being constructed on the western periphery of the Square. A further indication of the growth and development of West Somerville, by 1920 the Somerville Institution for Savings had a branch located in Teele Square at 1154-1164 Broadway.

BIBLIOGRAPHY and/or REFERENCES

Somerville City Directories
Hopkins Map, 1874, 1884
Sanborn Maps, 1900 - 1950
Beyond the Neck, 1983



View looking west on Broadway at
Holland Street.



View looking north on Holland St.
at Broadway.



View looking east on Broadway at Clarendon.