



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 227 Holland Street

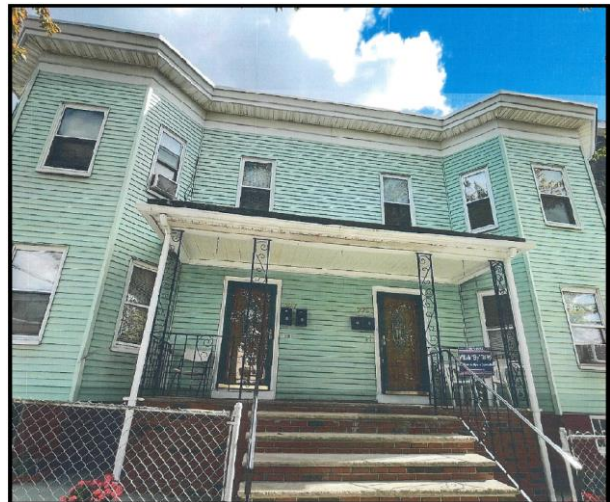
Case: HPC.DMO 2021.28

Applicant: 227 Holland, LLC

Owner: Maria Melo and Carmilla Turner,
Trustees of the Gilda Santos 2019 Revocable Trust

Legal Ad: *Demolish principal structure*

HPC Meeting Date: October 19, 2021

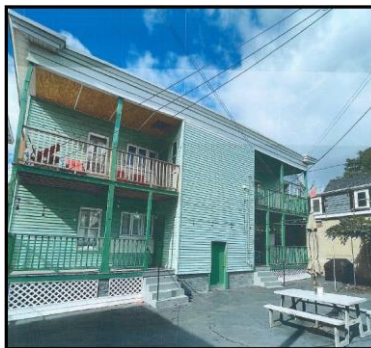


Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Rear elevation

Bottom, right: Right elevation

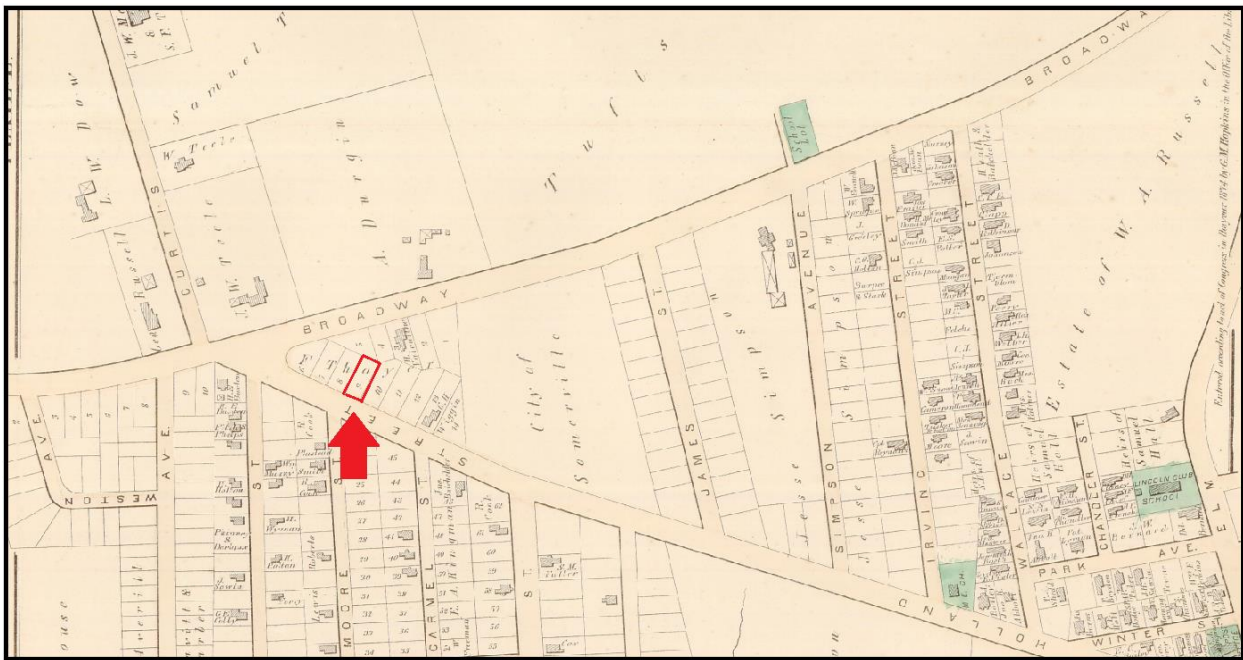


I. HISTORICAL ASSOCIATION

Historical Context: 227 Holland Street is a two-story residential structure. Holland is dominated by triple-deckers and two story residential and commercial structures. The property is located directly adjacent to Teele Square.

Teele Square, like the rest of West Somerville, was largely undeveloped until the end of the 19th century. 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 commercial center in West Somerville. As buildable land in other parts of Somerville became 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.

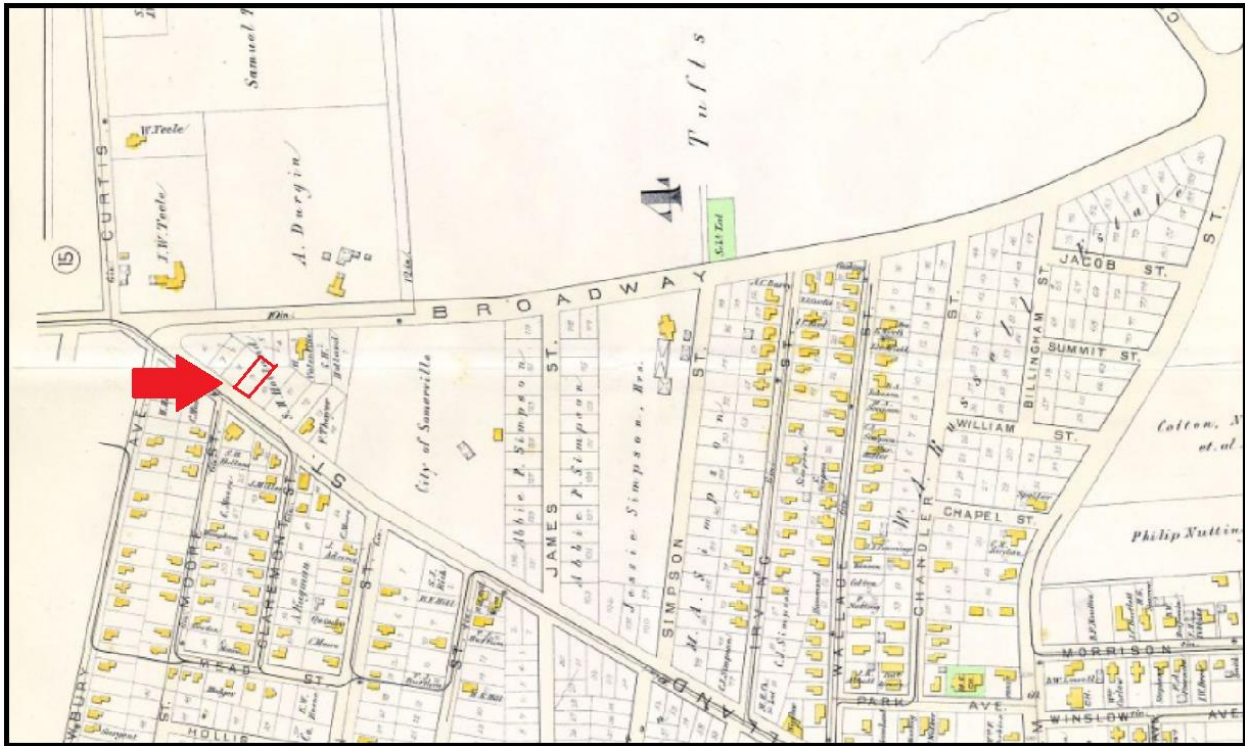
The 1874 Hopkins Map shows that the land where the residential structure at 227 Holland Street was owned by “E.” or “F.” Thayer.



Above: 1874 Hopkins Map, Plate 48 & 49, with arrow indicating approximate location of 227 Holland Street

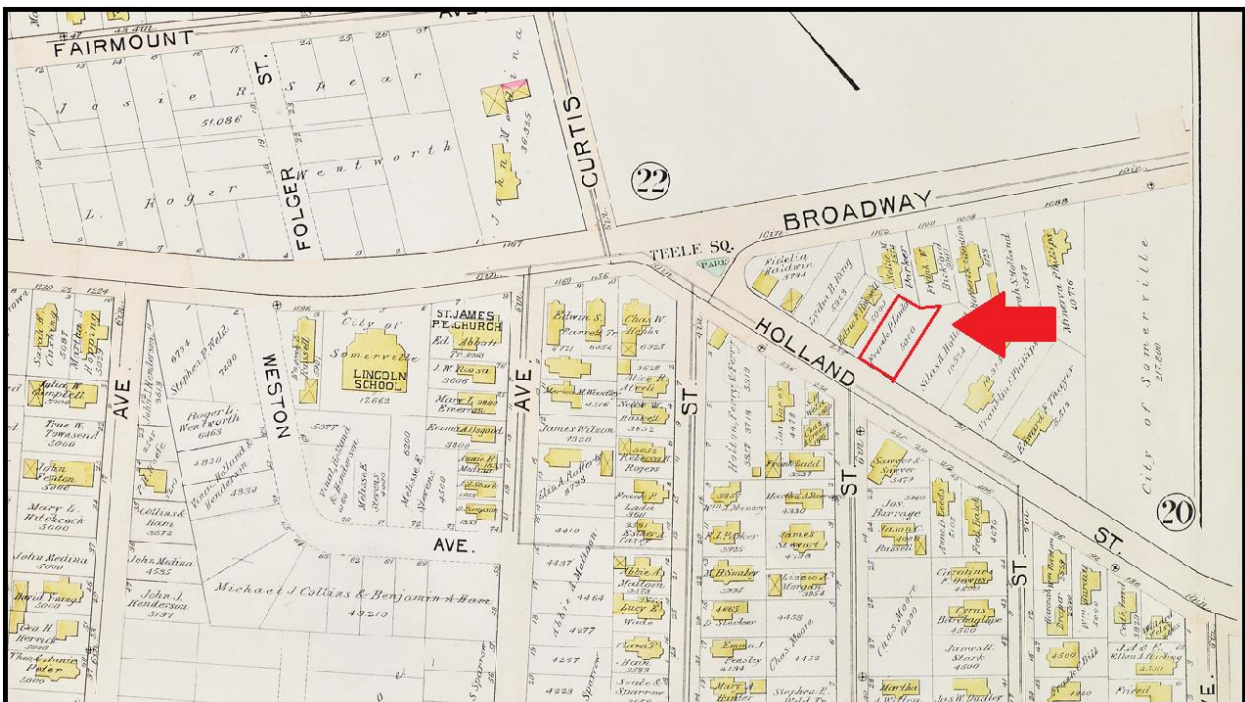
By 1884, the land was sold to Silas H. Holland, after whom Holland Street was named. Originally trained as a carriage maker in Northboro, MA, Holland came to Somerville in 1856 and purchased the Thomas Teele farm on Broadway. In addition to his general civic engagement, Holland spent 35 years as a farmer, real estate investor, politician and, ultimately, the Vice President of Somerville Savings Bank.

The following historic maps show that, by the last quarter of the 19th century, the area immediately around Teele Square had been divided up into dozens of housing lots, sometimes with multiple lots owned by single entities. Speculative real estate development was in full swing in Somerville during this time and the Teele Square area was no exception.



Above: 1884 Hopkins Map, Plate 14, specifying the location of 277 Holland Street

By 1895 S.H. Holland sells the parcel to Frank P Ladd, a bank worker who lived on Moore Street.



Above: 1895 Bromley Map, Plate 21, specifying location of 227 Holland Street



Above: 1900 Sanborn Map, Plate 7, specifying location of 227 Holland Street

The 1900 Sanborn Map shows that the parcel remained undeveloped. Through the Census and City Directories for Somerville we can determine 1903 as the first year with residents at 227 Holland. A 1900 to 1903 build date is a fair estimation of a construction date, based on the publication date of the last historic map and the publication date of the directory, the structure was built.

There are notable trends in the residents who lived at 227 Holland. The majority of residents were either immigrants themselves or the children of immigrants. These individuals came from Canada, Germany, or Ireland. Of these, most are listed as first or second-generation immigrants from Canada. These persons were part of a larger wave of immigration in the 1860s and 1880s from Canada to Massachusetts, but particularly to Boston and the surrounding cities¹. Those leaving Canada came from the Maritime Provinces as manufacturing and the mechanization of the lumber and fishing industries displaced many loggers and fishermen. Farmers in the Maritime Provinces also suffered after Britain removed the protective tariffs for its North American colonies following the Confederation of Canada's provinces².

Additionally, many of the individuals listed at 227 Holland fought in World War I and/or World War II, Staff having found registration and draft cards for many of those living there. In those living at 227 Holland, we can see the effects of larger international issues represented at the individual level.

¹ <https://globalboston.bc.edu/index.php/home/ethnic-groups/canadians/>

² <https://globalboston.bc.edu/index.php/home/ethnic-groups/canadians/>

Form 1 7006 REGISTRATION CARD		ORDER No. 337	No. 335
1	Name in full <u>William Harms</u>	Age in yrs. <u>22</u>	
2	Home address <u>227 Holland St. Somerville, Mass.</u>		
3	Date of birth <u>March 9 1895</u>		
4	Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? <u>Alien Enemy</u>		
5	Where were you born? <u>Stettin, Prussia, Germany</u>		
6	If not a citizen, of what country are you a citizen or subject? <u>Germany</u>		
7	What is your present trade, occupation, or office? <u>Salesman</u>		
8	By whom employed? <u>H. H. Walker</u>		
9	Where employed? <u>Deater Old Shop in St. Boston Mass</u>		
10	Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? <u>None</u>		
11	Married or single (which)? <u>Single</u> Race (specify which)? <u>Caucasian</u>		
12	What military service have you had? Rank <u>None</u> ; branch <u>None</u>		
13	Do you claim exemption from draft (specify grounds)? <u>Yes Obligations to German Govt</u>		
I affirm that I have verified above answers and that they are true.			
<u>William Harms</u> (Signature of registrant)			

20-519-A	
1	Tall, medium, or short (specify which)? <u>Tall</u> Slender, medium, or stout (which)? <u>Medium</u>
2	Color of eyes? <u>Grey</u> Color of hair? <u>Light Brown</u> Bald? <u>No</u>
3	Has person lost ear, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? <u>No</u>
I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:	
<u>Joseph E. O'Donoghue</u> (Signature of registrar)	
Precinct: <u>WARD 7</u>	
City: <u>SOMERVILLE</u>	
State: <u>MASSACHUSETTS</u>	
JUN 5 1917 (Date of registration)	

Above: 1917-1918 WWI Registration Card - Harms, William

William Harms, (b.1895), immigrated from Germany and fought in World War I for the United States.

SERIAL NUMBER	1. NAME (Print)	ORDER NUMBER
<u>612</u>	<u>HAROLD GERARD McCORMICK</u>	<u>163</u>
2. ADDRESS (Print) <u>227 HOLLAND ST. SOMERVILLE-MID-MASS</u>		
3. TELEPHONE <u>Som-3939</u>	4. AGE IN YEARS <u>30</u>	5. PLACE OF BIRTH <u>St. John N. Brunswick, Can</u>
6. COUNTRY OF CITIZENSHIP <u>Canada</u>		
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS <u>MRS. RALPH McCORMICK</u>		
8. RELATIONSHIP OF THAT PERSON <u>Mother</u>		
9. ADDRESS OF THAT PERSON <u>Same</u>		
10. EMPLOYER'S NAME <u>T.D. Whitney Co</u>		
11. PLACE OF EMPLOYMENT OR BUSINESS <u>Temple Place Boston Suffolk Mass</u>		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.		
REGISTRATION CARD D. S. S. Form 1		<u>Harold Gerard McCormick</u> (Registrant's signature)

Above: 1940-47 WWII Draft Card - Harold Gorge McCormick

Harold G. McCormick (b. 1910), immigrated from Canada, and later fights in WWII for the United States.

Form 1 **7135** REGISTRATION CARD **95** No. **318** Age in yrs. **29**

1 Name in full Ernest Edwin Pearce

2 Home address 9 Irving St. Somerville, Mass.

3 Date of birth July 25 1887

4 Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? Natural Born.

5 Where were you born? Roxbury R.D. U.S.A.

6 If not a citizen, of what country are you a citizen or subject?

7 What is your present trade, occupation, or office? Clerical Work 29

8 By whom employed? Chamblain & Co.

9 Where employed? 35 John St. Boston Mass.

10 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? Wife & one child.

11 Married or single (which)? Married Race (specify which)? Caucasian.

12 What military service have you had? Rank None; branch None

13 Do you claim exemption from draft (specify grounds)? Yes Physical condition.

I affirm that I have verified above answers and that they are true.

Ernest Edwin Pearce (Signature of registrant)

95 20-5-19. A

REGISTRAR'S REPORT

1 Tall, medium, or short (specify which)? Tall. Slender, medium, or stout (which)? Medium.

2 Color of eyes? Blue. Color of hair? Brown. Bald? No.

3 Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? Blainie recent operation for rupture.

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

Chas. C. Slackpole (Signature of registrar)

Precinct 3 WARD 7

City & County SOMERVILLE,

State MASSACHUSETTS

JUN 5 1917 (Date of registration)

Above: 1917 WWI Registration Card – Ernest Edwin Pearce

Ernest E Pearce (b. 1887) fights in WWI and WWII for the United States.

Form 1 **7239** REGISTRATION CARD **95** No. **203** Age in yrs. **26**

1 Name in full Fredrick Mervin Waterman

2 Home address 43 Holland St. Somerville, Mass.

3 Date of birth April 20 1891

4 Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? Alien.

5 Where were you born? Bridgewater Nova Scotia Canada

6 If not a citizen, of what country are you a citizen or subject? Great Britain?

7 What is your present trade, occupation, or office? Painter & House Decorator

8 By whom employed? Waterman Brothers

9 Where employed? 38 Union St. Weymouth Mass.

10 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? None

11 Married or single (which)? Single Race (specify which)? Caucasian.

12 What military service have you had? Rank None; branch None

13 Do you claim exemption from draft (specify grounds)? Yes Deformed fingers on right

I affirm that I have verified above answers and that they are true.

Fred Mervin Waterman (Signature of registrant)

20-5-19. A

REGISTRAR'S REPORT

1 Tall, medium, or short (specify which)? Medium. Slender, medium, or stout (which)? Medium.

2 Color of eyes? Blue. Color of hair? Brown. Bald? No.

3 Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? Deformed fingers right hand

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

Joseph E. O'Donoghue (Signature of registrar)

Precinct 3 WARD 7

City & County SOMERVILLE,

State MASSACHUSETTS

JUN 5 1917 (Date of registration)

Above: 1917 WWI Registration Card – Ernest Edwin Pearce

Fred Waterman (b. 1891) immigrated from Canada before fighting in WWI for the United States.

Below is a complete list of individuals who lived at 227 Holland Street and their professions.

Name	Year(s) of Residency	Occupation
Campbell, Edith M	1914	Stenographer
Campbell, John F	1912-1916	Solicitor, Clerk, U.S. Customs Agent
Campbell, Thomas R	1912-1916	Sheet Metal Worker, Tinsmith
Dibble, George W	1905	Motorman
Dickason, John A	1907-1910	Motorman
Frost, Maurice C	1920	Garageman at 12 Newbury
Gillis, Ada L	1940	
Gillis, Alex A	1940	Agent
Guris, Chester D	1940	Clerk
Harms, William	1917-1918	Salesman
McCormick, Harold G	1933-1940	Salesman
McCormick, Frederick	1929	Clerk
McCormick, Lillian	1929-1940	Clerk, Packer
McCormick, Mary E	1929-1940	Packer
McCormick, Ralph A	1929-1940	Laborer
Owen, Kate	1905	
Pearce, Ernest E	1914	Clerk
Rice, Harold E	1925-1927	Engineer
Rice, Winnifred	1925-1927	
Schultz, Charles A	1918-1920	Meat Inspector
Schultz, Lucy	1918-1920	
Smith, Lewis	1903-1904	Singer, Vocalist
Waterman, Fred M	1912	Painter
Wilson, Thomas H	1913	Salesman

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.

1. 227 Holland Street

The period of relevance for the house starts c.1903-1940

- a. Location: It is likely that this structure is in its original location and was built on-site.
- b. Design: The structure is a flat roof, wood-framed apartment building with two symmetrical bays on the front elevation. The property contains four open porches, one on each floor of the rear elevation on either side of the ell.

- Front Elevation
 - Symmetric double entryway doors flanked by bays
 - Brick and concrete steps from landing to pavement
 - Mid-late 20th century iron column supports and railings on front steps.
 - Fenestration consists of one-over-one, single or double-hung, replacement sash windows with simple surround
- Right Elevation
 - Fenestration consists of one-over-one, single or double-hung, replacement sash windows with simple surround
- Left Elevation
 - Fenestration consists of one-over-one, single or double-hung, replacement sash windows with simple surround
- Rear Elevation
 - Wood porches and stairs
 - Concrete and brick steps from landing to pavement
 - Mid-late 20th century simple iron railings on rear steps
 - Fenestration consists of single one-over-one, single or double-hung, replacement sash windows with simple surround and three single pane casement windows

c. Materials:

- Foundation: Brick
- Windows: Aluminum or vinyl
- Entry doors: modern. Two - aluminum and glass storm doors fronting wood paneled door with modern stain glass window.
- Siding: Wood clapboard
- Trim: Wood
- Steps: brick with iron rails
- Roof: Flat with deep eave

d. Alterations: Replacement windows. One-over-one vinyl or aluminum windows throughout. Modern replacement doors. Late 20th century iron railings and supports on front porch.

e. Evaluation of Integrity of 227 Holland Street Based on the observations of the building, it is Staff's position that the building does retain integrity of its original form and massing. Minimal alterations have occurred to this structure which do not obscure original details and architectural design.

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. 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

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.

Residential Structure

1. The HPC must make a finding as to whether or not the RESIDENTIAL STRUCTURE at 227 Holland St meets any of the criteria stated above.
2. The HPC must specifically state why the RESIDENTIAL STRUCTURE at 227 Holland St does or does not meet the threshold for historic significance under finding “a”.

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

Residential Structure

1. The HPC must make a finding as to whether or not the RESIDENTIAL STRUCTURE at 227 Holland St meets any of the criteria stated above.
2. The HPC must specifically state why the RESIDENTIAL STRUCTURE at 227 Holland St or does not meet the threshold for historic significance under finding “b”.

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

IV. VOTE

1. When bringing the matter to a vote, the HPC must include the reasons why the RESIDENTIAL STRUCTURE at 227 Holland St is or is not “historically significant” and must adopt them as findings.