



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

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EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

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| Site: | 118-120 Broadway |
| Case: | HPC 2016.064 |
| Applicant Name: | Michael Bandar for Good Food Restaurant Group |
| Date of Application: | August 4, 2016 |
| Recommendation: | Not Significant |
| Hearing Date: | September 20, 2016 |

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- to three-story houses. According to one informant Khoury's State Spa was a neighborhood bar that was well-managed and loved until the early 2000s when the fourth generation of the family who were ill-prepared to manage the bar and restaurant alienated many of the earlier customers.



Evolution of Site: According to the building permit record, the current building was erected in 1951 as Mike's State Spa when the previous building was razed and a new structure was erected. It was renamed by 1961 to Khoury's State Spa. In 2011, the building got a new owner, a new name and a complete facelift the next year.

Architectural Description: The building is a one story simple brick box with modern simple design and five awnings. Previously known as Khoury's State Spa, this one story 5-bay brick building has had a new façade put on it in 2012. Little remains of the previous main façade although the visible side and the parapet remain the same.

Summary: Constructed in 1951, the storefront has undergone major alterations over the years, most recently in 2012. It has consistently served as a local bar and restaurant for over sixty years.

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/atlas, 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 118-120 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 lack of information regarding the property in the Boston Globe or elsewhere.

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 118-120 Broadway, Khoury's State Spa begins with its construction in 1951. It has been a neighborhood bar since the 1950s, however it has been less of a gathering place in recent years.

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 no decorative brickwork or fenestration.
- c. Materials: The building has a brick exterior visible from Broadway and Glen Streets.
- d. Alterations: The main façade has been altered. See photos.

Evaluation of Integrity: The building retains its form and function but not its original design. The building has little architectural integrity having undergone numerous alterations.

The building is not architecturally distinguished, having a 2012 façade that altered the openings of the building. The other physical characteristics of the building are neither unique nor emblematic and do not convey the importance of Khoury's State Spa in the life of the neighborhood.

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 not find 118-120 Broadway historically or architecturally significant.

The subject building is not found historically and architecturally significant due to lack of architectural distinction, extensive alteration of the main facade and lack of information regarding the business.

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 1951, 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 not find 118-120 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 due to lack of information regarding the property in the Boston Globe or elsewhere.

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 do not find 118-120 Broadway historically and architecturally significant.**

The building is not architecturally distinguished, having a 2012 façade that altered the openings of the building. The other physical characteristics of the building are neither unique nor emblematic and do not convey the importance of Khoury's State Spa in the life of the neighborhood.

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