



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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Site: 73 Concord Avenue, barn  
Case: HPC 2013.013  
Applicant Name: Jose Vale, GS Construction  
  
Date of Application: April 10, 2013  
Recommendation: Significant  
Hearing Date: May 21, 2013

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**I. Historical Association**

*Architectural Description:*

The subject structure, a c.1900 barn/stable, is located behind the dwelling at 73 Concord Avenue. This structure is a wood frame construction two bays in width with a side gable roof. The primary façade is shingled while the rear and right side façades are sheathed in clapboard and the left side façade is sheathed in synthetic siding. A hayloft door and hoist are centrally located in the half story of the primary façade; two paneled doors are located at ground level. One window (possibly original) is located on the right side façade while a boarded up window is located on the rear façade. The rear façade, at one point, also had a door. Although style is difficult to determine due to the condition of the structure, the depth of the eaves, primary façade shingles and construction date suggest a Victorian style. However, it is not clear if the possible Victorian style of the barn/stable is consistent with that of the c.1895 dwelling, due to extensive alterations.



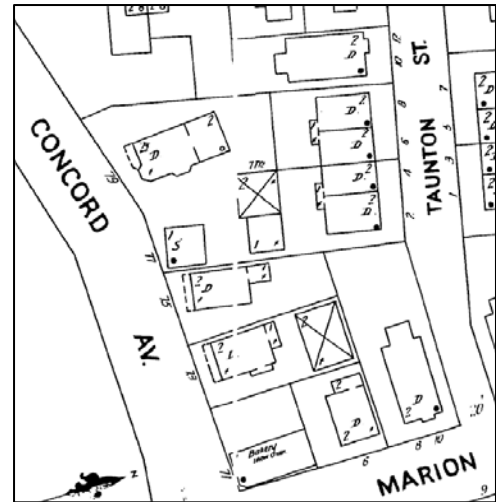
*73 Concord Avenue, rear stable/barn*



*Historical Description:*

The subject parcel is first delineated on the 1895 Stadly map (Plate 7) under ownership of Albert Forg. A building permit issued to Forg in 1895 permits the construction of a pitched roof stable. Born in New York City, Forg was a proprietor of Williamson & Forg, a bakery business founded in 1888, and resides at 58 Springfield Street. *Somerville: Its Representative Business Men & Points of Interest* (1892) notes the “usefulness of such an establishment,” “a sufficient force of assistants is employed, an extensive manufacturing and retail business...such that all orders can be filled at very short notice,” and “a high and well deserved reputation.” The main branch, which is “spacious and well arranged,” is located in Post Office Square (Boston) and consists of a cake and pastry shop with a bakery in the rear. Branch stores are located in Somerville at 188 Somerville Avenue and 71 Concord Avenue.

The subject barn/stable is first illustrated on the 1900 Sanborn map (Sheet 73) as a two-story structure. The 1905 directory notes this as the residence of Harry McIntire, whose occupation is “boxes.” The 1915 directory identifies Charles A. Fuchs as the resident; Fuchs has a bakery occupation. By 1919, Fuchs is still noted with a bakery occupation and is identified as an employee at 71 Concord Avenue (the bakery), but resides at 73 Concord Avenue. (The c.1895 bakery at 71 Concord Avenue predates the barn/stable but is no longer in existence.) By 1929, Fuchs has a wife, Elizabeth, who is a stenographer and Edna Fuchs, a clerk, also resides at the subject location. The 1933 Sanborn map illustrates the barn/stable as a three stall auto garage. The Fuchs family resides here through 1940. The bakery at 71 Concord Avenue is illustrated through the updated 1950 Sanborn map as a single-story store at the corner.



71 & 73 Concord Avenue, note rear barn/stable and bakery

By 1945, John and Anna Phelan are the residents at 73 Concord Avenue. Anna is a housewife while John is noted over the years with occupations of “elevated,” salesman, and M.T.A. The Phelan family continues to reside at this location through 1965.

*Context/Evolution:*

Many dwellings in this area were built c.1890 and were intended for laborers in the area. The immediate surrounding neighborhood is largely built out by 1895, according to map research.

Map research for this neighborhood does not illustrate an abundance of accessory structures in this area, as compared to other neighborhoods in the City.

*Summary:*

The c.1900 barn/stable is consistent with the original location at the rear of the lot. Due to the condition of the structure, the style is difficult to determine, though original features do still exist. While the subject parcel is noted in 1895 to be owned by Alfred Forg, directory evidence does not list Forg as a resident. The barn/stable structure is more closely associated with Charles Fuchs, a baker, who lived at this location from 1915-1940.

## 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 the barn/stable at 73 Concord Avenue 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.

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## 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 the barn/stable at 73 Concord Avenue begins at the time of construction, c.1900, and ends in the twentieth century when barn/stable structures, such as the subject structure, are no longer desirable as an accessory structure.

### ***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 c.1900 barn/stable is consistent with the original location at the rear of the lot. This structure is associated with the dwelling located at 73 Concord Avenue and, together, these are associated with the bakery that was once located at 71 Concord Avenue.
- b. Design: Due to the condition of the structure, the style is difficult to determine, though original features do still exist. While the hayloft door and hoist, as well as the right side window, may be original, further details are difficult to discern. The primary façade is differentiated by shingles, as opposed to clapboard, but this detail could be a later addition.
- c. Materials: Wood is the predominant material that composes this barn/stable structure and an original window may still exist on the right side façade. The front façade is shingled while two facades are sheathed in clapboard and the left side façade is synthetically sided. The roofing material is synthetic shingles.
- d. Alterations: Aside from material alterations, such as siding and asphalt shingles, the fenestration pattern of the rear façade has been altered. There may have been a matching window on the right side façade that was removed.

*Evaluation of Integrity:*

Although the existing conditions are poor, material alterations have minimally modified the exterior appearance of this structure. The style is not clear, but the fenestration pattern is still largely understood. The building could be rehabilitated, but more of concern is the lack of desire to repurpose structures such as this, which eliminates any incentive to rehabilitate. The building still retains a moderate level of integrity, but if the building continues not to be used, the integrity will continue to deteriorate along with the structure itself.

**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 find the barn/stable at 73 Concord Avenue historically or architecturally significant.

The subject building is found historically significant due to the minimally modified exterior appearance, existing fenestration pattern, and traditional use as an agricultural barn/stable which served a variety of purposes including housing animals, general storage and, later, the storage of carriages.

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**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, c.1900, 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/atlasses, 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 the barn/stable at 73 Concord Avenue 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.**

**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 the barn/stable at 73 Concord Avenue historically or architecturally significant.**

73 Concord Avenue

