



**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*

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**DETERMINATION OF PREFERABLY PRESERVED 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
Date of Significance:	Tuesday, May 21, 2013
Recommendation:	Preferably Preserved
Hearing Date:	Tuesday, June 18, 2013



*\*A determination of Preferably Preserved begins a nine month Demolition Delay.*

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**I. Meeting Summary: Determination of Significance**

On Tuesday, May 21, 2013, the Historic Preservation Commission, in accordance with the Demolition Review Ordinance (2003-05), made a determination that the barn located at 73 Concord Avenue is Significant. Per Section 2.17.B, this decision is found on the following criteria:

*Section 2.17.B - The structure is at least 50 years old;*

**and**

(i) *The structure is 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**

(ii) *The structure is historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) either by itself or in the context of a group of buildings or structures.*

According to *Criteria 2.17.B*, listed above, historic map and directory research identifies the barn/stable structure as c.1900. This barn structure at 73 Concord Avenue is not clear to have been present on the 1895 Stadly Map of Boston.

In accordance with *Criteria (i)*, listed above, the Commission agreed with Staff findings, that the barn/stable is not 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.

In accordance with *Criteria (ii)*, listed above, the Commission agreed with Staff findings, that the structure is 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.

## II. Additional Information

### *Additional Research:*

Census data confirms that Albert Forg lived on Springfield Street in 1900. Henry McIntire is not listed as a Concord Avenue resident in 1900 or 1910. However, Charles Fuchs is listed as a Concord Avenue resident in both 1910 and 1920. This data also confirms that Fuchs was a baker, originally from Germany, and was 27 years old in 1910.

### *Site Visit:*

Site visits illustrate that the subject structure is located close to a corner of the block near Concord Square. Since there is no longer a structure located on the corner lot, all four facades of the subject barn/stable are clearly visible from one of three streets: Concord Avenue, Marion Street and Taunton Street.

### *Comparable Structures:*

Barn/stable structures are common throughout the City; however, not many remain in existence within the immediate Concord Avenue area. Also, while several barn/stable structures within the City remain in moderate to good condition, many more remain in moderate to poor condition, due to the lack of repurposing this type of structure. Comparable structures along Concord Avenue and within this general neighborhood include:

- 38 Meacham Road (LHD)
- 55 Hudson Street
- 88 College Avenue (LHD)

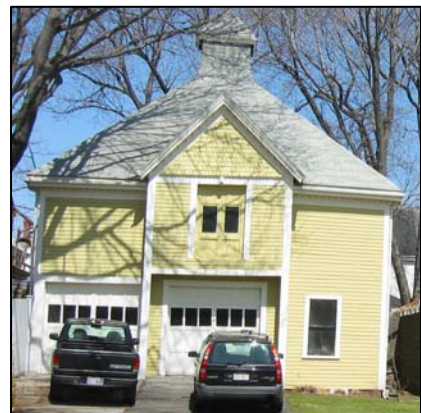
Predominant differences between the comparable structures and the subject structure are the condition and level of detail; however, the subject structure may originally have had further detail.



*Left: 38 Meacham Road*



*Center: 55 Hudson Street*



*Right: 88 College Avenue*

### III. Preferably Preserved

*If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a preferably preserved building or structure. (Ordinance 2003-05, Section 4.2.d)*

*A determination regarding if the demolition of the subject building is detrimental to the architectural, cultural, political, economic, or social heritage of the City should consider the following:*

- a) *How does this building or structure compose or reflect features which contribute to the heritage of the City?*

The form and massing of this barn/stable structure represents a common historic accessory structure that served a variety of purposes. The minimally modified exterior appearance continues to illustrate original features, such as the hayloft door and hoist, while other features that have been since been altered, such as the rear door, still have a presence.

- b) *What is the remaining integrity of the structure? The National Park Service defines integrity as the ability of a property to convey significance.*

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.

- c) *What is the level (local, state, national) of significance?*

The Commission determined that this structure is 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.

Barn/stable structures were constructed in New England for a variety of general purposes such as to house animals, store food and other general items, and later to shelter carriages. Therefore, the subject structure represents an aspect of local and state (regional) history.

- d) *What is the visibility of the structure with regard to public interest (Section 2.17.B.ii) if demolition were to occur?*

Site visits illustrate that the subject structure is located close to a highly visible corner near Concord Square. Since there is no longer a structure located on the corner, the subject barn/stable is clearly visible from Concord Avenue, Marion and Taunton streets.

- e) *What is the scarcity or frequency of this type of resource in the City?*

Barn/stable structures are common throughout the City; however, not many remain in existence within the immediate Concord Avenue area. Also, few barn/stable structures within the City remain in moderate to good condition.

***Upon a consideration of the above criteria (a-e), is the demolition of the subject building detrimental to the architectural, cultural, political, economic, or social heritage of the City?***

The Commission found the barn/stable structure historically significant due to the minimally modified exterior appearance, existing fenestration pattern, and traditional use as an agricultural

accessory building which served a number of purposes. The structure continues to convey a moderate level of integrity, is visible on all four sides, and is one of the last barn/stables in the immediate neighborhood.

#### IV. 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 hearing for a Determination of Preferably Preserved. 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.*

In accordance with the Demolition Review Ordinance (2003-05), Section 4.D, Staff find the potential demolition of the subject structure detrimental to the heritage of the City, and consequently in the best interest of the public to preserve or rehabilitate. Therefore, due to the minimally modified exterior appearance, existing fenestration pattern, and traditional use as an agricultural barn/stable, as well as the remaining integrity, visibility and as one of the last structures of this type within the immediate area, **Staff recommend that the Historic Preservation Commission find the barn/stable structure at 73 Concord Avenue Preferably Preserved.**

*If the Historic Preservation Commission determines the structure is Preferably Preserved, the Building Inspector may issue a demolition permit at anytime, upon receipt of written advice from the Commission that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore the subject building or structure (Ord. 2003-05, Section 4.5).*

73 Concord Avenue barn

