



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

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EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

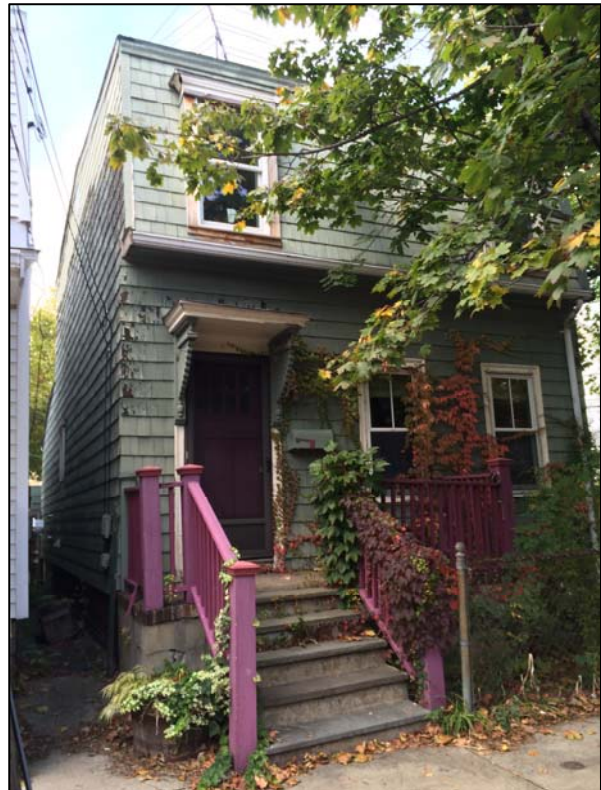
Site:	25 Ivaloo Street
Case:	HPC 2014.081
Applicant Name:	Richard Williams & Jeanne Segal
Date of Application:	September 23, 2014
Recommendation:	Significant
Hearing Date:	October 21, 2014

I. Historical Association

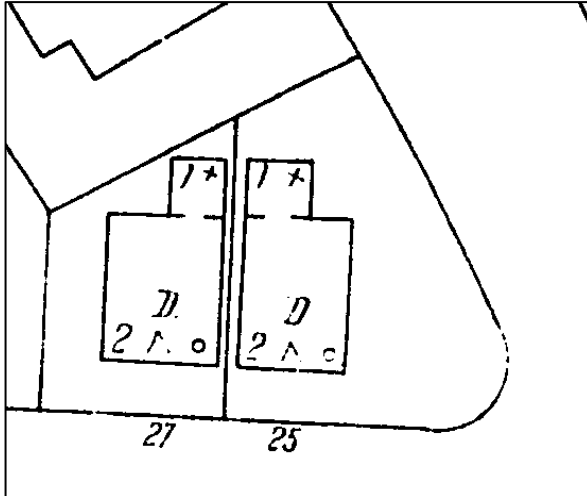
Architectural Description: The subject structure, c.1895, is a 1½ story Mansard roof cottage, which likely illustrated a Victorian style upon construction. The foundation appears to be cement and the roof is sheathed in asphalt shingles while the exterior is sheathed in wood shingles. There is a single-story rear addition as well as a two-story side addition, located on the corner of Ivaloo and Harrison streets. The front façade features an ornamental door hood as well as original window casings, and front entry door. There are some original windows that remain while others have been replaced.

Historical Description: The subject building is first illustrated on the 1895 Stadly map under the ownership of John J. Murphy, a machinist. This map notes two similar structures, side-by-side, with small rear additions of one story. Directories also note Murphy is located here in 1890. The Sanborn map of 1900 illustrates a small open porch next to the rear addition. Murphy is located here until 1910, when he is also listed as a casket maker. Carl Lundgen is located here by 1915,

25 Ivaloo Street, photo 2014



who is a piano maker. Lundgen also lodges others family members. By 1924, Damiano Santoro, a baker is located here. The 1950 Sanborn illustrates the open porch at the rear has been demolished and only the enclosed rear addition remains. Danaino is noted as a salesman and retired in subsequent directories and the Santoro family resides at this location through the 1960s.



Left: 25 & 27 Ivaloo Street, 1900 Sanborn, sheet 39

Bottom: 25 & 27 Ivaloo, rear additions



Context/Evolution:

The area between Kent and Park streets was largely undeveloped land owned by Daniel E. Chase through the 1870s. The northern side of the tracks is developed with industrial uses such as the Middlesex Bleachery. By 1884, the streets have been developed and the Chase property has been tentatively subdivided in 40 parcels. By 1900, only a few parcels located along the tracks and owned by the Fitchburg Railroad remain vacant.

Summary:

The subject structure, c.1895, is a 1½ story Mansard roof cottage, which likely illustrated the Italianate style upon construction. Several architectural features remain such as the entry door and hood, window casings, and some windows. The subject building is first illustrated on the 1895 Stadly map under the ownership of John J. Murphy, a machinist which is consistent with the late development of this tract of Daniel Chase land.

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/atlasses, 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 find 25 Ivaloo Street 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 found importantly associated with the broad architectural, cultural, economic and social history of the City due to the retention of the Mansard roof cottage massing, several architectural details that continue to illustrate a Victorian style, as an example of late 20th

century working class housing, and as part of a late nineteenth century collection of housing associated with the late residential infill development of Somerville.

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 25 Ivaloo Street begins with the c.1895 date of construction as a modest single-family cottage with a Mansard roof which continues into the present day as the use of this structure remains consistent.

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 subject structure is located along Ivaloo Street, between Wilson and Inman squares, near Cambridge. The location has not been altered and the dwelling is sited along the left side of the lot. This building and #27 are seemingly identical houses upon construction and are believed to share the same foundation wall.
- b. **Design:** The original form, massing, and fenestration pattern are still evident as well as the single-story rear addition. The two-story side addition is a later modification with an unknown purpose, which alters the side fenestration pattern. There are number of remaining architectural features, such as the entry door and hood, window casings, and some windows. While some original materials have been replaced, the original form, design features and fenestration pattern are clear.
- c. **Materials:** The materials that compose this structure are predominantly wood, with a concrete foundation, while asphalt shingles were added to the roof at a later period. Various original and replacement windows are visible throughout the building.
- d. **Alterations:** A portion of the rear ell appears to have been constructed c.1895, along with the main massing. The remainder of the rear addition was likely an enclosed porch, which is noted on historic maps. There is also a two-story side addition (unknown date), located on the right side or corner façade.

Evaluation of Integrity:

The subject structure retains a moderate level of historical and architectural integrity due to the retention of original materials as well minimal alterations. In addition, this structure is part of a small collection of late twentieth century working class housing the represents the late residential infill development of Somerville.

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 25 Ivaloo Street historically or architecturally significant.

The subject dwelling is found historically and architecturally significant as a representative of late 20th century working class housing stock due to the remaining integrity of the structure with regard to original form, massing, fenestration pattern, and material. In addition, due to the location of the structure within a collection of structures that represent the same cultural context, this dwelling is significant within the context of the group of buildings which, together, represent the late 20th century residential infill development of Somerville.

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. 1895, 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 find 25 Ivaloo Street 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 25 Ivaloo Street historically or architecturally significant.

25 Ivaloo Street

