



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF PREFERABLY PRESERVED STAFF REPORT

Site: 53 Josephine Avenue

Case: HPC 2015.038

Applicant Name: Randall Conrad & Christine Ball

Date of Application: June 29, 2015

Date of Significance: July 21, 2015

Recommendation: Preferably Preserved*

Hearing Date: August 18, 2015



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

I. Meeting Summary: Determination of Significance

On Tuesday, July 21, 2015, the Historic Preservation Commission, in accordance with the Demolition Review Ordinance (2003-05), made a unanimous determination that 53 Josephine Avenue is Significant. Per Section 2.17.B, this decision is based 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;*

and / 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 *Criterion (ii) 2.17.B*, listed above, historic map and directory research identifies the structure as c. 1904.

In accordance with *Criterion (ii)*, listed above, the Commission agreed with Staff recommendations that the structure is "Significant" due to an association of the property with the broad architectural, cultural, economic and social history of the City. This is due to the structure's representative style which is typical



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of the houses on the street and is therefore part of the broad architectural, cultural, economic and social history of the City. It is likely that the owners of the house were of the same socio-economic and cultural groups as their neighbors.

The Commission also found that the structure at 53 Josephine is historically and architecturally significant due to its consistency of form and massing in the streetscape despite serious structural damage. It was clearly constructed at the same time as the other houses on the street and is a major part of the continuity of the streetscape. The loss of this building would have a gap tooth effect on the streetscape.

The period of significance for 53 Josephine Avenue begins with its construction circa 1904 as the building does not appear on the 1900 Sanborn maps nor the 1900 Stadley Atlases. Josephine Avenue and the neighborhood were platted in 1899 and were fully built-out by 1925.

II. Additional Information

Additional Research:

For additional information on this case, please see Addendum Figure 5, Zoning Board of Appeals Decision, and Figure 6, Determination of Significance Staff Report which the Commission received for consideration prior to its July 21, 2015 hearing.

Comparable Structures:

There are many residential buildings along Josephine Avenue that reflect the same or similar style, massing, and scale as 53 Josephine including, but not limited to:

65 Josephine Avenue



55 Josephine Avenue



87 Josephine Avenue



89 Josephine 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 structure is consistent with both the many other structures along both sides of Josephine Avenue (save for the Brown School directly across the street) as well as other residential buildings in West Somerville in general. 53 Josephine Avenue is one of many residential buildings along this public way that reflect the historic building trends associated with the continued development of this street from 1900-1925. (See Addendum Fig. 6 Determination of Significance Staff Report, Figs. 1-4 for visual reference.)

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

The Commission found that integrity of this single-family dwelling is retained within the location and form, as well as, integrity of design. The structure retains integrity of location through siting and orientation as well as through spatial relationships to other buildings along Josephine Avenue. The main massing components such as the two story oriels, the existence of the gable end toward the street pre-fire, and the remaining fenestration patterns clearly indicate that the structure had not been much altered over time.

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

The subject building is typical of the houses on Josephine Avenue and is therefore part of the broad architectural, cultural, economic and social history of the City. It is likely that the original owners of the house were of the same socio-economic and cultural groups as their neighbors.

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

53 Josephine Avenue is positioned among similarly-styled structures along the streetscape. Figures 1, 2, and 3 in the Addendum show the streetscape over the decades. At least three of the four sides of the parcel are visible from a public way, with that public way being Josephine Avenue.

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

Dwellings of this type are not uncommon in Somerville. That being said, its existence on Josephine Avenue is integral to the continuity of the historic streetscape. (See Figure 4 in Addendum).

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?

Based on the criteria in items (a-e) above, the demolition of 53 Josephine Avenue would be detrimental to the architectural, cultural, political, economic, and social heritage of the City. See **Section IV Recommendations** below.

IV. Recommendations

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 the building.

According to *Criterion (ii) 2.17.B*, listed above, historic map and directory research identifies the structure as c. 1904.

In accordance with *Criterion (ii)*, listed above, the Commission agreed with Staff recommendations that the structure is “Significant” due to an association of the property with the broad architectural, cultural, economic and social history of the City. This is due to the structure’s representative style which is typical of the houses on the street and is therefore part of the broad architectural, cultural, economic and social history of the City. It is likely that the owners of the house were of the same socio-economic and cultural groups as their neighbors.

The Commission also found that the structure at 53 Josephine is historically and architecturally significant due to its consistency of form and massing in the streetscape despite serious structural damage. It was clearly constructed at the same time as the other houses on the street and is a major part of the continuity of the streetscape. The loss of this building would have a gap tooth

effect on the streetscape as it is in total keeping with the streetscape (with the exception of the Brown School across the street).

Staff recommends that the Historic Preservation Commission find 53 Josephine 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).

ADDENDUM

Fig. 1 – Josephine Avenue circa 1910



Fig. 2 – Josephine Avenue post 1904



Fig. 3 – Josephine Avenue streetscape 2014



Fig. 4 – 53 Josephine Avenue, aerial view, pre-fire.

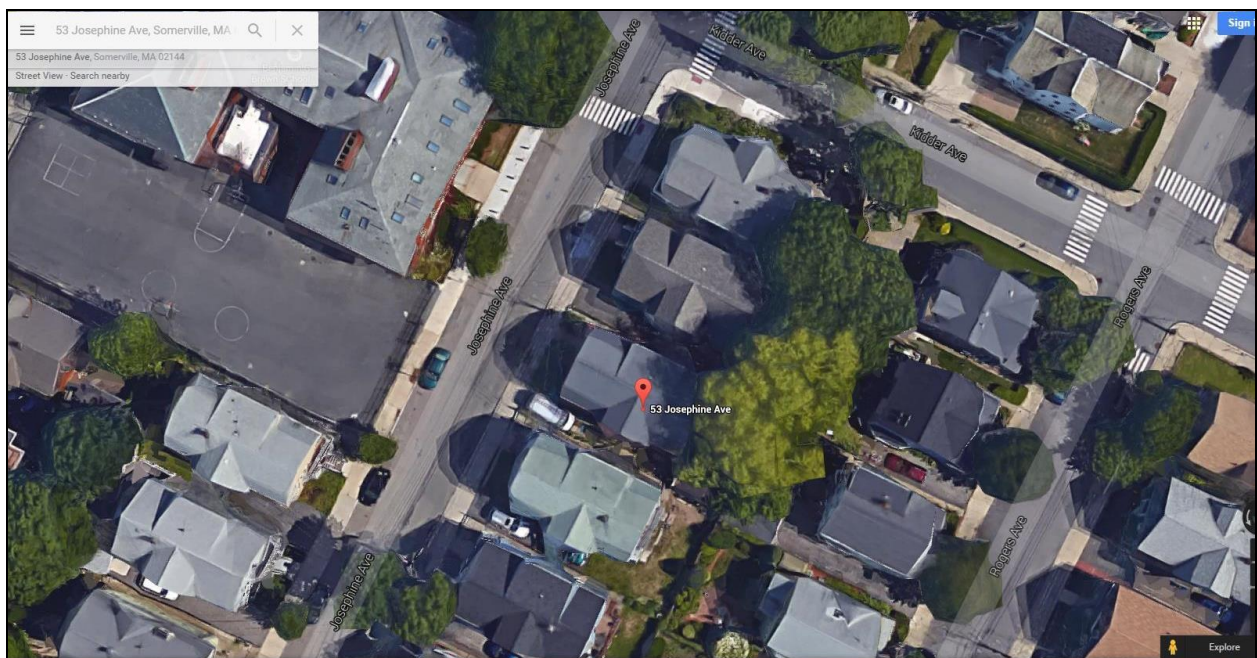


Fig. 5 – Zoning Board of Appeals decision for 53 Josephine Avenue. Approved.

ZBA DECISION

Applicant Name:	Christopher Royer
Applicant Address:	100 Garden Street, Cambridge, MA 02138
Property Owner Name:	Christine Dall & Randall Conrad
Property Owner Address:	1116 Massachusetts Avenue, Lexington, MA 02420
Agent Name:	N/A
 <u>Legal Notice:</u>	 Applicant Christopher Royer, and Owner, Christine Dall and Randall Conrad, seek a Special Permit to alter a nonconforming structure to renovate after a fire. Alterations include front porches, rear decks, dormers, and window alterations.
 <u>Zoning District/Ward:</u>	 RA zone/Ward 5
<u>Date of Application:</u>	January 29, 2015
<u>Date(s) of Public Hearing:</u>	March 18, 2015
<u>Date of Decision:</u>	March 18, 2015
<u>Vote:</u>	4-0

Appeal #ZBA 2015-09 was opened before the Zoning Board of Appeals at Somerville City Hall on March 18, 2015. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Zoning Board of Appeals took a vote.

DESCRIPTION:

The proposal is to reconstruct the property with a gable roof. A cross gable will be added to the left side of the home with a small dormer behind it to provide head height to the interior stairs. A dormer will be added on the right side of the home behind the cross gable. The rear decks on the home will be rebuilt but the stairs reconfigured to provide a supplemental means of egress. If the budget permits, there will also be a second story front porch added. These exterior changes will allow interior changes to make better layouts to the existing 2 bedroom apartments.

FINDINGS FOR SPECIAL PERMIT:

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. **Information Supplied:**

The Board finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.

2. **Compliance with Standards:** *The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."*

Per the SZO, lawfully existing nonconforming structures may be enlarged, extended, or renovated by Special Permit. The cross gable, new dormers, second story front porch, rear egress stairs all require a special permit.

In considering a special permit under §4.4 of the SZO, the Board finds that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure.

The Planning Office is in the process of adoption of a new zoning code. This property will change from an RA zone to Neighborhood Residential. The modifications requested are by-right in the proposed code. There has been one condition recommended as part of this report, that the site maintain the current pervious area of 34.2%.

3. Consistency with Purposes: *The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."*

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promoting the health, safety, and welfare of the inhabitants of the City of Somerville; to conserve the value of land and buildings; to preserve the historical and architectural resources of the City; and to encourage housing for persons of all income levels.

The proposal is consistent with the purpose of the district, which is, "To establish and preserve quiet neighborhoods of one- and two-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts."

4. Site and Area Compatibility: *The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."*

Josephine Avenue has primarily gable end residences with two and three family structures. The property is directly across from Brown School and has quick access via the community path to Davis Square.

There are little to no impacts of the proposal and will improve a structure that has sat vacant due to a fire for over 6 months.

5. Housing Impact: *Will not create adverse impacts on the stock of existing affordable housing.*

The project will have no impact of the stock of existing affordable housing.

6. SomerVision Plan: *Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville's neighborhoods, transform key opportunity areas, preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs. The areas in the SomerVision map that are designated as enhance and transform should most significantly contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.*

The project does not directly contribute to the stated metrics of the SomerVision plan but will allow a property owner to improve their property in a modest way.

DECISION:

Present and sitting were Members Orsola Susan Fontano, Richard Rossetti, Danielle Evans , Elaine Severino with Josh Safdie. Upon making the above findings, Richard Rossetti made a motion to approve the request for a Special Permit. Elaine Severino seconded the motion.

Wherefore the Zoning Board of Appeals voted **4-0** to **APPROVE** the request. In addition the following conditions were attached:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	Approval is for the construction of a gable roof with dormers, rear deck/egress, front porch, and window and door alterations. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/ Plng.											
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>January 29, 2015</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>(March 12, 2015)</td><td>Plot Plan</td></tr><tr><td>(March 12, 2015)</td><td>Modified plans submitted to OSPCD (Proposed Plans – 1st Fl FP, 2nd Fl FP, 3rd Fl FP, Basement, West Elev, North Elev, East Elev, South Elev.)</td></tr><tr><td>(March 12, 2015)</td><td>Modified plans submitted to OSPCD (Existing Plans – 1st Fl FP, 2nd Fl FP, 3rd Fl FP, Basement, West Elev, North Elev, East Elev, South Elev.)</td></tr></table>				Date (Stamp Date)	Submission	January 29, 2015	Initial application submitted to the City Clerk's Office	(March 12, 2015)	Plot Plan	(March 12, 2015)	Modified plans submitted to OSPCD (Proposed Plans – 1 st Fl FP, 2 nd Fl FP, 3 rd Fl FP, Basement, West Elev, North Elev, East Elev, South Elev.)	(March 12, 2015)	Modified plans submitted to OSPCD (Existing Plans – 1 st Fl FP, 2 nd Fl FP, 3 rd Fl FP, Basement, West Elev, North Elev, East Elev, South Elev.)
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Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.														
Construction Impacts														
2	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW											
3	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P											
Design														
4	The rear deck shall never be enclosed.	Cont.	Plng./ ISD											
Site														
5	The applicant shall maintain the existing pervious area percentage of 34.2% or improve pervious percentage. If the driveway ribbon is replaced it shall be with pavers.	CO	Plng.											
6	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD											

Public Safety				
7	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
Final Sign-Off				
8	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chairman*
 Richard Rossetti, *Clerk*
 Danielle Evans
 Elaine Severino

Attest, by the Administrative Assistant:

 Dawn M. Pereira

Copies of this decision are filed in the Somerville City Clerk's office.
 Copies of all plans referred to in this decision and a detailed record of the
 SPGA proceedings are filed in the Somerville Planning Dept.

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
 _____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
 _____ there has been an appeal filed.

Signed _____ City Clerk Date _____

Fig. 6 - Determination of Significance Staff Report – 53 Josephine Avenue

I. Historical Association

Historical Context: From various Form Bs, Deed and other documents.

Somerville's population grew by a half in the decade of the 1890s as extensive areas were platted and developed with new residences. In West Somerville former brickyards were built up into a suburb of two-family homes with ready commuting access to Boston via the Arlington and Lexington Branch Railroad.

Nathan and Francis Tufts, heirs to the Tufts brickyard and members of an old Somerville family, subdivided a portion of their family's farm and brickyard land in 1891 as "Powderhouse Farm." They also donated a portion of 18th century quarry land around the ca. 1702 Powderhouse for a City Park. The Tufts College and West Somerville areas were becoming fully "suburbanized" as the streetcar reached areas previously used as farmland. The Tufts residential subdivision of "Powderhouse Farm" was built up as an attractive enclave of two family houses, and the area was well-advertised as a desirable place to live ..., the houses ... were often photographed by real estate salesmen.

Characteristically, houses in the area are fairly uniform gambrel or gable-roofed Colonial Revival two-family structures, often with decorative oriels or turned millwork.

53 Josephine was constructed on Lot 57 of on a plan entitled "Land in Somerville, Mass." belonging to W. A. Rice, dated July 1, 1899, Charles D. Elliot, C.E., recorded with the Middlesex South District

Registry of Deeds in Book of Plans 123, Plan 13. Houses with no addresses were constructed by various developers from 1895 onward. H. McGray was responsible for 19 houses given building permits in 1904.





Josephine Avenue circa 1910



Evolution of Site:

Architectural Description: 53 Josephine is typical of the houses in the neighborhood. It is a 2-½ story 2-family gambrel-roofed side-hall-entry house. It has lost its second floor porch sometime in the last century and recently the top floor in a fire. It has wood shingles and a variation on the Palladian style window typical of early 20th century Colonial Revival homes.

Summary:

53 Josephine is a house typical of the early 20th century development pattern of West Somerville as seen in the maps. While the Josephine Avenue and the neighborhood was platted and buildings were beginning to go up as can be seen in the 1900 Sanborn, it was fully built out by 1925.

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 **do not** find 53 Josephine 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.

The subject building is not found importantly associated with one or more historic persons or events due to its lack of particular distinction. It is however typical of the houses on the street and is therefore part of the broad the broad architectural, cultural, economic and social history of the City. It is likely that the owners of the house were of the same socio-economic and cultural groups as their neighbors.

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 53 Josephine Avenue begins with its construction circa 1904 as the building does not appear on the 1900 Sanborn or the 1900 Stadley Atlases.

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 house has not been moved. It is set among several similar blocks of houses in the early 20th century suburbs of West Somerville.
- b. Design: The design is a typical 2-family house of the period with a gambrel roof and a second floor front porch (removed). Windows and doors at the entry have strong lintels. A decorative console graces the corner under the eave.
- c. Materials: The materials are predominantly wood with shingle siding. The roof is no longer visible.
- d. Alterations: It's design has been interrupted by the removal of the second floor front porch and the alteration
- e. Evaluation of Integrity: The building retains some of its architectural integrity through its essential massing and is clearly constructed in the same manner as the other houses on the street. However, structurally, a lot has gone due to fire in the upper story last fall and the difficulties of the very hard winter last year.

Does the subject parcel represent an established and familiar visual feature of the neighborhood, community or region due to its singular physical characteristics or landscape?

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 53 Josephine Avenue historically or architecturally significant.

The subject building is found historically and architecturally significant due to its consistency of form and massing in the streetscape despite serious structural damage. It was clearly constructed at the same time as the other houses on the street and is a major part of the continuity of the streetscape.

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 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 not find 53 Josephine Avenue importantly associated with one or more historic persons or events, or but do find it associated with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.**

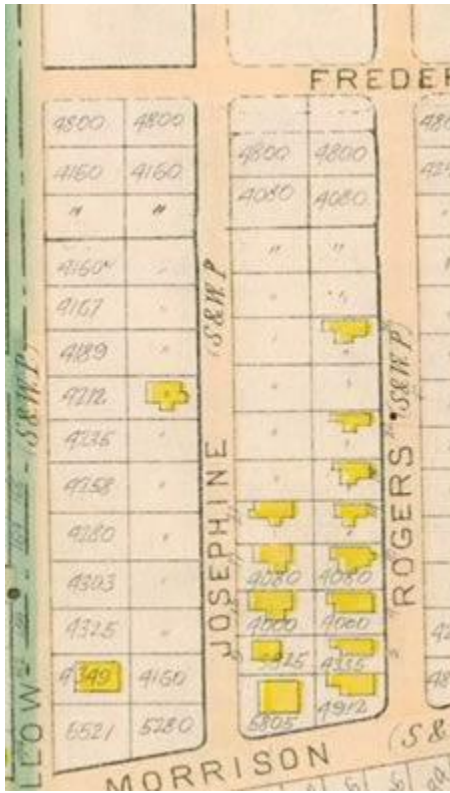
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OR

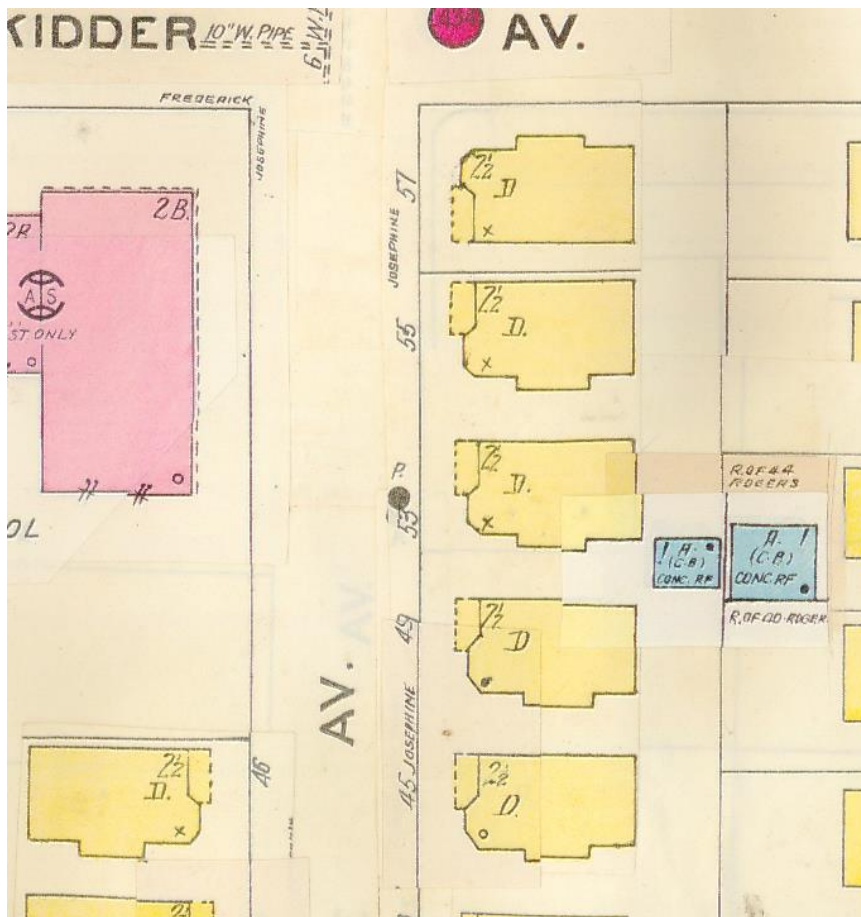
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 53 Josephine Avenue historically and architecturally significant.**

The subject building is found historically and architecturally significant due to its consistency of form and massing in the streetscape despite serious structural damage. It was clearly constructed at the same time as the other houses on the street and is a major part of the continuity of the streetscape.





1900 Stadley Atlas



1925 Sanborn

