



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: 20 Warwick Street
Case: HPC 2012.109

Applicant Name: 20 Warwick Street Trust, Felix Consilvio, Trustee

Date of Application: September 28, 2012 HPC received: October 1, 2012
Recommendation: Significant
Hearing Date: November 20, 2012

I. Historical Association

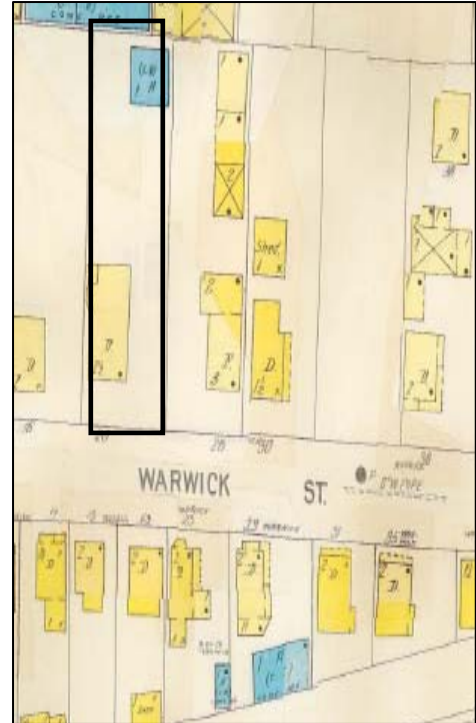
Architectural Description:

The subject property, c.1874, is a 2½ story two-family structure that is three bays wide with a brick foundation and a center chimney. The structure has deep eaves and a hood over the entry door, both of which are characteristic of the Italianate style. The exterior is clad in asbestos siding. All windows and doors have been replaced, but they do appear to retain their casings, and asphalt shingles cover the roof. The main rear addition suggests the Italianate style from the multi-story polygonal bay and according to map research this ell is likely original to the building, which is consistent with the architectural style. Other additions were added between 1925 and 1933, including the concrete block garage.



Historical Description:

Warwick Street is not listed until the directory of 1871-72 and 20 Warwick Street does not appear on maps prior to the 1874 Hopkins Atlas (Plate G). At this time, the structure appears under the ownership of M. Manning. The surname Manning is listed in the directory of 1869, and Michael Manning is identified in the 1871-72 directory as a boarder at P. Manning's on Clyde Street. The listing for Michael Manning, a laborer on Warwick Street, is consistent through the directory of 1890. However, the 1884 Hopkins Atlas (Plate 12) illustrates that A. Manning, Michael's widow, is the owner of the property. By 1919, Annie Manning lives next door at 26 Warwick Street. Gioconao Santucci, a laborer, lives at the subject property with his wife Rose in 1919 as well as Evaristo Fascenda, a tailor, and his wife Palmera. By 1930, the dwelling is vacant, but various occupants are listed as residents over the years. The only consistent occupant, from 1940 through 1960, is Ralph (Raffaele) Russo, a fruit inspector, and his wife, Lucy.



Architect: The architect or builder of the subject building is presently unknown, but potentially could be the first known owner, Michael Manning.

Context/Evolution:

This area (Clyde, Murdock, and Warwick streets) developed as a small neighborhood of houses for brickyard employees as the Boston Brick Company was located nearby on Cedar Street. Brick making in Somerville was in its prime from 1860-1880, and by 1900 only one company, the Sanborn Brick Company, remained.



The footprint of this dwelling is consistent until the 1933 Sanborn map, at which point the subject building illustrates a two-story rear addition as well as a masonry garage at the rear of the property. There are no historic building permits found for this structure.

Summary:

The building illustrates characteristics of the Italianate style, but is clad in asbestos siding with replacement doors and windows. Additions in the twentieth century include a two story rear addition as well as the masonry garage.

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) can be found at the end of the next section.*

(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, such as *Somerville Past and Present*, Staff find 20 Warwick 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 association of the property with the Boston Brick Company, whose location and employment opportunity prompted the development of this small neighborhood of working class housing.

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 20 Warwick Street begins at the time of construction, c. 1874, and extends into the twentieth century as this dwelling continues to house the working class, and more particularly, laborers of the working class such as the first owner, Michael Manning, a resident from 1874 to 1890, and later Ralph (Rafaele) Russo, a resident from 1940 thru the 1960s.

The building illustrates characteristics of the Italianate style with a wood frame and is not associated with a reputed architect or builder. The subject building is located within a context of buildings and structures which, together, create a setting that reflects the character of the place in which the subject building played a historical role, i.e. working class housing for laborers of the Boston Brick Company.

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 location of the subject dwelling is along the left side boundary of a long and narrow lot on Warwick Street. This location has not been altered, nor has the location of the c.1933 garage in the rear corner.
- b. Design: The dwelling retains what appears to be the original composition of the main and the right side façades, and left side polygonal bay, with regard to the location of windows and doors. The right side façade illustrates that the main massing is two rooms deep which is consistent with the type and period of this dwelling. The windows and entry door casings appear intact beneath the siding as well as the Italianate style bracketed door hood. From the exterior, the original side-hall entry plan also appears intact as well as the center chimney.

- The spatial relationship of this dwelling to other buildings and the streetscape is similar as the dwelling is located on the left side parcel boundary along the Warwick streetscape, which is a precedent within this working class neighborhood to locate dwellings along a side lot line.
- c. **Materials:** The materials that compose this dwelling represent preferences of those who created the dwelling as well as later owners and occupants. While a majority of the material is wood with a brick foundation, later materials added include asbestos siding, replacement windows and doors, and asphalt shingles. While these materials cover window and door casings, they appear to be intact beneath the present siding. Other elements, such as original siding could remain intact beneath the asbestos siding.
 - d. **Alterations:** The two-story rear addition, c. 1933, is the only massing alteration to the dwelling. Other alterations include siding, replacement windows and doors, and asphalt shingles.

Evaluation of Integrity:

Alterations, such as replacement windows and doors as well as siding and asphalt shingles, have modified the exterior appearance of this two-family dwelling over the years. However, this building retains a number of qualities that continue to convey both historic and architectural significance, such as the location of the structure on the lot and the spatial relationships between the subject dwelling and other dwellings along Warwick Street. Other qualities that convey significance include the original form and massing, fenestration pattern for various façades, and the side-hall interior plan, which is understood from the exterior.

Findings on 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 *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, which assesses the ability of the property to convey significance, Staff find 20 Warwick Street historically and architecturally significant.

The subject building is found historically and architecturally significant due to the ability of the subject parcel to convey significance regarding location and design as well as materials such as window and door casings.

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 on further information provided to Staff or through additional 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 1874, 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, such as *Somerville Past and Present*, **Staff recommend that the Historic Preservation Commission find 20 Warwick 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 20 Warwick Street historically and architecturally significant.**

20 Warwick Street

