



**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: 26 Warwick Street  
Case: HPC 2012.108  
Applicant Name: Daniel Silva

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

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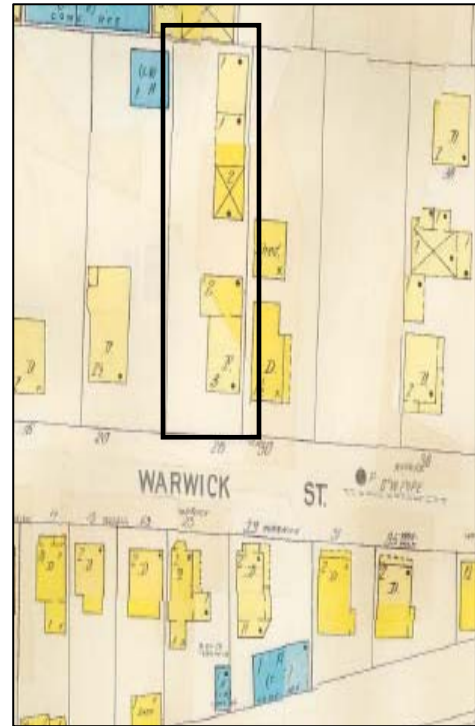
**I. Historical Association**

*Architectural Description:*

The subject property, c.1874, is a 3½ story multi-family structure that is three bays wide with multiple rear additions. 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 vinyl siding; all windows appear to have been replaced and asphalt shingles cover the roof. The rear additions do not indicate a specific style and, according to maps, these twentieth century additions have been added incrementally over time according to spatial needs. A small portion on the left side of the middle massing is two stories, while the rest of this massing is three stories. Beyond this addition is a two-story open porch to the left with an enclosed staircase to the right. Another rear ell lies beyond the porches and staircase, and is one story in height.



Warwick Street is not listed until the directory of 1871-72 and 26 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. Kilmartin. The surname Killmartin is not listed until the directory of 1876, which identifies Michael Killmartin as a laborer with a house on Warwick Street. The listing for Michael Kilmartin on Warwick Street is consistent through the directory of 1884. By 1890 only Mrs. Michael Kilmartin is listed at the subject dwelling; however, in 1895 William Kilmartin, a driver, is a boarder and Michael Kilmartin, a laborer, appears as the owner.



The 1895 Bromley Atlas illustrates that the property is now under the ownership of Frank E. Dickerman, who appears in the 1895 directory as a lawyer with an office at 209 Washington Street and a residence at 47 Craigie Street. Frank Dickerman, born in 1865 as a resident of Charlestown, graduated from Harvard Law School in 1889. He was chosen as president of the Central Club in 1896 and was also active in other social clubs of the time.

Michael Kilmartin is a resident through 1900 and William Kilmartin, a resident through the 1930s, is listed as a teamster, driver and a general contractor over several years. A building permit from 1906 notes the structure as a three-family dwelling and permits W. Kilmartin to erect one wood building for a barn. In 1914 M. Kilmartin is permitted to construct an addition which is likely the two story rear addition that appears on the 1925 Sanborn map. A permit from 1942 approves rear porches and stairs.

Other occupants listed at this Warwick Street address during the early twentieth century include Bayard Pidgeon, a clerk; Pasquale Ciardi, a ship worker; Alesio DeSimone, a retiree; and Walter Rae, a member of the special police. Additionally, Mrs. Annie Manning from 20 Warwick moves into 26 Warwick by 1919 and resides here through 1930.

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

#### *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 the dwelling is consistent until 1925, at which point the subject building illustrates a two-story rear addition as well as a barn/stable with multiple rear additions. In 1942 the porches and stairs are added to the rear of the structure and in 1981 the one story rear addition is constructed.

*Summary:*

The building illustrates characteristics of the Italianate style, but is clad in vinyl siding with replacement doors and windows. Additions in the twentieth century have created the unique massing at the rear of the building and there are currently no secondary structures.

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### **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 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 26 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.

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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 26 Warwick Street begins at the time of construction, c.1874, and extends into the twentieth century as this multi-family dwelling continues to house the working class.

The building illustrates characteristics of the Italianate style with a wood frame and is not associated with a reputed architect or builder. The subject multi-family dwelling is located within a context of building 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 right side boundary of a long and narrow lot on Warwick Street. This location has not been altered, nor has the location of the rear additions.
- b. Design: The original form and massing remain intact, even though several additions have altered the rear of the structure. The left side façade illustrates that the main massing is two rooms deep and, from the exterior, the original side-hall entry plan also appears intact as well as the center chimney. The dwelling retains what appears to be the original fenestration pattern on the primary and left side façades with regard to the location of windows and doors. However, the small window on the front façade above the entry door is likely an alteration, but the window and door casings potentially remain beneath the current siding.

The spatial relationship of this dwelling to other buildings and the Warwick streetscape is similar and consistent within this small working class neighborhood, as this multi-family dwelling is located along the right side parcel boundary.

- c. Materials: The materials that compose this dwelling represent preferences of those who created the building as well as later owners and occupants. While a majority of the material is wood, later materials added include vinyl siding and replacement windows and doors as well as asphalt shingles. While these materials potentially cover over window and door casings, the door hood is also still in existence and original siding could remain beneath the vinyl siding.
- d. Alterations: Aside from material alterations such as replacement windows and doors, vinyl siding, and asphalt shingles, the rear of the structure has received numerous additions over the years which create a unique massing. However, the original form and massing is still evident as is the composition of the front and right side façades.

Approximately 1925, a stable is located at the rear of the property with three massing components, but this structure disappears during mid-century.

#### *Evaluation of Integrity:*

Material alterations have modified the exterior appearance of this two-family dwelling over the years. This multi-family dwelling 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 others along Warwick Street. Other qualities that convey significance include the original form and massing, fenestration patterns, and the side-hall interior plan, which is understood from the exterior.

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### **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 26 Warwick Street historically or 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 deep eaves and the entry door hood.

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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, 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, **Staff recommend that the Historic Preservation Commission find 26 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 26 Warwick Street historically and architecturally significant.**

*26 Warwick Street*

