



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: 12 Warwick Street
Case: HPC 2015.022
Applicant Name: 12 Warwick Street Realty Trust
Date of Application: May 22, 2015
Recommendation: Significant
Hearing Date: July 21, 2015

I. Historical Association

Architectural Description: The subject property, c.1876, is a 1½ story single-family structure that is three bays wide with a brick foundation and a center chimney. The structure has deep eaves and a full width enclosed porch. The roof shape, eaves and returns suggest a simplified Italianate design. The exterior is clad in wood shingle siding. All windows and doors have been replaced, but they do appear to retain their casings. Asphalt shingles cover the roof. A small dormer interrupts the eastern side of the roof line near the end of the original main structure. There are two chimneys, one near the center of the main building and the second up the side of the rear addition. According to a previous owner, the rear addition was enlarged in the 1930s by Nazzareno Tarabelli as was the construction of the concrete block garage.





Historical Description: Warwick Street is not listed until the directory of 1871-72 and 12 Warwick Street does not appear on maps prior to the 1874 Hopkins Atlas (Plate G). At this time, the land appears under the ownership of Patrick Manning. He is listed in the directory of 1869, and identified as laborer on living on Clyde Street. He owned 20 Warwick Street in 1874.

By 1877, Andrew Maloney, gardener is listed in the directories as living on Warwick Street near Cedar. The 1890 Directory gives his address as 12 Warwick. By 1895, the Directory lists Delia Maloney, widow of Andrew, James A. Maloney, steamfitter and Martin Maloney, laborer. In 1900, only James A. Maloney is listed there, however in 1910, 1915 and 1924, Mrs. Delia J. Maloney is noted as in residence. Andrew Maloney appears to have bought first 12 Warwick Street from Patrick Manning and subsequently the lot next door.

Nazzareno Tarabelli (b. Italy 1894 per 1940 Census), carpenter and cabinetmaker, and his wife Rose (b. Vermont 1897) are found in the 1929 Directory. His family retained ownership through 2012, when his granddaughter sold the property to the 12 Warwick Street Trust. Leonard L. Tarabelli worked as a waiter at age 21 and was in the Navy by 1945. His younger brother Harold J. Tarabelli was a chauffeur (1950) and later a mechanic (1960). Harold was married to Kathleen (1960). Basil Marchi (b. 1926), a Somerville firefighter and his wife Rosemarie (b. 1927), daughter of Nazzareno live with Nazzareno and Rose Tarabelli in 1965.

Architect: The architect or builder of the subject building is presently unknown.

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 the simplicity of workers housing, but is clad in wood shingle 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/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 find 12 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 workers and 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 12 Warwick Street begins at the time of construction, c. 1877, 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, Andrew Maloney, gardener and family, residents from 1877 to 1924, and later Nazzareno Tarabelli, carpenter and cabinetmaker, and family, residents from 1929 thru the 2012.

The building illustrates characteristics of a simplified 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 side façades, with regard to the location of windows and doors. The rear ell of the building was enlarged. 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. Other elements, such as original siding could remain intact beneath the wood shingles.

- d. Alterations: The two-story rear addition, c. 1933, is the only massing alteration to the dwelling.
- e. Evaluation of Integrity: Alterations, such as replacement windows and the rear ell, have modified the exterior appearance of this single-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 1877, 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.

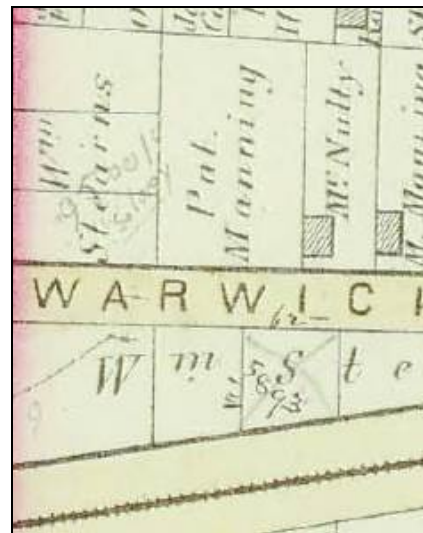
- (a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as *Somerville Past and Present*, **Staff recommend that the Historic Preservation Commission find 12 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.**

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 workers and the Boston Brick Company, whose location and employment opportunity prompted the development of this small neighborhood of working class housing.

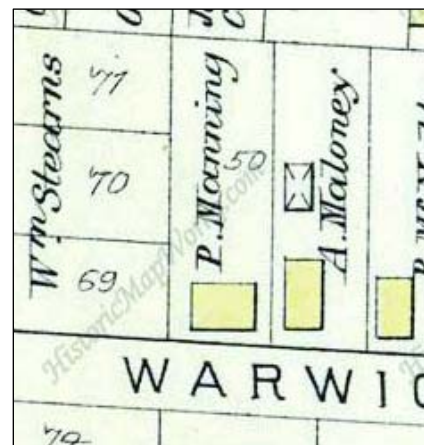
OR

- (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.**

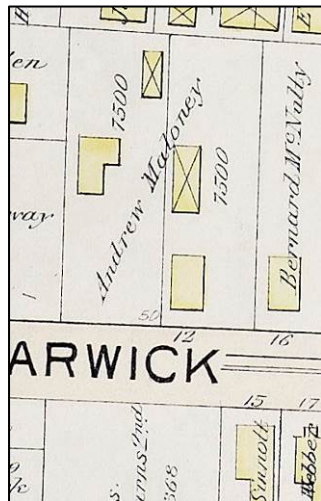
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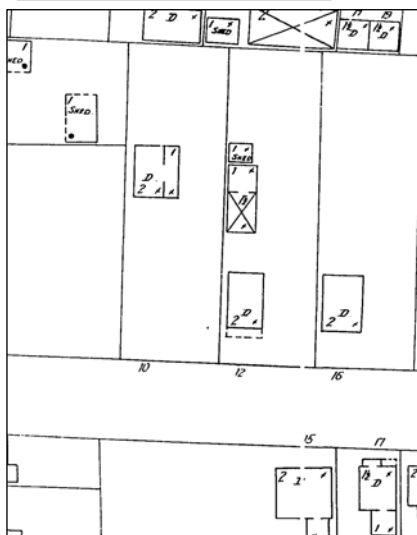
1874 Hopkins



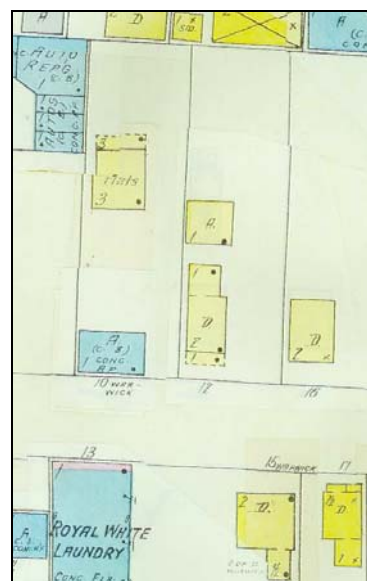
1884 Hopkins



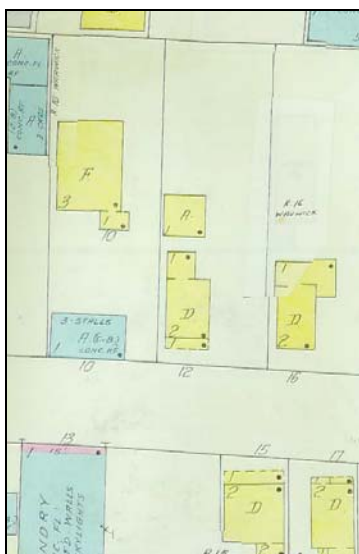
1895 Bromley



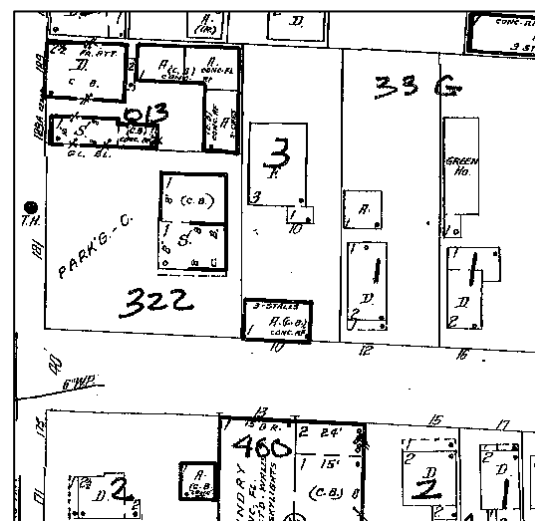
1900 Sanborn



1925 Sanborn



1955 Sanborn



1989 Sanborn