



essor's number USGS Quad Area(s) Form Number

48 /A /40-41

Boston-North

SMV.144

Town Somerville

Place (neighborhood or village) Winter Hill

Address 55, 57, 59, 61 & 63 Adams Street

Historic Name Cutler Downer Row Houses

Use: Present Multi-family row houses

Original Single-family row houses

Date of Construction 1875-1883

Source Middlesex County atlases

Style/Form Second Empire

Architect/Builder Undetermined

Exterior Material

Foundation Stone

Wall Red brick and brownstone

Roof Slate shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Original masonry steps replaced by wooden steps and railings c. 1990s. Front doors and windows are modern metal replacements.

Condition Good

Moved yes no

Acreege 13,499 square feet

Setting Overlooks narrow front yards within densely built-up streetscape of late nineteenth/ early twentieth century wooden single-family and two-family residences.

Recorded by Edward W. Gordon

Organization Som.Historic Preservation Comm.

Date(month/day/year) 3/7/05

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Architecturally, 55, 57, 61 and 63 Adams Street rank among the most sophisticated masonry row houses built in Somerville during the late nineteenth century. Built about a decade after Somerville's incorporation as a city in 1871, 55 to 63 Adams Street symbolizes the City on the eve of rapid urbanization that resulted in more densely built-up streetscapes. Indeed, at the time of their c. 1880 construction, row housing like this, as well as 8 to 20 Summer Street near Union Square, were harbingers of the intensified development during the period of 1890 to 1910. Groups of attached brick or wooden residences were never the dominant house type in Somerville neighborhoods, scattered about as they are in Somerville, east of Central Street. The residential rows that were built represent speculative real estate development ventures, rather than custom built town houses that were constructed with a particular family in mind, as was the case in Boston's Back Bay.

The handsome row at 55 to 63 Adams Street encompasses five units. Constructed of red brick with brownstone sills and lintels, the salient feature of this group is the rhythmic repetition of five polygonal bays at the main facade, the deep, continuous molded cornice; as well as the march of polygonal dormers along the slate shingle covered expanse of the mansard roof. Each building exhibits an entrance bay and a two-story polygonal bay. These houses rise two-stories from low basements pierced by small square windows to bracketed, wooden-paneled cornices. Access to the front doors is provided by flights of wooden replacement steps of recent vintage. Original front doors have been replaced by modern metal-doors. The paired, off-center doors at numbers 59 and 61 provide visual interest. In general original 2/2 double-hung wooden sash has been replaced by modern metal 1/1 double-

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

The five-unit Italianate mansard row at 55, 57, 59, 61 and 63 Adams Street was built c.1880 for State Street custom house broker and "forwarder" Cutler Downer. A resident of Central Street, near Broadway in Somerville, Downer was a partner in Stone and Downer along with his brothers Roswell C. Downer and William Downer as well as Joseph Stone. The Downer brothers were in the forefront of using the telephone for both business and residential communication. In 1877, this firm ranked among the first companies to install a commercial telephone. At first, the firm's telephone was used primarily as a means of communication between the Downer family's mansion at 170 Central Street, Somerville and their State Street firm.

Cutler Downer made a fortune in Somerville real estate speculation, as well as with their Boston business. During the 1870s and 1880s, Downer assembled large parcels of undeveloped land on Winter Hill, particularly along Adams Street and Central Street, near Broadway. Downer owned back-to-back parcels on Adams and Central Streets. Around 1880, these parcels were developed as 55 to 63 Adams Street and 192 to 200 Central Street.

Adams Street was set out over the summit of Winter Hill from Broadway to Medford Street as early as 1850. Winter Hill, a 4000 foot long glacial drumlin rises to a height of 135 feet above sea level Adams Street was

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

- Bromley, George, **Atlases of the City of Somerville**, 1895; 1900.
 Draper, Martin, **Map of Somerville**, 1852.
 Hopkins, G. M., **Maps of the City of Somerville**, 1874; 1884.
 Mc Alester, Virginia & Lee, **Field Guide to American Houses**. New York: Alfred A. Knopf, 1984.
 Samuels, Edward A., **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.
Somerville City Directories: 1869-70 to 1940.
 Zellie, Carole, **Beyond the Neck: The Architecture and Development of Somerville, MA**, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

INVENTORY FORM CONTINUATION SHEETTown:
Somerville, MAProperty Address:
55,57,59,61,63 Adams StreetMASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, BostonArea (s)
Winter Hill**Form No:**
SMV.144

Indicate each item on inventory form, continued below.

Architectural Description

hung sash. The windows of the tripartite dormers are of interest for their ornate, bracketed and broken pediments.

Historical Narrative

named for local farmer Joseph Adams, whose early 1780s house still stands at 438 Broadway. The first residential subdivision on Winter Hill was set out north of Medford Street along Adams and Central Street as early as 1847. Cutler Downer's parcels were located closer to Broadway and were assembled in the 1870s and developed in the 1880s.

By 1895, **55, 57, 59, and 61 Adams Street** were owned by Josiah Carter, while Thomas Hollis owned **63 Adams Street**, although neither Carter nor Hollis lived in Somerville. By 1900, a C. E. Robbins owned **55 to 63 Adams Street**. At that time, Cutler's brother, Roswell C. Downer, owned **63 Adams Street**.

In 1903, residents of these houses included: James T. Moses, engineer (**number 55**); Charles H. Stevens, "butter etc." (**number 59**); Bartlett P. Crenner, "leather, 26 High Street, Boston" (**number 61**) and S.A. Davis, physician (**number 63**). The only unoccupied house at that time was **57 Adams Street**.

By 1910, residents of this row included: Elmer F. Murch, *Boston Transcript* reporter (**number 55**); Edward E. Ames, salesman for an unidentified Boston company (**number 57**); Albert F. Holmes, purveyor of "musical goods", Court Street, Boston (**number 59**); leather goods dealer Bartlett P. Crenner (**number 61**) and Margaret E. Bergman (**number 63**).

By 1920, occupants of these houses included: Wallace B. Olson, an assistant manager at an unidentified Boston company (**number 55**); Winnifred E. and Herbert J. Darley, photographer (**number 57**), Margaret L. and Arthur M. Hooper, hotel clerk, Boston (**number 59**); W. A. Kelson (**number 61**); along with Sarah E. and Harris G. Leroy, Supt., Bunker Hill Boys' Club, Charlestown (**number 63**).

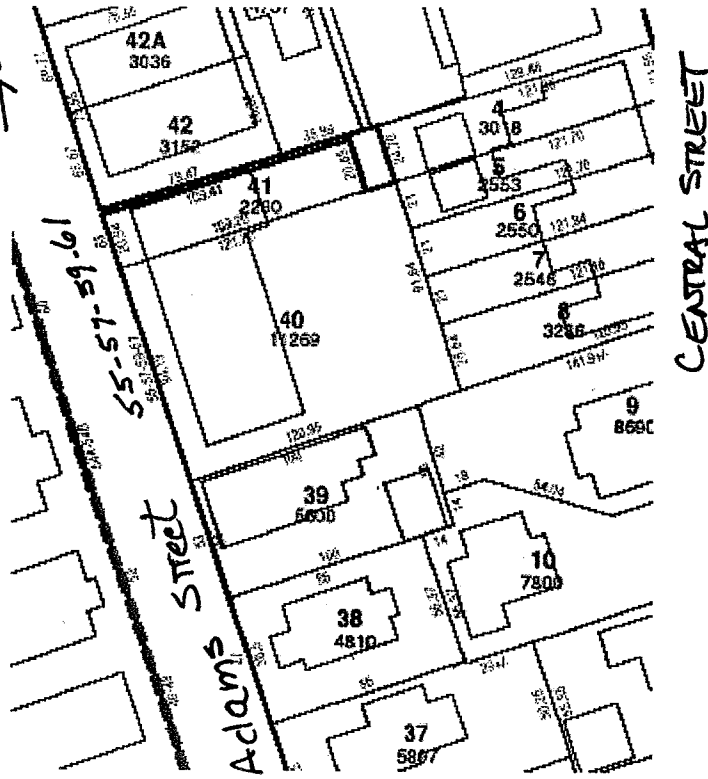
Listed here at the beginning of the Great Depression were: Gilliat R. Warren (**number 55**); Mrs. Ruth H. Dudley (**number 57**); Margaret L. and Arthur M. Hooper, operator (**number 59**) and Margaret B. and Charles F. Rowell (**number 63**). **61 Adams Street** was the only unoccupied unit within this row.

Interestingly, **55 to 61 Adams Street**'s houses are listed as unoccupied in the 1940 Somerville Directory. **63 Adams Street**'s residents were Annie Randall and her carpenter husband Joseph Randall.

Already listed on the N. R. H. P.**Staple to inventory form at bottom**

55, 57, 59, 61 Adams Street SMV. 144

→ Broadway



CENTRAL STREET

→ N

MAP 48

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| | | | |
|------------------------------------|----------------------------------|---------|----------------------------|
| Assessor's Number <u>33-B-1</u> | USGS Quad <u>Boston North</u> | Area(s) | Form Number <u>1262</u> |
|------------------------------------|----------------------------------|---------|----------------------------|

Town Somerville

Place (neighborhood or village) Magoun Square

Photograph



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see attached

Address 4 Berwick St.

Historic Name Morse House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drain cards

Style/Form Queen Anne/sidehall suburban

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation brick

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures

Major Alterations (with dates) right side wing
ca. 1920

Condition good/fair

Moved no yes Date

Acreage 2937 sq.ft.

Setting tight lot in dense

residential area adjacent

to MBTA rail line

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet* 4 Berwick St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 4 Berwick Street was built in 1890 by J.W. Wilbur as developer for the Winter Hill Land Company and first owned by George H. Morse. The house follows a suburban side hall plan of two and a half stories, with double entry doors, suggesting an original two family plan, built directly behind the Boston & Maine (MBTA) Railroad line. The design is plain Queen Anne Style seen in the broad barge boards on the facade gable. At a later date, ca.1920, a two story wing was added to the right (west) side. More recently, the house has been resided in vinyl with the porch rebuilt, possibly retaining some of the original turned posts on the second story.

The Morse House is one of the original late 19th century Wilbur tract houses built along the B&M rail line, later altered for two family residence.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 4 Berwick Street is dated 1890 by drainage records to Jacob W. Wilbur, a Boston area developer for the Winter Hill Land Company. The original subdivision was laid out in 1890 as Holland (Berwick) Street by the Winter Hill Company with the drainage records listed to Wilbur in 1890, thus confirming the construction date. The property was sold to George H. Morse in February 1895 and noted to Morse on the 1895 Atlas. In 1905 Patrick J. Sullivan, a teamster, is listed at the address, with Lawrence Holland in 1915, a hostler (stableman). In 1925 John P. Welsh, a chauffer is listed with his wife Catherine and in 1940, Joseph Cireilo, a laborer, with his wife Lillian.

The Morse House is one of the original Wilbur tract houses built along the B&M Railroad line in the late 19th century, occupied by local workers and their families.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

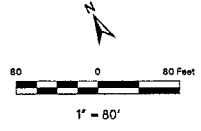
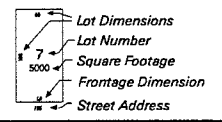
- Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 62-44 (1890), 2342-117 (1895).
Somerville Directory. Boston: W.A. Greenough, 1895-1940.
Somerville Engineering Department. Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Assessors Map

- Parcel Boundary
- Block Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



33



4 BERWICK ST. SMV. 1262



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| | | | |
|-------------------|-----------|---------|-------------|
| Assessor's Number | USGS Quad | Area(s) | Form Number |
| 9-C-3 | | | 1161 |

Town Somerville
 Place (neighborhood or village) Teele Square
(West Somerville)

Address 1170 Broadway
 Historic Name St. James Church
 Uses: Present church
 Original chapel

Date of Construction 1876/1892

Source church histories, maps

Style/Form Stick-Gothic/nave church

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures
attached Assembly Hall (1902)

Major Alterations (with dates) remodeled 1892
renovated ca.1965

Condition good/fair

Moved no yes Date 1885 from
Newbury St. Somerville

Acreage 8,251 sq.ft.

Setting corner lot on commercial
thoroughfare

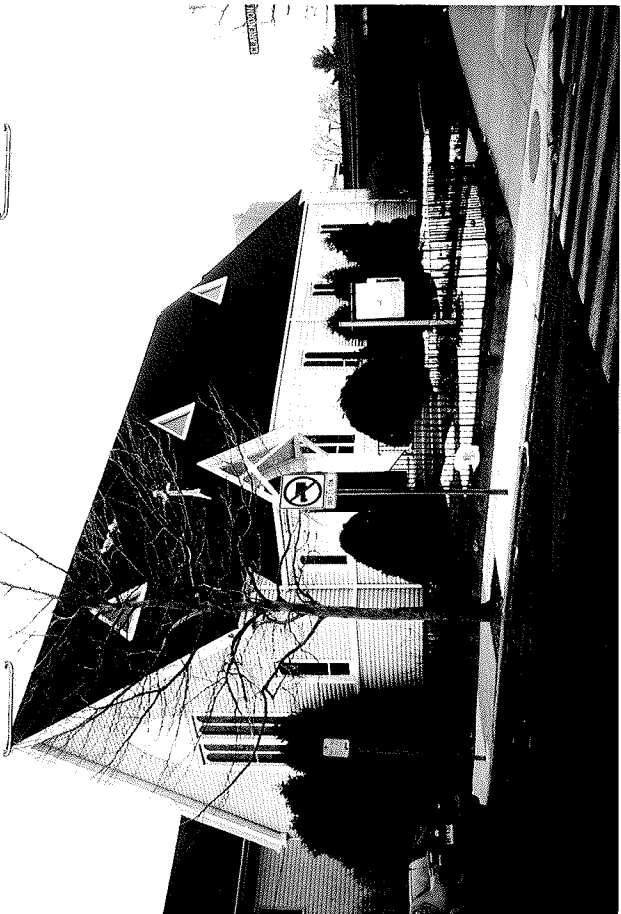


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see attached map

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) August. 2005

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 1170 Broadway

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The St. James Episcopal Church at 1170 Broadway, corner of Clarendon Avenue, is dated to 1876 as a mission chapel and expanded as a church in 1892, based on church and local histories. The original congregation was formed in 1875 from St. James Church in North Cambridge by the Episcopal Diocese of Massachusetts with the first service in the chapel on Newbury Street in Teele Square in 1876, dedicated in 1880 (Somerville 1912:172). The Newbury Street chapel is shown on the 1884 Atlas and moved to its present site on Broadway in 1885 (Somerville 1892:1920; Bradshaw 1962). In 1892 the chapel was expanded to its present form as a parish church with the dedication attended by the noted Rev. Phillips Brooks of Trinity Church Boston (Somerville 1912:172). In 1902 an Assembly Hall was added and attached to the rectory at 7 Clarendon Avenue (SMV.1168).

The St. James Church remains a noted local parish congregation in Teele Square, transformed from a mid-19th century chapel to a full church in the early 20th century.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Atlas of Somerville. Philadelphia: J.M. Hopkins, 1884.

Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.

Bradshaw, Charles. 75th Anniversary of St. James Church. Somerville: by the church, 1962.

The Church Militant, "St. James," December 1937, p.9.

Duffy, Mark J., ed. The Episcopal Diocese of Massachusetts. Boston: Episcopal Diocese of Massachusetts, 1984.

Lacharite, Fr. Paul. Interview by A. Krim, 22 June 2005.

Somerville. Somerville: Board of Trade, 1912.

Somerville. New York: Mercantile Publishing Co, 1892.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

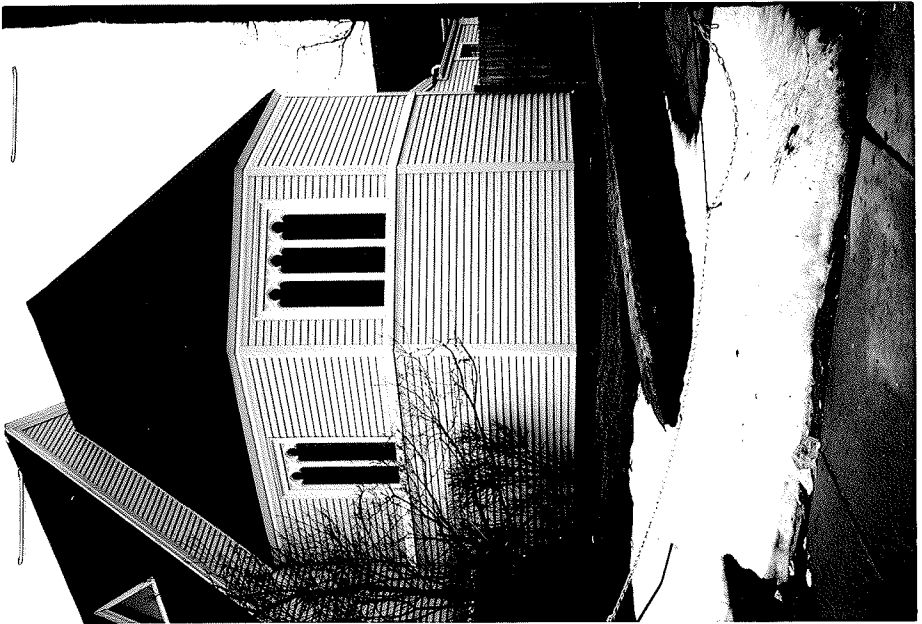
Somerville 1170 Broadway

| Area(s) | Form No. |
|---------|----------|
| | 1161 |

PHOTO SHEET A



St. James Church
Entrance Portico



St. James Church
Rear Apse

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Somerville 1170 Broadway

| Area(s) | Form No. |
|---------|----------|
| | 1161 |

PHOTO SHEET B



St. James Church
Interior Nave



St. James Church
Interior Apse

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Somerville 1170 Broadway

| Area(s) | Form No. |
|---------|----------|
| | 1161 |

ARCHITECTURAL DESCRIPTION

The St. James Episcopal Church at 1170 Broadway, corner of Clarendon Avenue, was originally built in 1876 as a chapel and enlarged in 1892 by an unknown architect for the Episcopal Diocese of Massachusetts. The church follows a simple nave plan with a high gable roof and rear apse, all of wood construction, set on a stone foundation. The original chapel of 1876 was located on Newbury Street and comprised the east two bays facing Clarendon Avenue. The chapel is shown in Bradshaw (1962) designed in the Stick Style and moved to its present site in 1885. Surviving features of the original chapel include the present entry portico with Stick Style bracing and a Gothic Style door, apparently intact from the original 1876 design. In 1892 the chapel was expanded to its present form of four bays with an a rear (west) apse of octagonal form by an unknown architect. The 1892 remodeling included insertion of triangular dormer windows on the gable roof and the insertion of double arched windows in the nave with stained glass, as well as triple lancet windows in the apse, producing a plain geometric effect. The interior remains intact from the 1892 remodeling with cross bracing in the gable roof, likely based from the original 1876 chapel design. The break between the original chapel and the expanded nave can be seen in the nave walls between the second and third bays. Sometime after 1910, the apse arch was decorated in Gothic Revival Style with a 19th century organ installed in 1918 from the St. Marks School in Southborough, Mass. In 1902 an Assembly Hall was added on the south side to connect with the rectory at 7 Clarendon Street (SMV.1168), noted by a Gothic Style door on Clarendon Avenue. A renovation of the original pews and interior paneling was made after 1962 with a remodeling of the Assembly Hall to its present form.

The St. James Church is of note as a mid-19th century chapel, expanded in 1892 to form a simple Stick Style design of a local parish church in Teele Square.

INVENTORY FORM CONTINUATION SHEET

Town

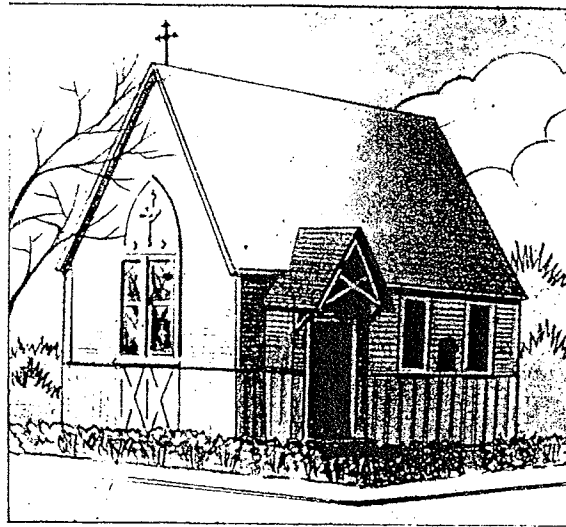
Property Address

Somerville 1170 Broadway

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

| Area(s) | Form No. |
|---------|----------|
| | 1161 |

ARCHIVE SHEET



St. James Chapel
(Linecut 1887)

C. Bradshaw. St. James Church,
Seenty-Fifth Anniversay,
1962.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town Property Address
Somerville 1170 Broadway

| Area(s) | Form No. |
|---------|----------|
| | 1161 |

NATIONAL REGISTER OF HISTORIC PLACES
Criteria Statement Form



Check all that apply:

- Individually eligible Eligible *only* in a historic district
 Contributing to a potential historic district Potential historic district

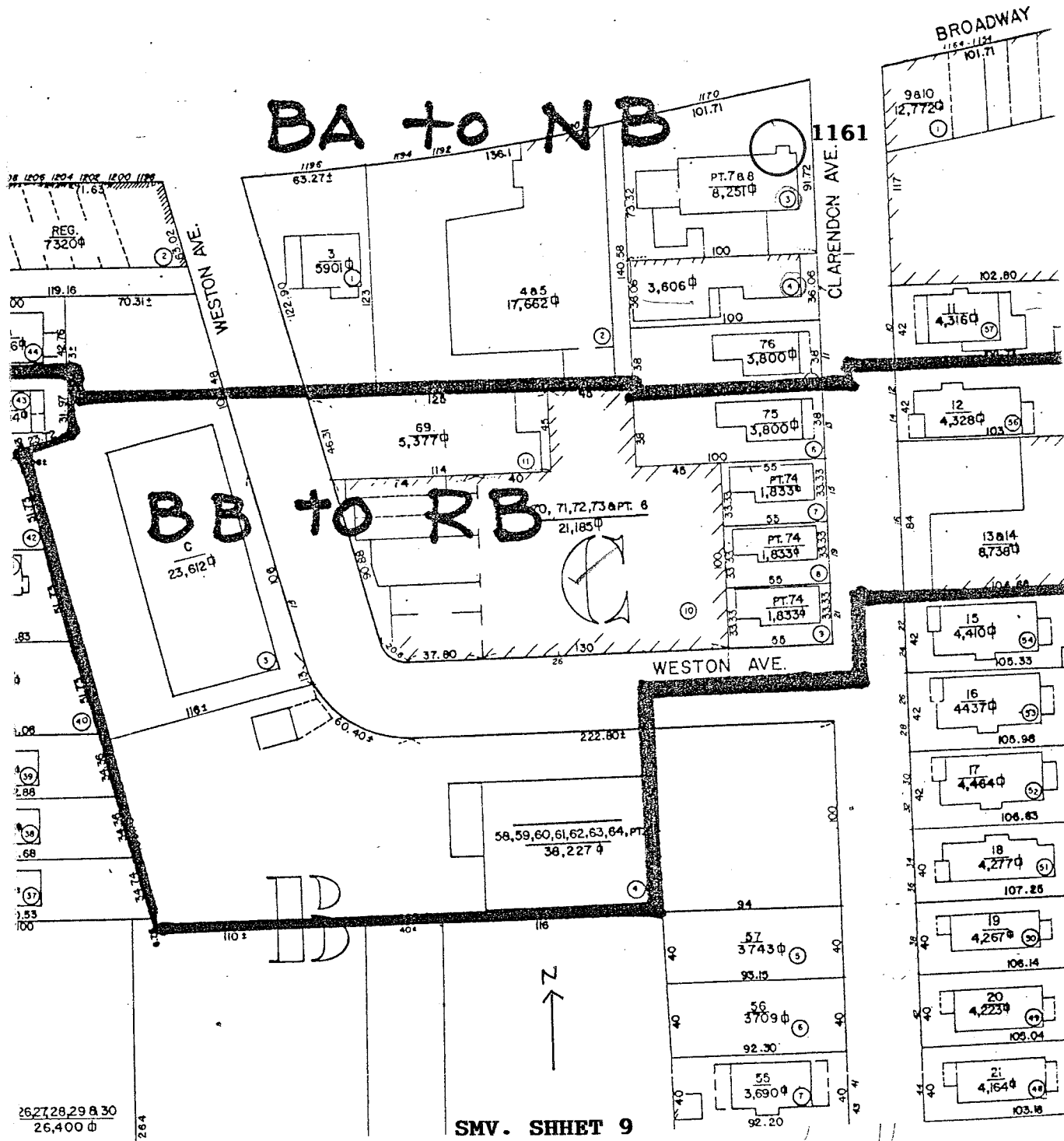
Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Arthur Krim

The criteria that are checked in the above sections must be justified here.

The St. James Episcopal Church at 1170 Broadway, corner of Clarendon Avenue, was originally built as a wood frame mission chapel in 1876 and moved to the site in 1885 and expanded to its present form in 1892, dedicated by Rev. Phillips Brooks of Trinity Church, Boston. The original chapel forms the left two bays with the entrance portico, preserving the Stick Style details of the original design. The expanded church of 1892 is set in a nave plan with simple Neo-Gothic Style features in the double windows and polygonal apse, while the triangular roof lights show elements of the Craftsman Style. The interior retains the cross trusses of the 1892 design, while the apse was remodeled ca.1910 in Gothic Style, including an earlier pipe organ. Although recently resided, the St. James Church is recommended for National Register consideration under Criteria C as a well preserved mid-19th century Episcopal parish church with original Stick Style and Gothic Revival details.



26,27,28,29 & 30
26,400 ϕ

SMV. SHHET 9

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

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|-----------------------------------|----------------------------------|---------|----------------------------|
| Assessor's Number 9-C-4 | USGS Quad Boston North | Area(s) | Form Number 1168 |
|-----------------------------------|----------------------------------|---------|----------------------------|

Town Somerville

Place (neighborhood or village) Teele Square

Address 7 Clarendon Ave.

Historic Name St. James Rectory

Uses: Present church rectory

Original residential

Date of Construction 1875-1876

Source deeds and maps

Style/Form Italianate/suburban sidehall

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim shingle/wood

Roof asphalt

Outbuildings/Secondary Structures rear wing
ca.1910
right wing 1902

Major Alterations (with dates) remodeled
ca.1902-1910

Condition fair/poor

Moved no yes Date _____

Acreage 3606 sq.ft.

Setting suburban house attached to
church in residential district



Photo on
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Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) August 2005

BUILDING FORM

ARCHITECTURAL DESCRIPTION

see continuation sheet

7 Clarendon Ave.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The suburban house at 7 Clarendon Avenue was built 1875-1876 by an unknown housewright for George Tripp as original the owner, later purchased as the rectory for St. James Church (SMV.1161) about 1902. The house follows a standard side hall plan of two stories with gable to the street, set on a brick foundation. The design is simple Italianate Style seen in the deep gable cornice and the facade bay. The entry porch retains some bracketed details, later replaced by Colonial Revival columns ca.1910. The house was connected to St. James Church by the present Assembly Hall in 1902. A rear meeting hall was added about 1910 with interior trusses of Gothic Style, now hidden by a lowered ceiling.

The St. James rectory is of note as a mid-19th century suburban house, connected to the main church in the early 20th century with later additions.

HISTORICAL NARRATIVE

see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The suburban house at 7 Clarendon Avenue is dated 1875-1876 by deed and map research to George H. Tripp, a Boston speculator. The lot is shown as a vacant subdivision on the 1874 Atlas and purchased by Tripp in 1875. The property was sold to Morton Hamblet in 1876 "with buildings," thus confirming the construction in 1875-1876, likely as a speculative venture. The house was sold to George Runnels of Lowell in 1877 and resold through several owners to Elizabeth and Caroline Barnes of Somerville in 1892 and to Irving W. Rosa in 1894, as shown on the 1895 Atlas. In 1902 the house was purchased as the rectory for St. James Church at 1170 Broadway (SMV.1161) and connected to the church by the Assembly Hall (Bradshaw 1962). A rear meeting hall was also added about 1910 and contains an original folk painting of the Teele House ca.1830, in Teele Square.

The St. James rectory is of note as a mid-19th century house, later acquired by the church as a rectory in the early 20th century.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.

Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.

Bradshaw, Charles. 75th Anniversary of St. James Church.

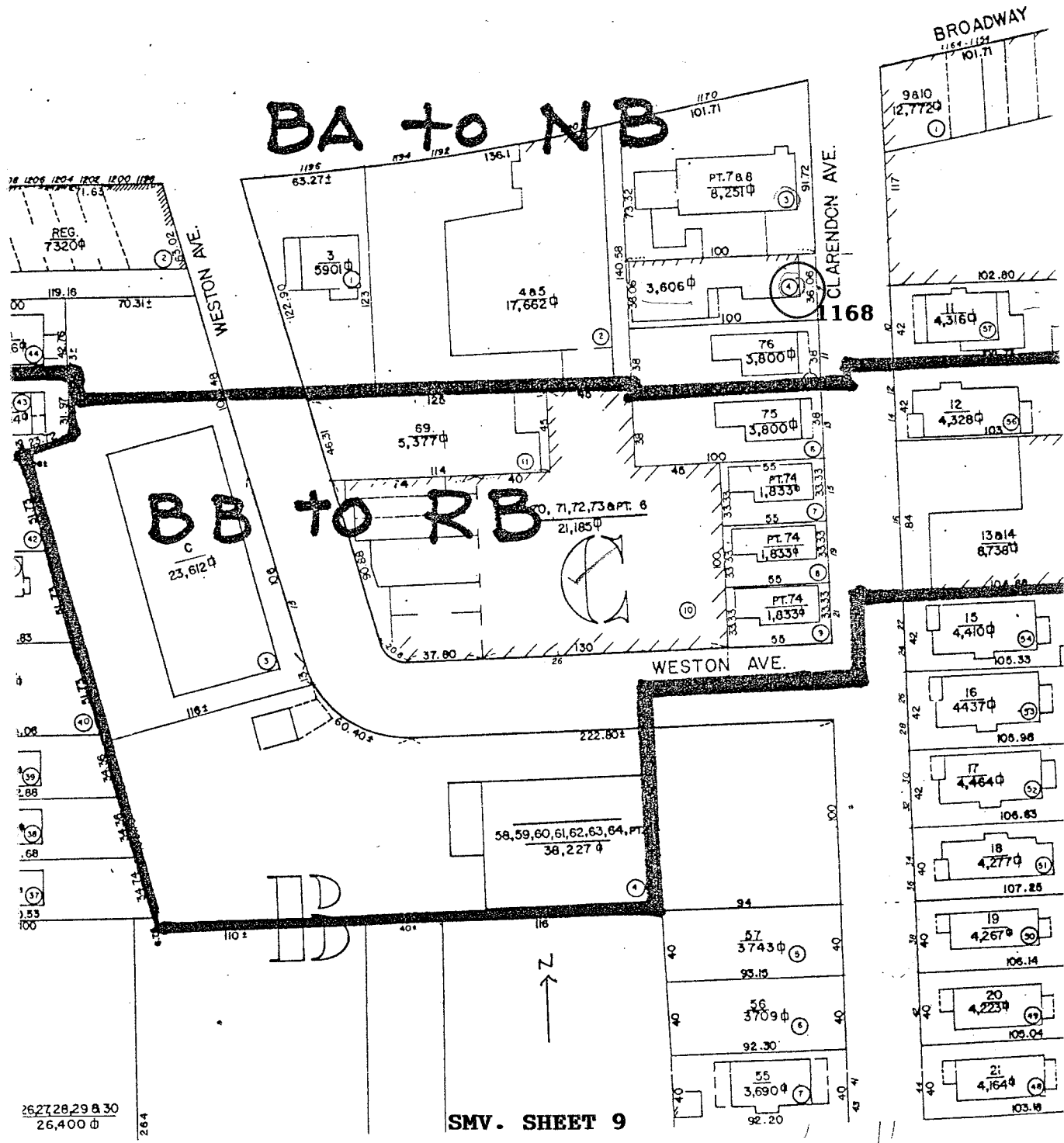
Somerville: by the church, 1962.

Middlesex County Deeds 1350-262 (1875), 1390-187 (1876),

1435-509 (1877), 1463-99 (1878), 1524-553 (1879),

1662-432 (1892), 2282-394 (1894).

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



262728, 29 & 30
26,400

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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|--------|--------------|--|----------|
| 20-B-1 | Boston North | | SMV. 341 |
|--------|--------------|--|----------|

Town: Somerville

Place: (*neighborhood or village*)
Powderhouse

Address: 45 College Avenue

Historic Name: Third Universalist Church

Uses: Present: Church

Original: Church

Date of Construction: 1884

Source: Samuels, Somerville: Past and Present

Style/Form: Vernacular

Architect/Builder:

Exterior Material:

Foundation: Brick

Wall/Trim: Vinyl

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:

Major Alterations (*with dates*): When last surveyed in 1988, the building had wood clapboard which has since been covered by vinyl siding.

Condition: Good

Moved: no | X | yes | | **Date** _____

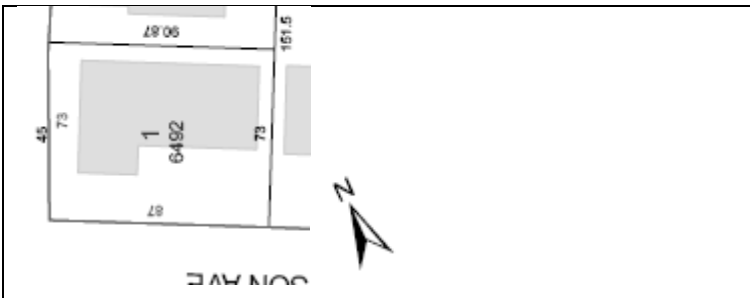
Acreage: 6,492 SF

Setting: Northeast corner of Morrison and College Avenues in a neighborhood with mixed residential, religious and civic uses.

Photograph



Topographic or Assessor's Map



Recorded by: Carole Zellie/ Gretchen Schuler

Organization: Historic Preservation Commission

Date (*month / year*): 1980/ April 1988

INVENTORY FORM B CONTINUATION SHEET

[SOMERVILLE]

[45 COLLEGE AVENUE]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SMV. 342

___ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This church is one of the only remaining wood religious buildings and is unique in that nearly all churches built in the late 1800s were of stone or brick. The vernacular form of the Stick Style/Queen Anne building is in keeping with the surrounding architecture and gives a certain domestic quality to this church building.

The main block is a gable end facing College Avenue from which projects a sizeable three story gable end ell to which is attached a tower with a tall steeple and open belfry. The Stick style elements are found in the gable peaks, and on the tower that articulates the elements of construction. Other details of the clapboarded building on a brick foundation include the vertical light, stained glass windows on the College Avenue façade, the oriel bay with brackets on the projecting gable facing Morrison Avenue, and the gothic pointed window enframements.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This church is located near Davis Square on College Avenue formerly Elm Street. It is an area that remained rural until the late 1800s when Davis Square became recognized as a commercial and transportation center in large part due to the Lexington and Arlington branch of the Boston and Maine Railroad and subsequent development of the streetcar. Morrison Avenue and smaller subdivision streets west of College Avenue were developed from 1870. With a growing population came the logical economic and social changes in the area.

The Third Universalist Church was organized in West Somerville in 1881. In 1883, the congregation purchased this corner lot as the best church location in West Somerville. Hosea B. Dennison, a member of the congregation was the architect and superintendent of the project, which began in September of 1884 and was dedicated December 31, 1884.

BIBLIOGRAPHY and/or REFERENCES

Bromley, George. **Atlases of the City of Somerville**, 1895 (Third Universalist Church).

Hopkins, G. M. **Maps of the City of Somerville**, 1884 (land only).

Samuels, Edward A. **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.



Photo on
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|-------------------|--------------|---------|-------------|
| Assessor's Number | USGS Quad | Area(s) | Form Number |
| 32-F-18 | Boston North | | 1264 |

Town Somerville

Place (neighborhood or village) Magoun Square

Address 10 Henderson St.

Historic Name Zweireiltes House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall cottage

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation stone

Wall/Trim shingle/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) front bay 1947
reshingled

Condition good

Moved no yes Date _____

Acreage 1797 sq.ft.

Setting tight lot in dense

residential district

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 10 Henderson St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 10 Henderson Street was built in 1890 by J.W. Wilbur for the Winter Hill Land Company, with John Zweireiltes as the original owner. The house follows a side hall cottage plan of one and a half stories on a field stone foundation. The design is Queen Anne Style seen in the gable barge boards with turned ends and in the exposed cornice rafters. The interior retains its original turnpost newel and stairway. The facade was remodeled in 1947 with replacement of original second story windows and extension of a parlor bay window to the porch (Lynch 2005). The original clapboard siding has been replaced by shingles, retaining the fish-scale shingles on the basement siding.

The Zweireiltes House is notable as one of the original Wilbur tract houses on Henderson Street from the late 19th century, intact with remodeling of the facade.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 10 Henderson Street is dated 1890 by plat plan and drainage cards to Jacob W. Wilbur, a Boston area developer, for the Winter Hill Land Company, with John Zweireiltes as the original owner. The Henderson Street subdivision was laid out in February 1890 with the lot sold "with buildings" in January 1891 to Wilbur, matching the drainage date of 1890 for construction of the house. The house was sold to John Zweireiltes (Zwairaltis) of Boston in 1892 and noted to "Zneireites" on the 1895 Atlas. In 1905 Zweireiltes is listed in the Directory as a Boston tailor, and in 1915 to Christopher Chais, also a tailor, and Anna Chase, possibly related. The 1925 Directory lists Walter King, a chef, with his wife Lena. In 1940 the house is listed to George Chamberlain, a chauffeur, and his wife, Margarett.

The Zweireiltes House is one the original late 19th century Wilbur tract houses on Henderson Street, owned by skilled workers from Boston and Somerville through 1940.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

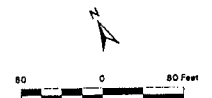
- Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 68-44 (1890), 2020-208 (1892).
Lynch, Joseph. Site visit by A. Krim, 14 November 2005.
Somerville Directory. Boston: W.A. Greenough, 1905-1940.
Somerville Engineering Department. Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Assessors Map

- Parcel Boundary
 - Block Boundary
 - - - Assessor Map Boundary
 - Water Body
 - Building
 - ▨ Railroad ROW
- Lot Dimensions
 Lot Number
 Square Footage
 Frontage Dimension
 Street Address



February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



32



CDM IN PLACE

10 Henderson St - SMV 1264

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

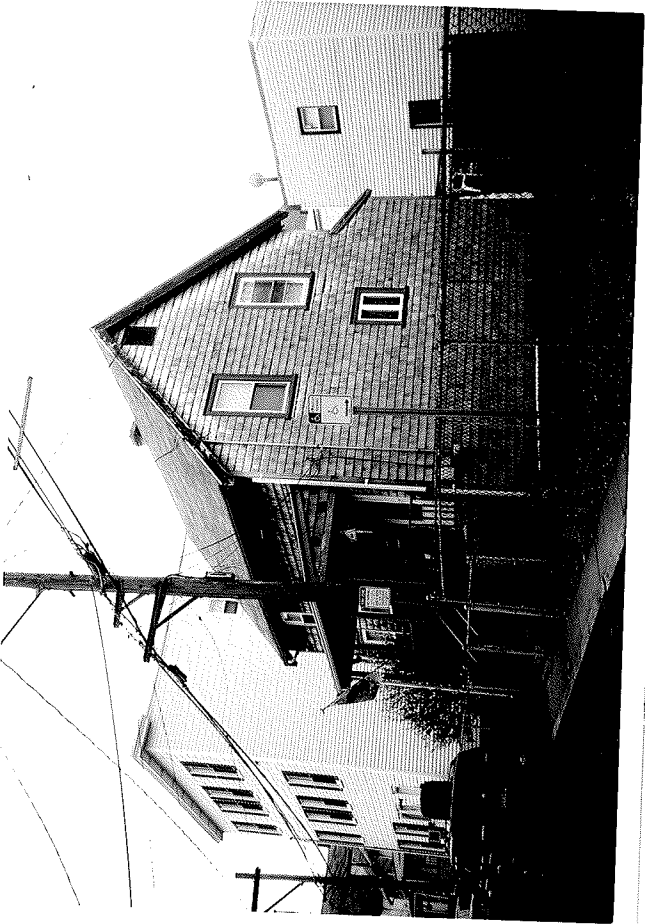
| Assessor's Number | USGS Quad | Area(s) | Form Number |
|-------------------|--------------|---------|-------------|
| 32-G-5 | Boston North | | 1265 |

Town Somerville

Place (neighborhood or village) Magoun Square

Photograph

(2" x 2" or 2 1/2" x 5" black and white only) Label photo on



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Address 13 Henderson St.

Historic Name Corey House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall cottage

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation stone

Wall/Trim shingle/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) reshingled
ca.1970

Condition good

Moved no yes Date _____

Acreage 1797 sq.ft.

Setting tight lot in dense

residential district

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 13 Henderson St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 13 Henderson Street was built in 1890 by J.W. Wilbur for the Winter Hill Land Company with Frank J. Corey as the original owner. The house follows a side hall cottage plan of one and a half stories set on a brick foundation. The design is Queen Anne Style as seen in the gable barge boards with turned ends and the exposed rafters under the cornice. The house retains its original porch location, with shingled siding replacing the original clapboards, and replacement of some of the original windows.

The Corey House is one of the original Wilbur tract houses from the late 19th century on Henderson Street, intact with minor renovations.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 13 Henderson Street is dated 1890 by plat plans and drainage records to Jacob W. Wilbur, a Boston area developer for the Winter Hill Land Company, with Frank J. Corey as the first owner. The subdivision of Henderson was laid out in 1890, with purchase of the house lot by Frank Corey of Somerville in 1892. Corey is named as the owner on the 1894 Atlas, and listed as a streetcar motorman in the 1895 Directory. The 1905 Directory lists Frank Almeida, a Boston hairdresser at the address, and in 1915 Emil Poirier, a meat packer. In 1925 Neil A. McLean, a blacksmith is listed with his wife Jennie and in 1940 Patrick Connors, a laborer, with his wife, Margery.

The Corey House is notable as one of the original Wilbur tract houses on Henderson Street from the late 19th century, owned by a succession of local workers through World War II.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

- Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 62-44 (1890), 220-204
(1891), 2119-228 (1892).
Somerville Directory. Boston: W.A. Greenough, 1895-1940.
Somerville Engineering Department. Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary

- Water Body
- Building
- Railroad ROW

- Lot Dimensions
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



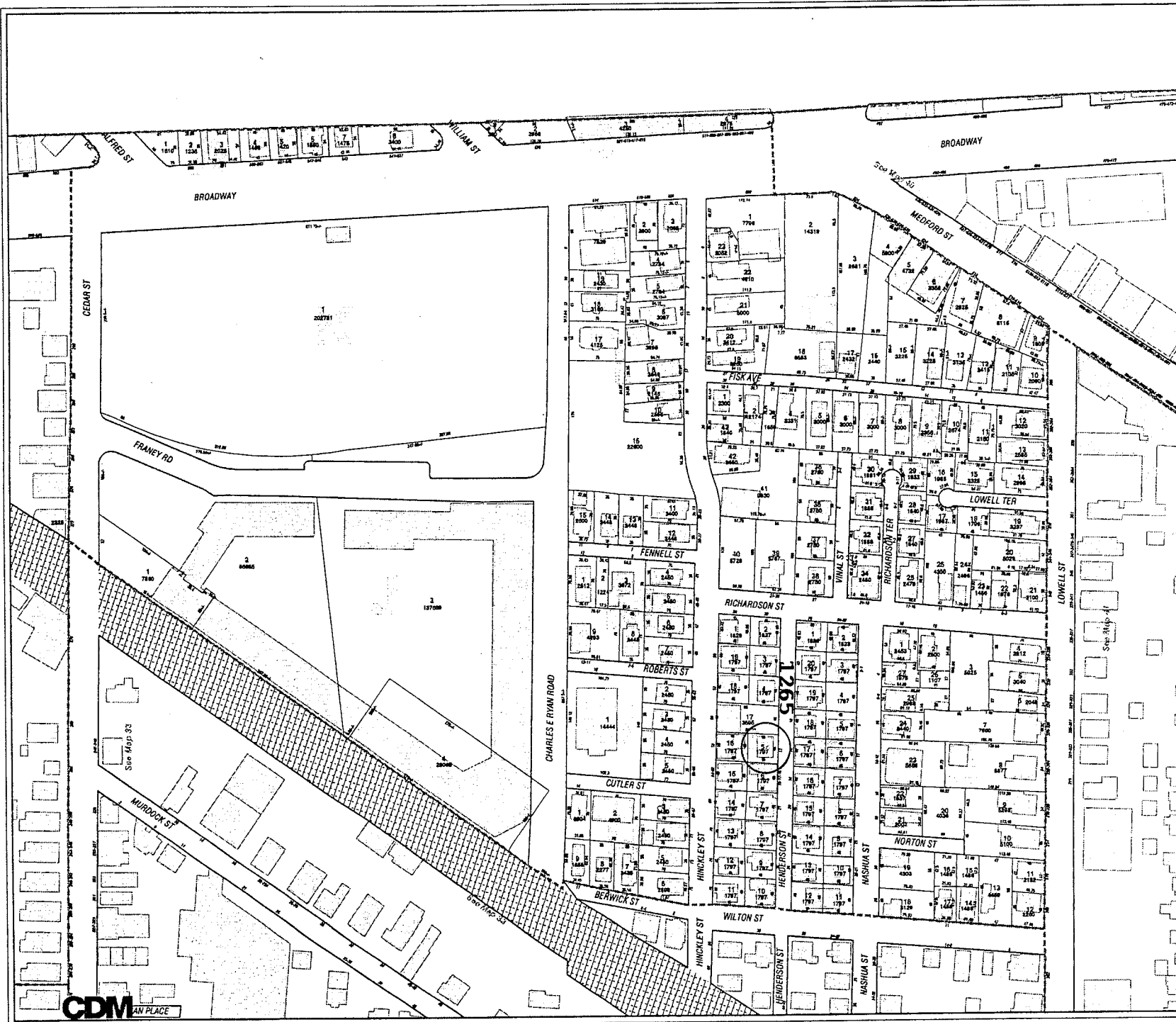
February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1993. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



32



13 Henderson St. SMV. 1265

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| | | | |
|-----------------------------|---------------------------|---------|---------------------|
| Assessor's Number 32-G-7 | USGS Quad Boston North | Area(s) | Form Number 1266 |
|-----------------------------|---------------------------|---------|---------------------|

Town Somerville

Place (neighborhood or village) Magoun Square

Address 21 Henderson St.

Historic Name McDonald House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall cottage

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation stone

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) porch enclosed

reshingled ca.1970

Condition good

Moved no yes Date _____

Acreage 1979 sq.ft.

Setting tight lot in dense

residential district



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Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 21 Henderson St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 21 Henderson Street was built in 1890 by J.W. Wilbur as the developer with Allen J. McDonald as the original owner. The house follows a small side hall cottage plan of one and a half stories, similar to other Wilbur houses on Henderson Street (see SMV.1264, SMV.1265, and SMV.1268). The design is Queen Anne Style as seen in the gable barge boards with turned ends and in the exposed rafters under the cornice. The house retains its two small windows under the roof cornice, but the facade windows have been replaced with a picture window. The original clapboards have been replaced by vinyl siding and the porch enclosed.

The McDonald House is of note as one of the original J.W. Wilbur tract houses on Henderson Street from the late 19th century, now modified and resided.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 21 Henderson Street is dated 1890 by plat plans and drainage cards to Jacob W. Wilbur a Boston area developer, with Allen J. McDonald as the original owner. The Henderson Street subdivision was laid out in 1890 by the Winter Hill Land Company and the house listed in 1890 to J.W. Wilbur for drainage connections by the Engineering Department, thus confirming the 1890 construction date. The 1895 Atlas shows the house is owned by "Allen McDonald," with McDonald listed at 21 Henderson Street in the 1894 Directory. In 1905 the house is listed to Patrick O'Brien, a laborer, and in 1915 to Adeline Charpentier. In 1925 a similar French Canadian resident, Henry N. Boissonmeseaur, is listed as an operator with his wife Clara. In 1940 Mrs. Ida M. Roy is shown at the address.

The McDonald House is of interest as one of the original Wilbur tract houses on Henderson Street of the late 19th century, occupied by French Canadian families after 1900.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 62-44 (1890).
Somerville Directory. Boston: W.A. Greenough, 1894-1940.
Somerville Engineering Department. Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
 - Block Boundary
 - Assessor Map Boundary
 - Water Body
 - Building
 - Railroad ROW
- Lot Dimensions
 Lot Number
 Square Footage
 Frontage Dimension
 Street Address



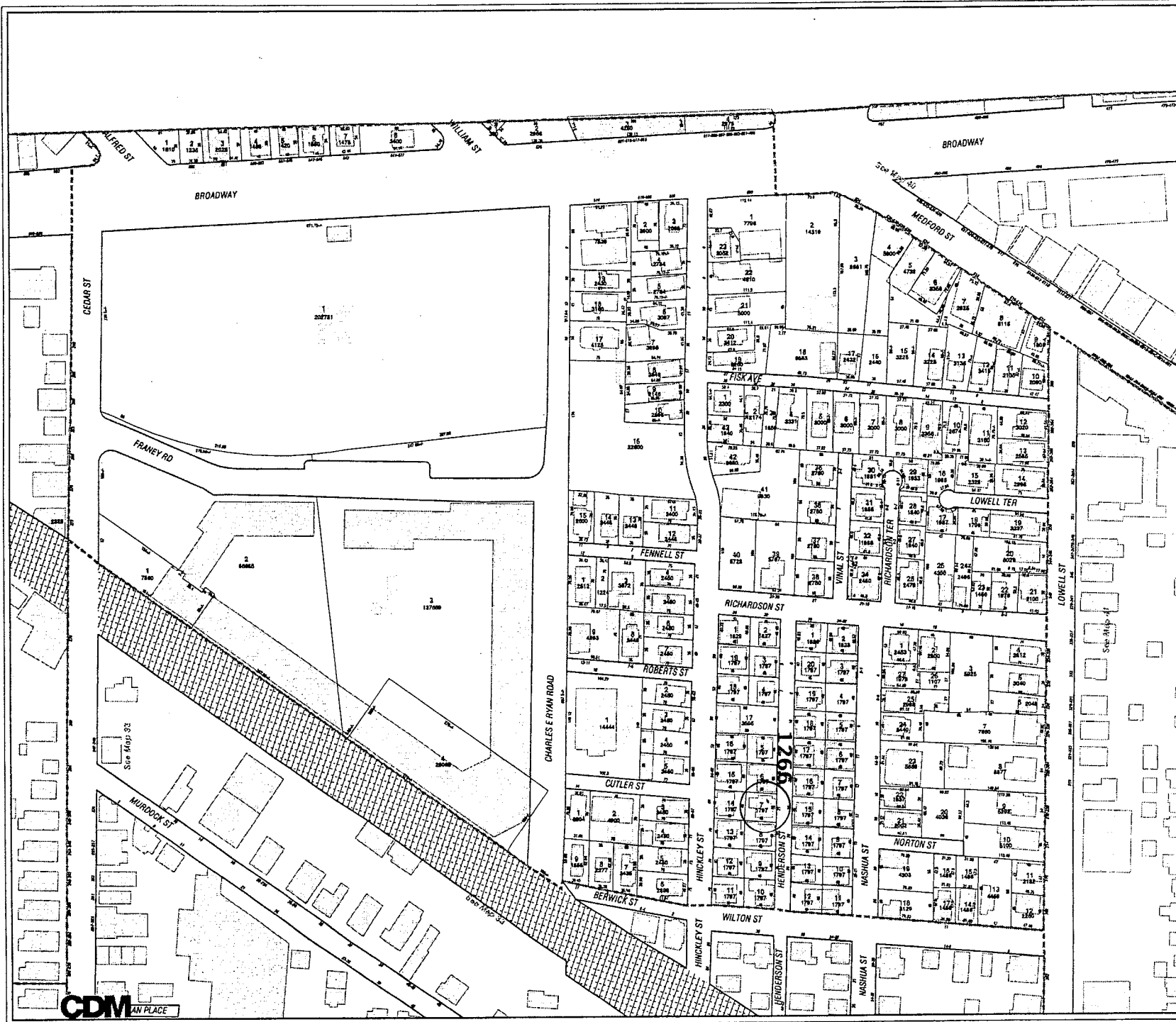
1" = 80'
February 07, 2002

Sources: Rights-of-way and building footprints developed from Bireton Edition Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



32



21 Henderson St. SMV. 1266

CDM
AN PLACE

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| Assessor's Number | USGS Quad | Area(s) | Form Number |
|-------------------|--------------|---------|-------------|
| 32-G-8 | Boston North | | 1268 |

Town Somerville

Place (neighborhood or village) Magoun Square

Address 23 Henderson St.

Historic Name Bezanson House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall cottage

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation stone

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) resided ca.1970

Condition good

Moved no yes Date _____

Acreage 1797 sq.ft.

Setting tight lot in dense

residential district



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Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 23 Henderson St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 23 Henderson Street was built by J.W. Wilbur in 1890 as the developer, and first owned by John G. Bezanson, a carpenter, and possible employee of the Wilbur firm. The house follows a small side hall cottage plan of one and half stories set on a brick foundation. The design is simple Queen Anne Style as seen in the gable end barge boards with turned ends and in the exposed rafters under the cornice. The house retains its original three bay window arrangement with two small windows under the attic cornice. The original clapboard siding has been replaced with shingles and the entrance porch rebuilt.

The Bezanson House is notable as one of the best preserved of the J.W. Wilbur tract houses on Henderson Street from the late 19th century, intact with original windows and gable details.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 23 Henderson Street is dated 1890 by plat plans and drainage cards to Jacob W. Wilbur as the developer and first owned by John G. Bezanson. The Henderson Street subdivision was platted in 1890 by the Winter Hill Land Company and the first set of tract houses (see SMV.1264, SMV.1265, and SMV.1266) built by Jacob W. Wilbur in 1890, confirmed by drainage records. The house is noted to John G. Bezanson on the 1895 Atlas and listed to Bezanson, a carpenter, in 1894, possibly an employee of the Wilbur firm. The 1905 Directory lists Mrs. Philomena DeAngelis, a widow. By 1925 the house was divided as a two-family, with John Revard, and George Benton, a laborer, and his wife Martha. In 1940 the listing is to Anthony Silva, a foreman, and his wife Violet, with Alphonsa Carlucci, a canner, and his wife Gladys.

The Bezanson House is one of the original Wilbur tract houses on Henderson Street from the late 19th century, later divided as a two family for local workers.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 62-44 (1890).
Somerville Directory. Boston: W.A. Greenough, 1894-1940.
Somerville Engineering Department, Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Assessors Map

- Parcel Boundary
 - Block Boundary
 - - - Assessor Map Boundary
 - Water Body
 - Building
 - ▨ Railroad ROW
-



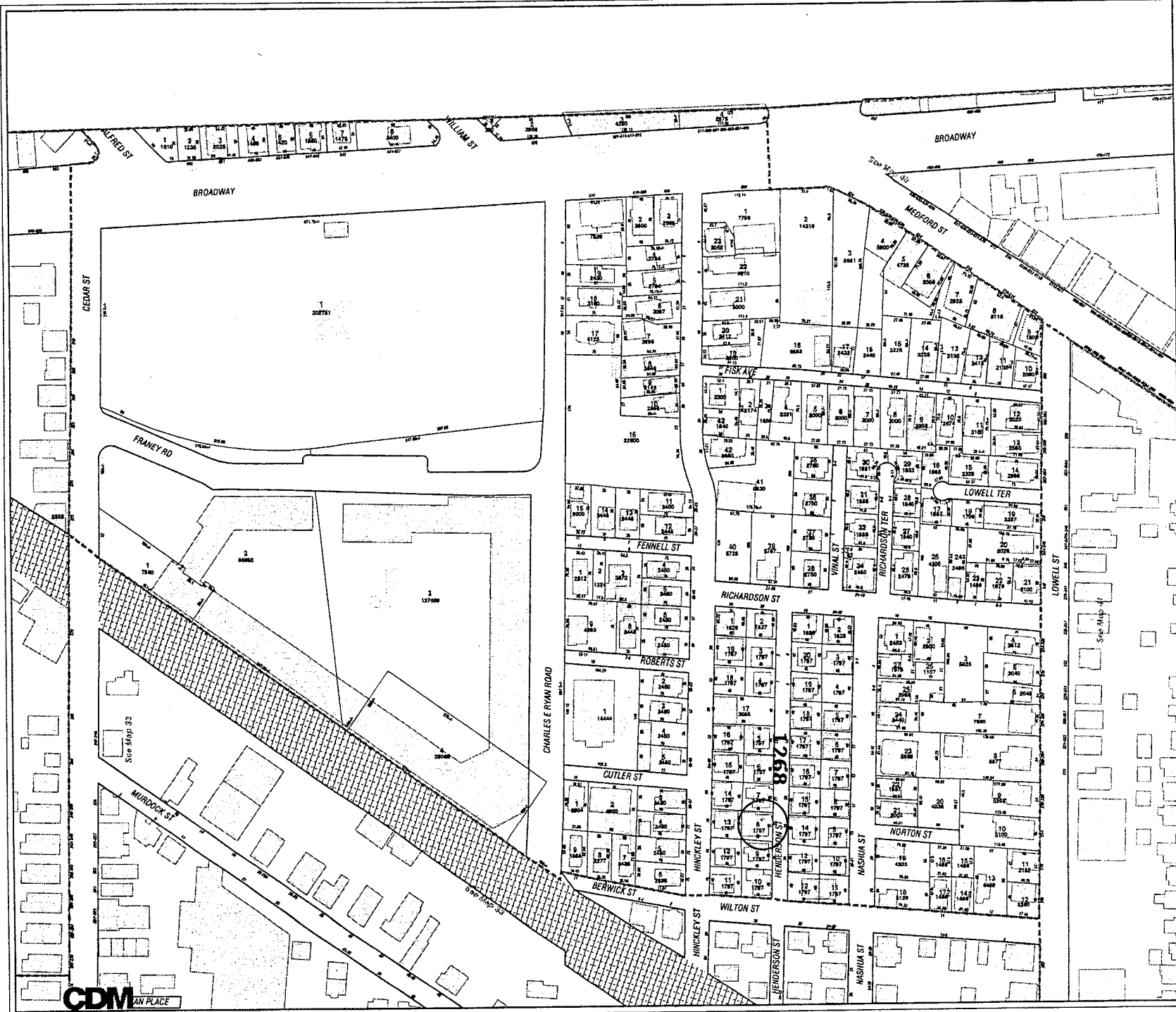
February 07, 2002

Sources: Rights-of-way and building footprints developed from Brixton Edition Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



32



CDM MAN PLACE

23 Henderson St. SMV 1268

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| | | | |
|-------------------------------------|----------------------------------|---------|----------------------------|
| Assessor's Number 32-C-20 | USGS Quad Boston North | Area(s) | Form Number 1204 |
|-------------------------------------|----------------------------------|---------|----------------------------|

Town Somerville

Place (neighborhood or village) Clyde-Magoun

Address 16 Hinckley St.

Historic Name Kane House

Uses: Present residential

Original residential

Date of Construction 1886-1887

Source atlases, deeds and directories

Style/Form Italianate/suburban sidehall

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) resided late 20thC

Condition good

Moved no yes Date _____

Acreage 2412 sq.ft.

Setting tight suburban lot in dense residential district



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see attached map

Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) August 2005

BUILDING FORM

ARCHITECTURAL DESCRIPTION

see continuation sheet

16 Hinckley St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The suburban house at 16 Hinckley Street was likely built 1886-1887 by an unknown housewright with Patrick Kane as first owner. The house follows a traditional side hall plan of two stories with gable end to the street on a brick foundation. The design is of plain Italianate style with minimal period details evident only in the gable cornice and the box bay on the right side. The front porch is likely original to the design, although recently remodeled with the residing of the house and the insertion of a picture window on the first floor parlor.

Although resided, the Kane house retains its profile as a 19th century suburban house, maintaining the character of the Hinckley Street district.

HISTORICAL NARRATIVE

see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The suburban house at 16 Hinckley Street is likely dated 1886-1887 by atlas, deed and directory research to Patrick Kane as original owner. The property was originally the site of the Farnham House, now 37 Fisk Avenue (SMV.1185) from 1869 with early deeds referenced from the Farnham ownership. The property was purchased by Susan Kane in 1886, with Patrick Kane first listed in the Somerville Directory on Hinckley Street in 1887, thus likely dating the present house to 1886-1887. The house is shown to Susan M. Kane on the 1894 Atlas with Patrick Kane as a Boston salesman in 1905. Kane family remained as owners through 1925, with Alice Kane listed as resident.

The Kane house is of historic value as 19th century workers's residence, maintaining the suburban character of the Hinckley Street district.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.

Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.

Middlesex County Deeds. 1576-99 (1881), 1662-513 (1884), 1755-268 (1886).

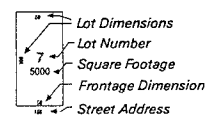
Somerville Directory. Boston, W.A. Greenough, 1886-1940.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Assessors Map

- Parcel Boundary
- Block Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



February 07, 2002

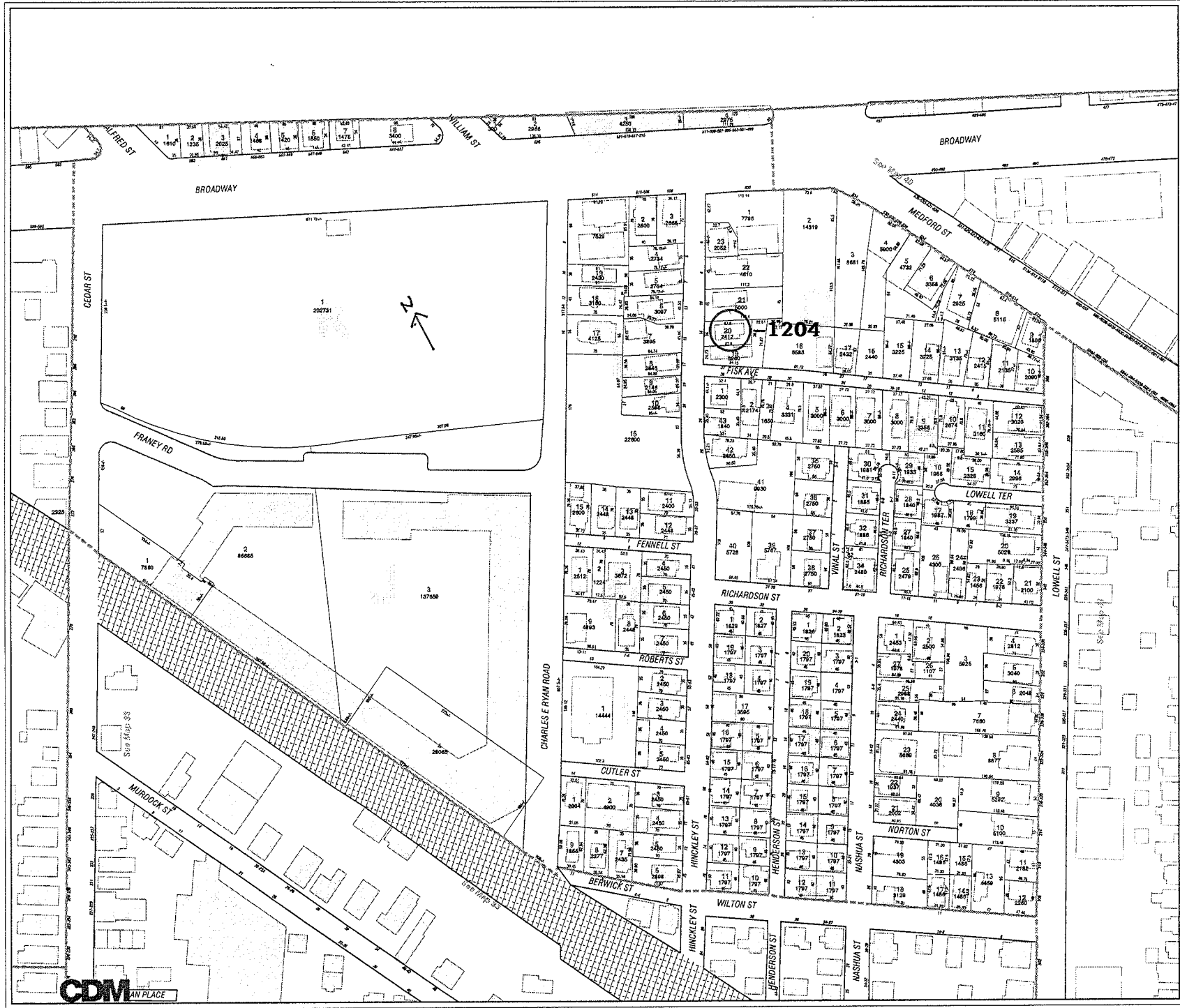
Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



32

16 Hinckley St. SMV.1204



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| | | | |
|-------------------|--------------|---------|-------------|
| Assessor's Number | USGS Quad | Area(s) | Form Number |
| 33-C-1 | Boston North | | 1270 |

Town Somerville

Place (neighborhood or village) Magoun Square

Address 80 Hinckley St.

Historic Name Hood-Doyle House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall suburban

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation stone

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) porch enclosed
ca. 1930

Condition good

Moved no yes Date _____

Acreage 1797 sq.ft.

Setting tight lot in dense

residential district

near MBTA rail line



photo on
 and
 side of
 location

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 show all
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 numbers,
 indicate

see attached

Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION

see continuation sheet

80 Hinckley St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 80 Hinckley Street, corner of Wilton Street, was built in 1890 by J.W. Wilbur as developer for the Winter Hill Land Company, first owned by James Hood, then by Andrew Doyle. The house follows a standard suburban side hall plan of two and a half stories with gable to the street. The design is simple Queen Anne Style as seen in the gable barge boards with turned ends and in the exposed rafters of the side cornices. The front porch was remodeled as a full facade enclosure ca.1930 and one of the second story facade windows was removed, while a recent residing has replaced the original wood siding.

The Hood-Doyle House is of note as one of the original late 19th century Wilbur tract houses on Hinckley Street, set adjacent to the MBTA railroad on a residential cul de sac.

HISTORICAL NARRATIVE

see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 80 Hinckley Street, corner of Wilton Street, is dated 1890 by drainage records and deed research to Jacob W. Wilbur, a Boston area developer, and first owned by James H. Hood, and then by Andrew Doyle. The original subdivision of Lawrence (Hinckley) Street adjacent to the Boston & Maine (MBTA) Railroad was laid out in 1890 by the Winter Hill Land Company. The drainage connection is credited to Wilbur in 1890, thus dating construction. The house is listed to James H. Hood on the 1895 Atlas, although no directory or deed listing of Hood is available. In 1903 the house was sold to Andrew Doyle, listed in the 1905 Directory as a laborer. Doyle is still listed in 1925 with his wife Sarah. In 1940 the house is listed to Jane Doyle, a teacher at the Forster School, likely Doyle's daughter.

The Hood-Doyle House is notable as one of the original Wilbur tract houses from the late 19th century, owned by the Doyle family through 1940.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

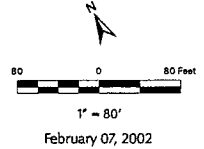
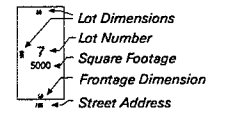
Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 62-44 (1890), 2969-68
(1893), 3063-480 (1903).
Somerville Directory. Boston: W.A. Greenough, 1895-1940.
Somerville Engineering Department. Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary
- Water Body
- ▒ Building
- ▤ Railroad ROW



Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1955; Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



33



CDM

80 Hinckley St. SMV. 1270

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

| Assessor's Number | USGS Quad | Area(s) | Form Number |
|-------------------|--------------|---------|-------------|
| 33-C-5 | Boston North | | 1271 |

Town Somerville

Place (neighborhood or village) Magoun Square

Address 84 Hinckley St.

Historic Name Stengard House

Uses: Present residential

Original residential

Date of Construction 1890

Source deeds and drainage records

Style/Form Queen Anne/sidehall suburban

Architect/Builder J.W. Wilbur

Exterior Material:

Foundation concrete

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures _____

Major Alterations (with dates) left ell ca.2000
porch remodeled

Condition good

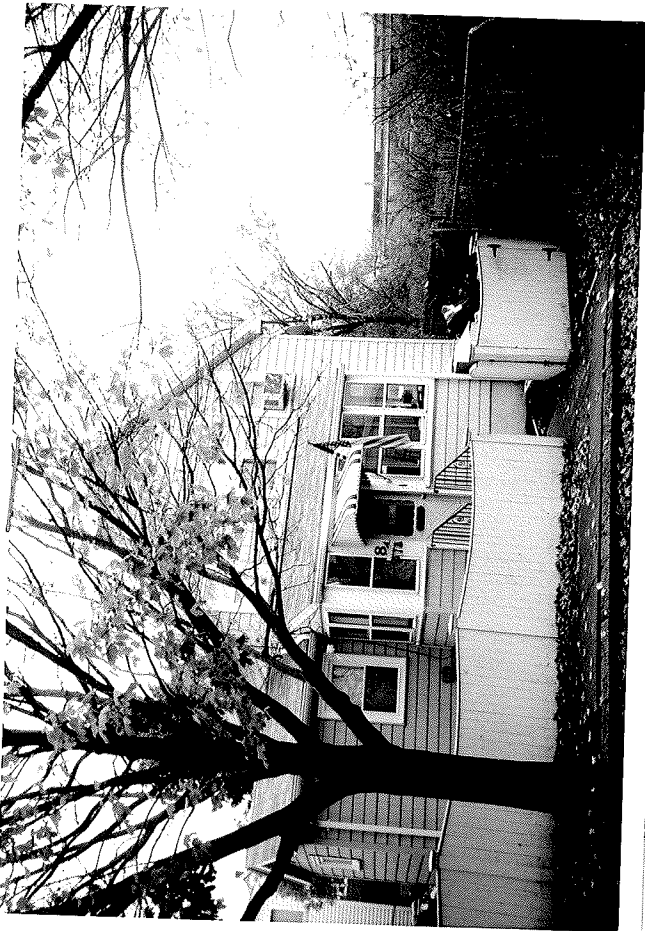
Moved no yes Date _____

Acreage 2227 sq.ft.

Setting small lot in dense

residential area adjacent

to MBTA rail line



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 numbers,
 ndicate

see attached

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 84 Hinckley St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The tract house at 84 Hinckley Street, adjacent to the MBTA railroad, was built in 1890 by J.W. Wilbur for the Winter Hill Land Company, and first owned by Peter Stengard. The house follows a standard suburban side hall plan of two and a half stories with gable end to the street. The design is simple Queen Anne Style as seen in the gable barge boards. Most recently in 2000, a side ell was added to the left and the porch was enclosed, with the original wood siding replaced by vinyl siding.

The Stengard House is notable as one of the original Wilbur tract houses on Hinckley Street, located adjacent to the B&M (MBTA) rail line, and recently remodeled.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The tract house at 84 Hinckley Street, at the Boston & Maine (MBTA) Railroad, is dated 1890 by drainage records and deed research to Jacob W. Wilbur, a Boston area developer and Peter Stengard as the original owner. The subdivision of Lawrence (Hinckley) Street was laid out in 1890 by the Winter Hill Land Company with a drainage date of 1890 to J.W. Wilbur, thus confirming the construction date. In April 1893 the property was sold "with buildings" to Peter Stengard of Boston. Stengard is listed in the 1894 Directory as a yacht captain on Lawrence (Hinckley) Street and named as owner on the 1895 Atlas. In 1905 the house is listed to Herman Funke, a railroad worker and in 1915 to Thomas Pennington, a painter. The 1925 Directory lists Frank Dodler, a chef, with his wife, Evangeline and in 1940 to Mrs. Anges Rogers.

The Stengard House is notable as one of the original Wilbur tract houses from the late 19th century, that was owned by a series of skilled workers until World War II.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

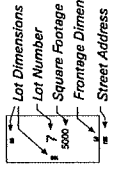
- Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 62-44 (1890), 2221-148 (1893).
Somerville Directory. Boston: W.A. Greenough, 1894-1940.
Somerville Engineering Department. Drainage cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



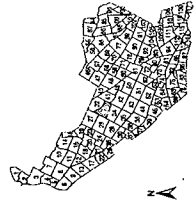
Assessors Map

- Parcel Boundary
- Block Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Sources: Right-of-way and building footprints from GIS data; parcel boundaries from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and detailed locations of parcel boundaries in the City of Somerville. Parcel boundaries are shown as they are and should not be treated as such.



33



CDM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

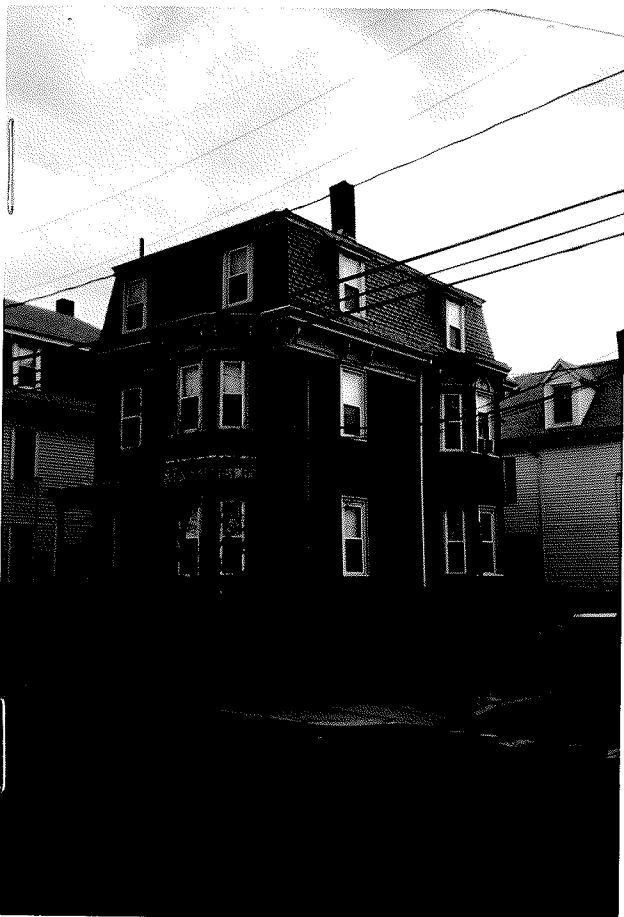
| | | | |
|--------------------------------------|----------------------------------|---------|----------------------------|
| Assessor's Number 103-A-19 | USGS Quad Boston North | Area(s) | Form Number 1207 |
|--------------------------------------|----------------------------------|---------|----------------------------|

Town Somerville

Place (neighborhood or village) East Somerville

Photograph

(2" x 2" or 2 1/2" x 5" black and white only) Label photo on
 and
 side of
 location



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Address 16 Lincoln St.

Historic Name Towle House

Uses: Present residential

Original residential

Date of Construction 1885

Source drainage cards, deeds

Style/Form Mansard/suburban sidehall

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim shingle/wood

Roof slate

Outbuildings/Secondary Structures _____

Major Alterations (with dates) _____

Condition fair/good

Moved no yes Date _____

Acreage 2770 sq.ft.

Setting corner lot in dense

residential district

Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) August 2005

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet 16 Lincoln St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The suburban house at 16 Lincoln Street, corner of George Street, was built in 1885 by an unknown carpenter with Albion Towle as the original owner. The house follows a standard suburban side hall plan of two stories with a third story mansard roof, set on a brick foundation. The design is Late French Mansard Style as seen in the straight angled mansard roof with original slate roofing and shed dormers. Other period features include the two-story bay windows with bracketed cornices and the champhered entrance posts.

Although now shingle sided, the Towle house retains its features as a late example of the Mansard Style, set on a corner lot of a dense streetscape in East Somerville.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The suburban house at 16 Lincoln Street, corner of George Street, is dated 1885 by drainage cards and deeds to Albion Towle as original owner. The corner lot was purchased by Towle in May 1885, and mortgaged in November 1885 "with buildings," confirming the engineering drainage date of 1885 to Towle, although built in an earlier Mansard Style (see above). In 1885 Towle is listed as a Boston teamster, and likely invested funds in development, selling the house to Myron Lewis in 1890 as shown on the 1895 Atlas. The 1903 Directory lists Samuel Walker, a street railway dispatcher, and Lizzie Lewis as residents, while the 1925 listing shows John Maloney and Mrs. Catherine Cary, a widow. In 1940, Mrs. Maloney, widow of John, and Daniel Coffey, a salesman at the New England Biscuit Company with his wife Agnes were listed as residents.

The Towle house is of note as a typical late 19th century residence in East Somerville, housing local workers and widows with their families.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

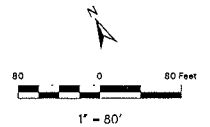
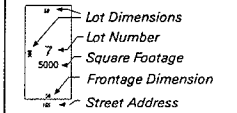
- Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. 1705-148 (1885), 1726-340 (1885),
1951-69 (1890).
Somerville Directory. Boston. W.A. Greenough, 1885-1940.
Somerville Engineering Department. Drainage Cards.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



January 3, 2001

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



103

16 Lincoln St. SMV.1207

CDM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

| | | | |
|--------|-----------------|--|------|
| 33-E-8 | Boston North | | 1272 |
|--------|-----------------|--|------|

Town Somerville

Place (neighborhood or village) Magoun Square

Photograph



Label photo on
back of
this form

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section
s, if any.
orth.

Address 282 Lowell Street

Historic Name Cotter House

Uses: Present Residential

Original Residential

Date of Construction 1874-1875

Source Deeds & Atlases

Style/Form Italianate/workers cottage

Architect/Builder Unknown

Exterior Material:

Foundation Brick

Wall/Trim Vinyl/wood

Roof Asphalt

Outbuildings/Secondary Structures

Major Alterations (with dates)

Condition good

Moved no yes Date

Acreage 6940 sq. ft.

Setting tight lot in dense residential district

Recorded by Arthur Krim

Organization Som. Historic Preservation Commission

Date (month / year) January 2006

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet* 282 Lowell St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The small workers cottage at 282 Lowell Street was built in 1874-1875, and originally owned by Michael Cotter with his wife, Hannah. The house follows a compact workers cottage plan of one and a half stories with an entrance set center in the gable end and faced to the street. The design is plain Italianate Style seen in the short return gable end cornice. The original door was replaced by a later door ca.1900 of Queen Anne design, while the original siding has recently been replaced by vinyl clapboards, likely reflecting the original form.

The Cotter House is of interest as a compact workers cottage of the post-Civil War period, set on a tight lot near the Lowell Street railroad bridge.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The workers cottage at 282 Lowell Street is dated 1874-1875 by deed and atlas research. The original lot was laid out in a subdivision of 1873 and purchased by Hannah Cotter in 1874 with her husband Michael Cotter. The 1874 Directory lists Cotter at Charles Street and in 1875 as a laborer on Lowell Street near the railroad (now MBTA Lowell line). The house is not shown on the 1874 Atlas, thus suggesting construction between 1874-1875. The 1884 Atlas shows the house to "Mrs. Cotter," and in 1895 to "Cotter & Baldwin." The 1905 Directory lists James Doherty, a laborer, at the address with Michael Kelley, a streetcar motorman, in 1915. In 1925 the house is listed to Christian Whelan, a railroad dispatcher, and in 1940 to James Cimildora.

The Cotter House is of historic interest as a workers cottage of the post-Civil War period, that was owned by a succession of railroad workers and laborers near the Lowell Street railroad bridge.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.
Atlas of Somerville. Philadelphia: G.W. Bromely, 1895.
Middlesex County Deeds. 1336-109 (1874).
Somerville Directory. Boston: G.A. Greenough, 1874-1940.

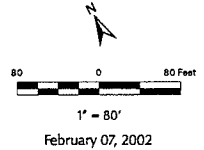
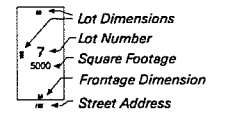
Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary
- Water Body
- ▒ Building
- ▨ Railroad ROW

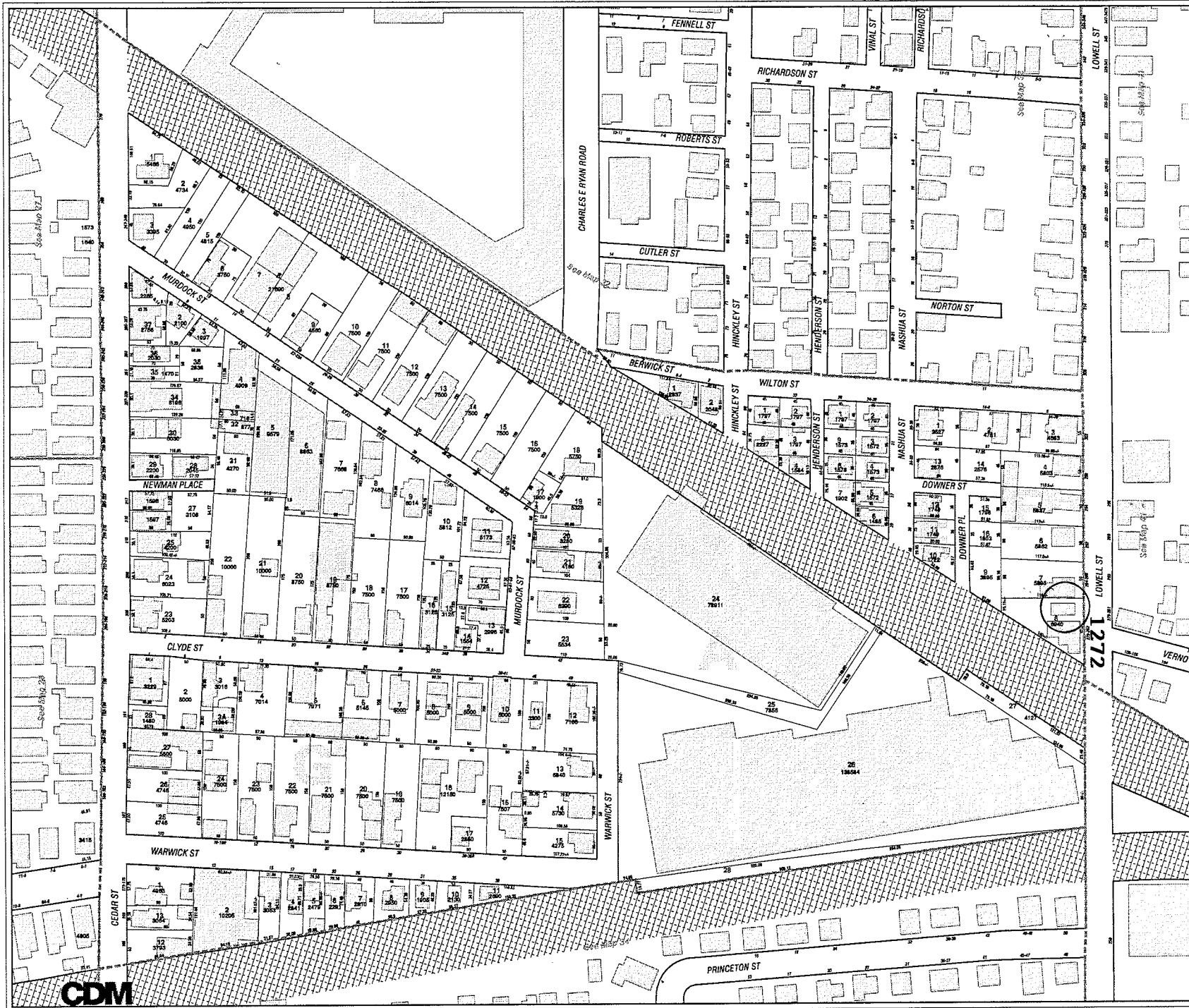


Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1993. Parcel data developed from assessor maps by Camp Dresser & McKee, 1993.

NOTE: The data represented on these maps indicate distances and decided locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



33



CDM

282 LOWELL ST. SMV. 1272

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

| | | | |
|---------|--------------|--|----------|
| 32-E-12 | Boston North | | SMV.1274 |
|---------|--------------|--|----------|

Town/City: Somerville

Place: (*neighborhood or village*):
Magoun Square

Address: 308 Lowell Street

Historic Name: McGrath-Harrington House

Uses: Present: residential

Original: residential

Date of Construction: 1875-1876

Source: Deeds and Directory Research

Style/Form: Italianate/sidehall suburban

Architect/Builder: Unknown

Exterior Material:

Foundation: brick

Wall/Trim: asbestos/wood

Roof: asphalt

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no yes **Date:**

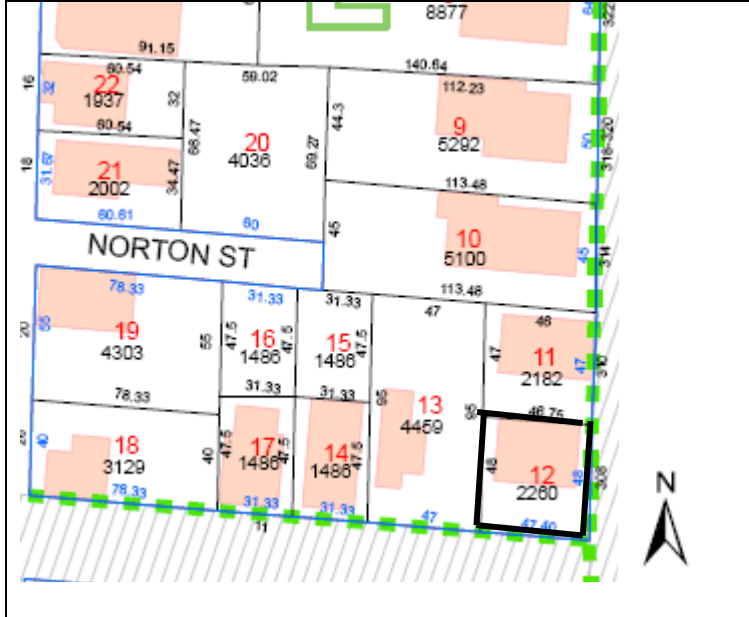
Acreage: 2260 SF

Setting: corner lot in a dense residential neighborhood

Photograph



Locus Map



Recorded by: Arthur Krim

Organization: Somerville Hist. Preservation Commission

Date (*month / year*): January 2006

INVENTORY FORM B CONTINUATION SHEET

TOWN Somerville ADDRESS 308 Lowell Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SMV. 1274

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The well preserved suburban house at 308 Lowell at the corner of Wilton Street, was built in 1875-1876, for William McGrath, and later owned by Jeremiah Harrington. The house follows a standard side hall plan of two stories without a rear ell. The design is Italianate Style as seen in the short return gable cornice and most obviously in the original bracketed door hood and paired brackets of the roof cornice. The house was re-sided ca. 1950 and the Wilton Street side yard was enclosed by a board fence.

The McGrath-Harrington House is notable as a well preserved suburban example from the post-civil War period on a corner lot of Lowell Street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The suburban house at 308 Lowell Street, at the corner of Wilton Street, is dated 1875-1876 by deeds and directory research to William McGrath as first owner, later owned by Jeremiah Harrington. The corner lot at Wilton Street is shown as vacant on the 1874 Atlas and was purchased by William McGrath in 1875. McGrath is listed a laborer in the 1875-1876 Directory, thus dating construction to 1875-1876. The property was purchased by Nellie Harrington, wife of Jeremiah, from Bridget McGrath, widow of William in 1886 and is noted to Nellie Harrington on the 1895 Atlas. In 1905 the house is listed to Mrs. Helen Harrington and in 1915 to Mrs. Ellen Harrington, likely the same person. Mrs. Harrington is likewise listed in 1925 with Elizabeth Harrington shown in the 1940 Directory.

The McGrath-Harrington House is a well-preserved example from the post-Civil War. It was owned by the Harrington Family for three generations through 1940.

BIBLIOGRAPHY and/or REFERENCES

Hopkins, G.M. **Atlas of Somerville**, Philadelphia, 1874, 1884
Bromley, G.W. **Atlas of Somerville**, Philadelphia, 1895
Greenough, W.A. **Somerville City Directories**, Boston, 1875 to 1940
Middlesex County Deeds. 1853-370 (1875), 1417-10 (1876), 1739-437 (1886)

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

| | | | |
|--------------|--------------|--|----------------------|
| 48/D/6, 7 | Boston-North | | SMV. 1210 & SMV.1211 |
|--------------|--------------|--|----------------------|

Town Somerville

Place (neighborhood or village) Winter Hill

Address 399A and 399 Medford Street

Historic Name St. Ann's Roman Catholic Church & Rectory

Use: Present Church=Religious; Rectory=Residential

Original Church=Religious; Rectory=Residential

Date of Construction Church-=1897-1899; Rectory =1885

Source Sullivan, James S., One Hundred Years of Progress

Style/Form Church=Romanesque/Rectangular; Rectory=Q.A.

Architect/Builder Church arch.= T. F.Houghton; Rectory=?

Exterior Material

Foundation Church =Stone; Rectory=Stone

Wall Ch=Red brick with granite trim; Rectory=Vinyl

Roof Church=Asphalt shingles; Rectory=Slate shingles

Outbuildings/Secondary Structures Parish Hall, school and convent buildings at rear of church and rectory.

Major Alterations (with dates) Church's original steeple replaced at an undetermined date. Rectory sheathed with vinyl siding around 1970.

Condition Good

Moved yes no

Acreage 30,400 square feet

Setting Prominently sited on a corner lot. Situated at an oblique angle to Medford Street. To the west of the church is a substantial Colonial Revival rectory. In general, the building is surrounded by wooden Queen Anne houses from the 1880s to early 1900s. The church is a highly visible landmark within its area by virtue of its 23 foot square, 175 foot tall tower. Situated behind the school is a parish hall, school and convent.

Recorded by Edward W. Gordon

Organization Som.Historic Preservation Comm.

Date(month/day/year) 3/7/05



BUILDING FORM

SMV. 1210 &
SMV.1211

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Prominently sited on a corner lot, St. Ann's Roman Catholic Church is a fine example of a Romanesque Revival ecclesiastical building. Built in 1897-1899, the church's distinctive towered form is a major landmark in the valley between Winter and Central Hills. Together with the substantial L-shaped and cupola-topped rectory, the church stands at the head of a complex of buildings associated with St. Ann's Roman Catholic Church that are located behind the church along Thurston Street. These buildings include a parish hall (SMV. 1259), school (SMV. 1260) and a convent (SMV.1261). Constructed of red brick and trimmed in rock-faced granite, the overall massing of the church is characterized by a solidity and formality that calls attention to the building as one of the great late Victorian era church designs in the Boston area--despite the unfortunate loss of the steeple and the upper third of the tower. Much of the church's visual appeal is derived from the contrasting colors of its dark red brick and rock-faced granite elements, including the edging materials of its entrances and the banding that enlivens the walls of the building.

Situated on the west side of the church is a wooden Stick Style/ Queen Anne rectory that was built in 1885.

Constructed of red brick with granite trim, the church's main (Medford Street) facade is composed of three parts: a tower at the building's southeastern corner, the sanctuary's south end wall gable, as well as a narrow, towered, lantern-crowned pier at its southwest corner. The building is enclosed by an intersecting gable roof. Two main

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

St. Anne's Roman Catholic Church at 399 Medford Street was built in 1897-1899 from designs provided by Thomas F. Houghton, formerly a partner with Patrick C. Keeley. Organized in 1877, St. Anne's was Somerville's second Roman Catholic religious society. St. Anne's religious society was originally comprised of parishioners who worshipped at St. Joseph's in Union Square, "the Mother Church of Somerville." St. Anne's has significant local historical associations with the City's late nineteenth and early twentieth century Irish and Italian communities. Currently many of St. Anne's parishioners are new immigrants drawn from the City's Hatian, Hispanic, Portuguese, Brazillian, Indian, and Nigerian communities.

The design for St. Ann's is the product of a remarkable architectural firm that was responsible for numerous Roman Catholic churches in New York and New England during the second half of the nineteenth century. Patrick C. Keeley, the firm's founder, was a native of Ireland. Based in Brooklyn, New York, he began designing churches in the Boston area beginning in the late 1850s. St. Francis De Sales Church on Bunker Hill Street in Charleston is an important early example of his work. After Keeley's death in 1896, Thomas F. Houghton carried on the firm's church work, designing turn-of-the-twentieth century Roman Catholic churches in Medford at St. Anne's and also designed St. Mary of the Annunciation, Melrose (1894) and St. James Church, Salem (1900). One of the last church's Keeley and Houghton collaborated on was St. Mary's Roman Catholic Church (1887-1896) at Warren

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Bromley, George, *Atlases of the City of Somerville*, 1895; 1900.
Draper, Martin, *Map of Somerville*, 1852.; Hopkins, G. M., *Maps of the City of Somerville*, 1874; 1884.
Lord, Robert, et al, *A History of the Archdiocese of Boston, 1866-1943* (V. 3), New York: Sheed & Ward, 1944.
St. Ann's Roman Catholic Church, *History of St. Ann's R. C. Church, 1881-1981*, Somerville: St. Ann's, 1981.
Samuels, Edward A. *Somerville Past & Present*. Boston: Samuels & Kimball Company, 1897.
Sullivan, James S. M.D. *One Hundred Years of Progress, A Graphic, Historical, & Pictorial Account of the Catholic Church of New England*. Boston and Portland: Illustrated Publishing Company, 1895.
Somerville Public Library, *Local History Room Church Files*.
Zellie, Carole, *Beyond the Neck: The Architecture and Development of Somerville, MA*, 1982, 1990.

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

INVENTORY FORM CONTINUATION SHEETMASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, BostonTown:
Somerville, MAArea (s)
Winter HillProperty Address:
399A and 399 Medford Street**Form No:**
SMV. 1210 & SMV.1211

Indicate each item on inventory form, continued below.

Architectural Description Page 3 entrances located at the Medford Street faces of the tower and sanctuary are accessed by broad flights of stone steps. The interior of the church features furnishings and elements that date to Father McCoy's redecoration of the sanctuary during the 1930s, including the carved oak altar and altar's reredos.

Built in 1885, **St. Ann's Rectory** is separated from the church's west elevation by a narrow passageway. Overlooking a small grass-covered front yard, the rectory borders asphalt paved parking areas on its west and north sides. L-shaped in form, both the rectory's three-bay-by-four-bay main block and three-bay-by-two-bay rear ell rise two stories from low basements to hip roofs. The rectory rests on a basement composed of random ashlar granite and rises to a slate-shingle covered hip roof with copper flashing at its edges. The roof culminates in a square, hip-roofed two-bay-by-two-bay cupola. Prior to the installation of vinyl siding around 1970, the rectory's walls were characterized by clapboards with an overlay of vertical and horizontal stick work. Popular during the 1870s, the Stick Style was an outgrowth of the Carpenter Gothic and by the mid 1880s was little used in residential design.

The rectory's main facade is dominated by a projecting center pavilion. Access to the main entrance is provided by a short flight of granite steps. An 1885 photograph of the rectory indicates that the front porch was originally open and had turned posts and a spoolwork transom. At some point during the mid twentieth century, the front porch was enclosed, the porch gable was removed and a second story was added atop the porch. The main entrance was set off by Colonial Revival elements including sidelights, pilasters and a pedimented gable. The pediment above the front door exhibits a rising sun motif that strikes a Queen Anne note and may have been recycled from the original porch. The walls of the porch's enclosed second story are pierced by a trio of contiguous standard size windows at the street facade and narrow double windows at the side elevations. Rising above the porch's second story addition is a wall dormer with a rectangular "window" containing a wooden infill panel that replaced two small square windows. The center pavilion culminates in a steeply pitched pediment that is supported by elongated scroll brackets. The pavilion's pediment exhibits half-timbering enlivened by a rising sun motif.

In general, the building's windows are standard size, contain 1/1 double-hung modern metal sash and are set off by vinyl surrounds. The slate shingle clad hip roofs of the main block and rear ell are bristling with dormers. Single dormers flank the main facade's center pavilion, while pairs of double dormers are in evidence at the side walls of the main block. Double dormers rise from the rear ell's roof slopes. The hip roof is crowned by a substantial, square cupola. Still in evidence is the cupola's original clapboard sheathing. Each of the cupola's walls is pierced by a pair of small windows containing 1/1 double-hung wood sash. The cupola is enclosed by a slate shingle-clad hip room that culminates in a copper finial.

Historical Narrative and Winthrop Streets in Charlestown. During the late 1870s and early 1880s, St. Ann's religious society "held services at the Foster School on Sycamore Street where the faithful regularly assembled." On October 1, 1877, "a very desirable plot of land" containing 30,400 square feet, was purchased at the corner of Medford and Thurston Streets. In 1874, this land had been owned by Frank Henderson, Superintendent of the City's Streets Department. The church's lot was part of the "historic ground" associated with Somerville's Revolutionary War era history. Dr. James S. Sullivan notes that: "The church is constructed on historic ground

Staple to inventory form at bottom

INVENTORY FORM CONTINUATION SHEETTown
SomervilleProperty Address
399A Medford Street and 399 Medford StreetMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125Area (s)
Winter HillForm No.'s
SMV. 1210 (Church) & 1211 (Rectory)**Historical Narrative Page 4**

only a short distance from the house occupied by General Charles Lee when he commanded the left wing of the American army." Lee and company "through up breast works on the hill to prevent the enemy's vessels from passing up the Mystic River." At the time of the lot's purchase, the Winter Hill section of Somerville was sparsely settled. The nation, as well as Boston and environs, was still recovering from the after shocks of a severe financial downturn that commenced in 1873. Despite a faltering economy, faith in recovery and the revival of housing starts in Somerville resulted in more parishioners and the construction of the first St. Ann's Roman Catholic Church in 1881.

The predecessor church to the present masonry edifice at Medford and Thurston Streets was dedicated on September 25, 1881. The new church was "dedicated to the service of God under the patronage of St. Ann, mother of the Blessed Virgin." The first church is described by Sullivan as "a plain, wooden, one-story structure"--- a modest, wooden Stick Style structure built by carpenter C. S. Stone. Built at an estimated cost of \$12,000, the predecessor church measured 80'-by-56'-by-16' in height and stood within the northern half of the church's lot. The Stick Style church was partially burned in November, 1894 and rebuilt a few months later. The rebuilt church (**SMV. 1260**) still stands behind the late 1890s church, although in an unrecognizable, drastically altered state.

In 1885, a substantial rectory was built to the south of the first church. A late nineteenth century photograph shows the rectory and first church sheltering a large, picket fence-enclosed lawn, now the site of the present late 1890s church. The rectory became the home of the Reverend John B. Galvin, the first pastor. He served St. Ann's parishioners from 1881-1909.

Reverend Galvin, St. Ann's first prelate, was born in Kilbrush, County Clare, Ireland in 1842 and came to the United States at an unspecified date. During his adolescence, he worked briefly as a blacksmith before entering St. Charles College in Maryland in 1865. Just as Father Christopher McGrath provided exceptional leadership for many years at St. Joseph's, Reverend Galvin successfully steered parishioners through a difficult period following the destruction of the first church by fire in 1894. Even before the fire, Father Galvin reportedly envisioned building "a church worthy of the parish."

Rev. Galvin hired Thomas F. Houghton to design a new church in 1896 or 1897. As early as May, 1897, ground was broken for the new building. Thomas F. Houghton is credited with the designs of St. Mary of the Annunciation in Melrose, 1894, and St. James Church in Salem (1900). Archbishop John J. Williams laid the cornerstone.

By 1909, ten years after the completion of the church, the congregation numbered 2,000 within a city of approximately 70,000 people. On November 19, 1909, Father Galvin died an untimely death after nearly thirty years of service to St. Ann's Roman Catholic Church. Father Galvin was succeeded by the Rev. Francis J. Butler.

INVENTORY FORM CONTINUATION SHEETTown
SomervilleProperty Address
399A Medford Street and 399 Medford StreetMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125Area (s)
Winter HillForm No.'s
SMV. 1210 (Church) & 1211 (Rectory)**Historical Narrative Page 5**

In 1916, at a cost of \$60,000, "a splendid brick school house" was erected at **50 Thurston Street (SMV.1262)** on the former Martha Hunt estate, on the north side of the church property. Upon completion, the school contained twelve classrooms, a library, a Domestic Science Room and a gymnasium. The architect of the new school was Edward Thomas Patrick Graham. Together with Maginnis and Walsh, Graham was one of the leading designers of Boston area Catholic Church buildings. Examples of Graham's work includes St. John's Roman Catholic Church in Winthrop (1910s), St Paul's Roman Catholic Church in Harvard Square, Cambridge (1915) and Our Lady of Lourdes Church in Jamaica Plain (early 1930s). Graham also constructed Boston's City Hall Annex on Court Street (1914) and the Forsyth Dental Infirmary (1910s) in Boston's East Fens. By June, 1922, the school comprised eight grades with a teaching staff of twelve sisters who were in charge of 590 students. The school had come a long way since its organization in 1914 when two nuns taught the 100 students of a single grade. Each year, a new grade was added to the school's education program. Much later in the church school's history, a Junior High School was added in 1955 at the back of the 1916 building.

In October of 1919, another fire damaged the church. Insurance covered the \$25,000 needed to restore the church resulting in the complete obliteration of all evidence of the fire. By 1921, St. Anne's had become so overcrowded that in 1921, Father Francis J. Butler built a small chapel dedicated to St. Polycarp at Temple and Jacques Streets in the Ten Hills section of Somerville. In 1927, the present St. Polycarp's Church was built at the intersection of Temple Street and Butler Drive.

The pastorate of Thomas McCoy (1927 - 1951), was characterized by a continuation of the good works of Fathers Galvin and Butler. Indeed, "his pastorate was notable for constant spiritual and material improvements at St. Ann's". The convent at **50 Thurston Street (SMV. 1263)** was completed during the late 1920s. He renovated the rectory, and the entire interior of the church itself, was redecorated and frescoed under his direction. Father McCoy initiated a project where by "the upper church was brightened and thoroughly cleaned. A new painting was installed and all the frescoes were touched up. Some years later he had the lower church similarly treated." In December 1931, Father McCoy replaced the white altar with a beautiful carved oak altar and reredos. At an unspecified date, two side altars with a connecting dado were added, and electric organs were installed in both the upper and lower churches. During his pastorate, the school was completely modernized and equipped in accordance with the most up-to-date educational requirements.

In 1999, a significant dwindling of their congregations and finances caused St. Ann's Roman Catholic Church to merge with St. Polycarp's Roman Catholic Church in the Ten Hills section of Somerville.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community
SOMERVILLE, MA

Property Address
399A MEDFORD STREET
& 399 MEDFORD STREET (RECTORY)

Area(s) Form No.
Prospect Hill/ Union Square

SMV.1214

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Edward W. Gorka
The criteria that are checked in the above sections must be justified here.

St. Ann's Roman Catholic Church and Rectory at 399A and 399 Medford Street are eligible for individual nomination to the N. R. H. P., as well as part of an N. R. H. P. district of church buildings.

Organized in 1877, St. Ann's was Somerville's second Roman Catholic religious society. St. Anne's religious society was originally comprised of parishioners who worshipped at St. Joseph's in Union Square, "the Mother Church of Somerville." St. Anne's has significant local historical associations with the City's late nineteenth and early twentieth century Irish and Italian communities. The church represents the work of Thomas F. Houghton, formerly a partner in Patrick C. Keeley's architectural firm. The rectory was built in 1885 to house priests associated with the church. St. Ann's Roman Catholic Church complex satisfies criteria A of the N. R. H. P.

Prominently sited on a corner lot in the valley between Central and Winter Hill's, St. Ann's Roman Catholic Church at 399A Medford Street is a fine example of a Romanesque Revival ecclesiastical building. Built in 1897, the church is a major landmark in the valley between Winter and Central Hills areas by virtue of its distinctive towered form. Constructed of red brick and trimmed in rock-faced granite, the church stands next to an architecturally significant rectory that blends Stick Style and Queen Anne characteristics. The church and rectory are located at the head of a complex of church buildings that includes a parish hall (mid 1890s), school (1910s) and convent (1920s) bordering the west side of Thurston Street. St. Ann's Roman Catholic Church and rectory satisfies criteria C of the N. R. H. P.

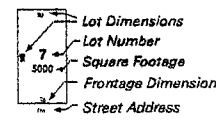


City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1993. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. This is NOT survey data and should not be treated as such.



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FORM B - BUILDING

Assessor's number USGS Quad Area(s) Form Number

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

71/ D/ 8 Boston-North SMV. 1236

Town Somerville

Place (neighborhood or village) Winter Hill

Address 29-33 Sargent Avenue

Historic Name Brackett-Frost Row Houses

Use: Present Residential row, two-family units

Original Residential row, Four two-family units

Date of Construction c.1880

Source Somerville Atlases

Style/Form Second Empire / L-shaped row

Architect/Builder Undetermined

Exterior Material

Foundation Brick and stone

Wall Wood shingles

Roof Slate shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Replacement front steps and stair rails at 29, 31, 31A. Wooden handicapped access ramp is a recent addition to number 33.

Condition Good

Moved [] yes [X] no

Acreage 5,852 Square feet

Setting Situated opposite the intersection of the north-south and east-west segments of Sargent Avenue. Dominates its immediate area of end gable and mansard-roofed late nineteenth century wooden residences by virtue of its distinctive mansard -roofed form and comparatively expansive main facade with its repetition of bay windows, door hoods and dormers.

Recorded by Edward W. Gordon

Organization Som.Historic Preservation Comm.

Date(month/day/year) 3/7/05



BUILDING FORM

SMV. 1236

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

29-33 Sargent Avenue is a remarkably intact early example of a group of attached wooden houses in Somerville. Built c.1880 and exhibiting elements of the Italianate style, this row's quirky siting at the intersection of two segments of a dog-leg street is also of interest. Overlooking the sharp turn in Sargent Avenue's path from east-to-west to north-south, 29-33 Sargent Avenue is an anomaly within a streetscape of self-contained late nineteenth century single-and two-family houses. In the case of the Sargent Avenue row, the four units each contain two separate flats--this interior subdivision has been the case within this row since at least the early 1900's and probably since its completion. In other words this row was not intended to be housing for four individual families. The developer of this row was more interested in maximizing his investment by renting to a total of eight families, primarily drawn from the City's working class.

29-33 Sargent Avenue possesses an L-shaped form that rises from a brick basement to a steeply pitched, straight-sided mansard roof that retains its scallop-shaped slate shingles. Late nineteenth century Somerville atlases indicate that an ell projects from the rear wall of number 29--an ell that is currently not visible from the street and is presumably still extant. Sheathed with wood shingles, the eight bay main facade is particularly noteworthy for its rhythmic repetition of elements, including front steps (albeit recent replacements); polygonal bay windows, bracketed door hoods, as well as the mansard's dormer windows. Paired entrances are located at the center of the row's street elevation. Polygonal bays flank the paired entrances. Windows are fully enframed, while those of the first story contain modern 1/1 replacement sash. Second story windows and dormer windows retain their original 2/2 wood sash. The main facade culminates at a deep cornice accented by paired, saw-cut

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

Overtime, 29-33 Sargent Avenue has been home to working class families associated with machine shops, wood working concerns, restaurants and the like. Built c.1880, the wooden mansard row at 29-33 Sargent Street represents an early harbinger of the intensive residential development in Somerville during the period of 1890 - 1910. Wooden and masonry rows are scattered about the City but this type of housing has never dominated any of its areas. This row's parcel overlooks the point where the section of Sargent, off Broadway, turns sharply east at a right angle to continue eastward to Walnut Street. As late as 1870, there was little in the way of housing located within the large area bounded by Broadway and Walnut, Medford and School Streets.

By 1874, the section of Sargent Street west of Walnut was called Mills Street, while the section off Broadway was called Sargent Street. By that time, **29-33 Sargent Avenue's** undeveloped parcel was labeled Mills. Evidently the Mills in question lived outside the City, as was often the case with Somerville landowners. By 1884, this row had been built and is labeled "Brackett." By 1895, a George Frost owned this property. Further research might establish whether George Frost was a clerk or the pilot George Frost listed in early 1890s Somerville City Directories.

Since the very beginning, each of the four attached units has been subdivided into two flats. Over time the row's

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Bromley, George, **Atlases of the City of Somerville**, 1895; 1900.

Draper, Martin, **Map of Somerville**, 1852.

Hopkins, G. M., **Maps of the City of Somerville**, 1874; 1884.

Mc Alester, Virginia & Lee. **Field Guide to American Houses**. New York: Alfred A. Knopf, 1984.

Samuels, Edward A. **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.

Somerville City Directories: 1869-70 to 1940; Somerville Water Department **Drain Pipe records**.

Zellie, Carole, **Beyond the Neck: The Architecture and Development of Somerville, MA**, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Town:
Somerville, MA

Area (s)
Winter Hill

Property Address:
29,31,33 Sargent Avenue

Form No:
SMV. 1236

Indicate each item on inventory form, continued below.

Architectural Description

A particularly noteworthy visual element is the measured march of single dormers across the main facade's mansard roof slope. Each dormer culminates in a molded wooden lintel with a small pointed arch at its center.

Historical Narrative

inhabitants have been primarily drawn from the ranks of blue collar workers, including machinists and steam fitters, wood workers, a radio repairman and the like. The row has housed its share of widows and retirees. People associated with the arts lived here during the Great Depression, including a musician and an antiques dealer, John C. O'Brien and Frederick E. Chapman at **number 33**.

By 1910, a completely new community of tenants lived at **29-31 Sargent Street** encompassing persons of German, English, and Irish backgrounds. Listed here in 1910 were: Paul M. Ruprecht, driver (**number 29**); Mrs. Mildred E. Coleman (**number 29**); Joseph G. Hunter, machinist (**number 31**); Mrs. Ella Leach, widow of George (**number 31**); Archibald D. Ruel (occupation unlisted, **number 33**) and long-time resident Frederick E. Chapman. His years of occupancy at **number 33** began around 1900.

By 1920, an Italian resident, Frank Ferone, tailor, is listed at **31A Sargent Street**, while the remaining tenants had roots in the British isles. The other tenants living here were Paul M. Ruprecht (**number 29**); Mary and Melbourne J. Parker, wood worker (**number 33**); as well as long-time resident Frederick E. Chapman, clerk, (**number 33**).

During the 1930s, residents of this row included: Vesta A. and Thomas D. Manning, salesman (**number 29**); John A. Sables (**number 29**); Mrs. Mabel E. Milligan (**number 31**); the Deerans--Elizabeth M. Grace and Harry Deeran, musician (**number 31A**); antiques dealer John J. Murphy (**number 33**) and Mary and Melbourne J. Parker, wood worker (**number 33**).

By 1940, tenants of Polish and Armenian heritage lived here along with persons of English and Irish heritage. Listed here at the beginning of World War II were: retirees Patrick and Johanna Mc Hugh (**number 29**); Regina and Patrick Talewsky, mechanic, (**number 29**); restaurant worker Ethel Anderson (**number 31**) and Rita G. and Albert Serabian, pipefitter (**number 31A**). Real estate agent John Zavisho and his wife Elizabeth lived at **33 Sargent Avenue** along with Mrs. Belle Overton.

Staple to inventory form at bottom

29-31 SARGENT AVENUE DMV 1236

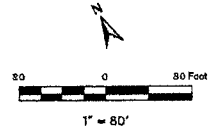
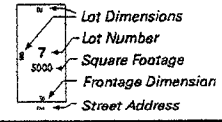


City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



February 07, 2002

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