

# ATTACHMENT I

# LOCAL HISTORIC DISTRICT EXPANSION REPORT

## Somerville Growth During Post Civil War Prosperity (Group C): 1865 - 1873

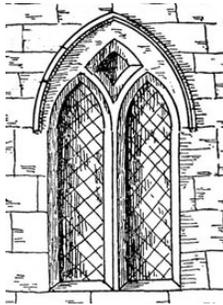


Figure 1: Paired Gothic Revival Window.

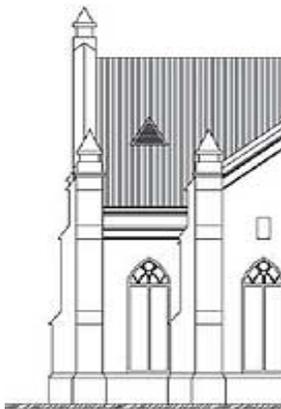


Figure 3: Gothic Revival buttresses.

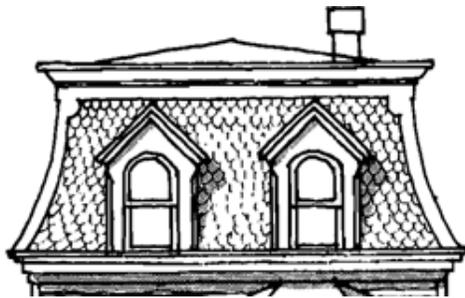


Figure 4: Second Empire dormer.

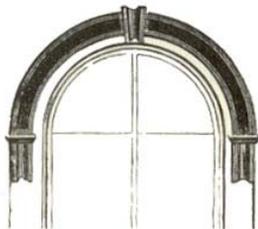


Figure 5: Example of arched Italianate window.

Buildings in this group document the brief period of prosperity that Somerville enjoyed between the end of the Civil War and the onset of a severe economic crisis known nation-wide as the "Panic of 1873." During this nearly decade-long period of relative affluence, Somerville began to present a more mature image within the region. This can be seen in the new blocks of Union Square businesses and its first Roman Catholic Church, St. Joseph's, located nearby at Webster Avenue and Washington Street. Stylish and substantial houses were also built along Pearl Street in East Somerville, on Summit Avenue atop Prospect Hill, and in a charming new residential area developing near and along Day Street in the western part of the City.



Figure 2: Tri-foil Gothic Revival window design.

Since Somerville became independent from Charlestown in 1842 the population had grown from 1,013 to 8,025 by 1860. The number nearly doubled again over the next decade, reaching 14,685 by 1870.

Shortly thereafter Somerville incorporated as a city in 1872. The population growth was due in part to improvements in pre-existing transportation lines, as well as a new rail line, the Lexington and Arlington Branch Railroad, introduced through Davis Square in 1870.

Somerville's buoyant economy during this period was tied to industries that tended to locate at the periphery of the residential core, near freight rail corridors. By the mid 1870's meat packing plants were the primary employers and profit centers of the community. At one point there were three meat packing houses, most notably the Charles H. North Meat Packing Plant, built in 1867, in the Union Square area. Collectively the plants had an annual product value of \$4.4 million, representing more than the total value of all other manufactured products in the City.

While the meat packing industry sought proximity to freight rail lines, brick-making began in Somerville around 1830 during the great age of canals. Brick manufacture had long been associated with towns bordering the Mystic River, with brick-making reported in Medford as early as 1647. Forty years after its introduction to eastern Somerville brick making was extraordinarily successful, reaching its peak around 1870. In that year Somerville's twelve brick yards produced over 24 million bricks. The rise of Somerville's brick-making coincided with the ever increasing demand for brick buildings in Boston's South End and



Figure 6: A polygonal bay window, typical of the Italianate and Second Empire Styles

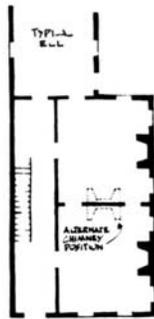


Figure 7: An example of an Italianate house with a side-hall floor plan.



Figure 8: Typical Italianate door hood.

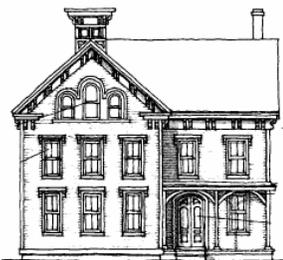


Figure 9: An example of an Italianate house with return eaves and round arched windows in the attic.

Back Bay, while locally, brick residential buildings were not widely constructed until after 1890.

Another indication of Somerville's post war prosperity is the brief interest in the creation of public parks. Central Park was set out atop Central Hill in 1870 to provide a campus-like setting for the seat of local government, heralding Somerville's imminent status as a city rather than a town. Broadway Park was created in 1874 as an amenity that would attract developers to a largely swampy area in the past, between Broadway and the Mystic River near the Jaques Brickyards and Mt. Benedict. Mayor Brastow reputedly lost his bid for re-election in 1876, in part because the populace thought Broadway Park was not a good use of City money

### Local Historic Districts Representing Somerville's Post Civil War Prosperity (Group C)

The following multiple building districts represent five separate areas of Somerville where one can see the type of housing that was constructed at the end of the Civil War. Several of the districts are enlargements of existing ones as a result of additional research and surveying.

In East Somerville, a type of well-proportioned Mansard (Second Empire) style residence became the "trophy house" of its day. Often associated with ample side and/or rear yards, these houses lent the neighborhood a more up-scale appearance, while in Spring Hill both modest and substantial residences were built alongside the existing mid-century housing stock. Although Prospect Hill was once the exclusive enclave of Vinals, Munroes and Hills it now began to receive an influx of newcomers who built substantial Second Empire mansions on the Hill's heights, as well as more modest Italianate houses at the Hill's base and lower slopes. During this period, the Hinckley-Magoun neighborhood began to take shape as an enclave of small-scale cottages designed to meet the modest housing needs of laborers, teamsters and railroad employees.

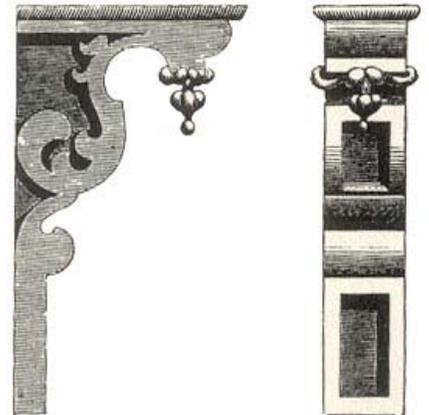


Figure 10: Ornate saw cut door and roof brackets found on both Italianate and Second Empire buildings.

## EAST SOMERVILLE

After the Civil War, East Somerville came into its own as a fashionable place to live for retired sea captains, factory owners, Boston merchants, and others. They were drawn to the promise of a new town with plenty of undeveloped land in the 1840's, and by the late 1860s they had begun to reap the rewards of their hard work, persistence and sheer luck in business. Indeed, Pearl Street was beginning to become East Somerville's grand promenade lined with Second Empire mansions dating back to around 1870. The fairly substantial Italianate and Second Empire houses\* built during this period that still remain are testament to the emergence of East Somerville as a fashionable neighborhood, graced with street names such as Mt. Vernon, Pinckney, and Myrtle, which were perhaps consciously chosen to echo those found in Boston's elite Beacon Hill neighborhood. During the post Civil War period, many affluent families found East Somerville to be a pleasant place to settle, building their commodious Italianate and Second Empire houses on tree-shaded, ample 5,000 square foot lots along the ridge overlooking the Boston skyline.

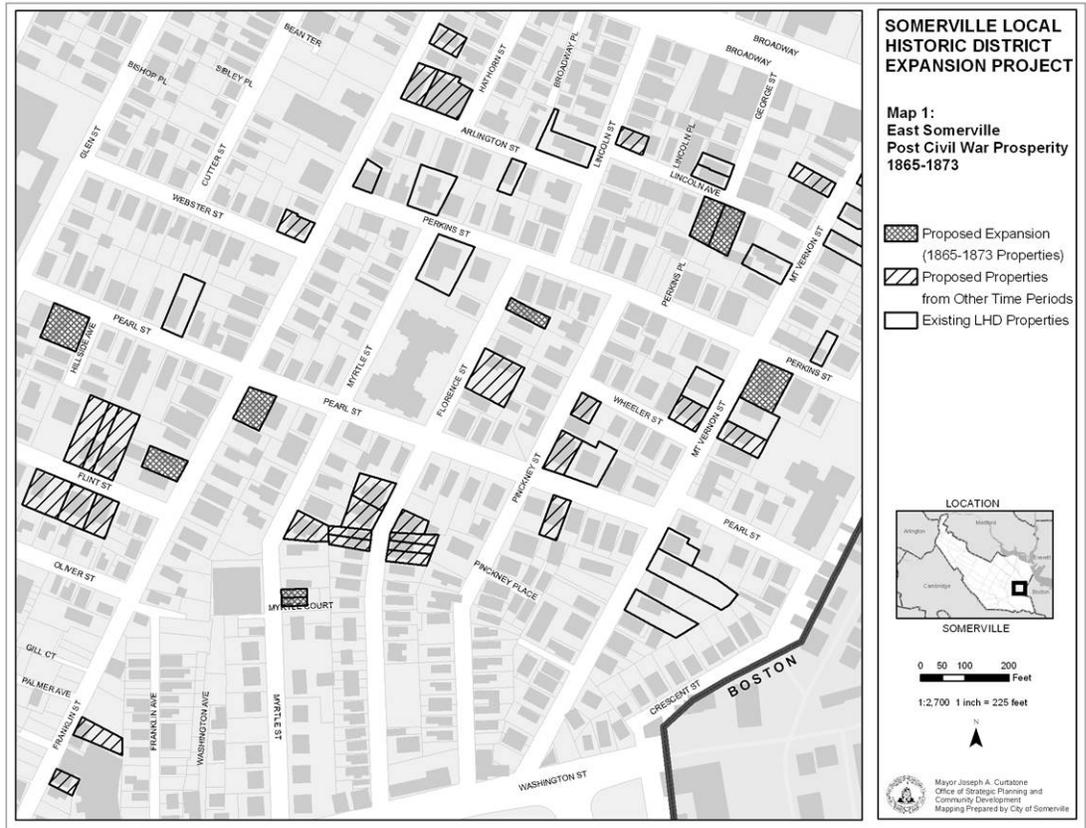
The district is proposed to incorporate two early 1870s houses that sit side-by-side at **12-14 Lincoln Avenue** and **20 Lincoln Avenue**, and were once the home of a coal dealer and a stevedore, respectively. The former illustrates the Italianate style's penchant for polygonal bays and dormers, and brackets at the roof's deep eaves, while the latter displays a typical Italianate bracketed door hood and a round arched attic window (See Figures 6, 8, and 9). Together this

three building district is a visual reminder that this place was once inhabited by workers who were able to realize the American dream of homeownership once daily life returned to normal at the end of the Civil War.

**84 Perkins Street** is a stately Second Empire or Mansard style residence built in 1870-1877 for Charles A.

Dole with profits derived from the production of spice and pickles at the Stickney & Poor Spice Manufactory, of Sullivan Square in Charlestown. The house ranks among the most elegant examples of Mansard housing in Somerville due to its pleasing proportions, concave mansard roof profile, and its original scalloped slate shingles.

\* See Figures 12, 13, and 14 in the "Introduction to Early Somerville" section for graphic illustrations of these styles.

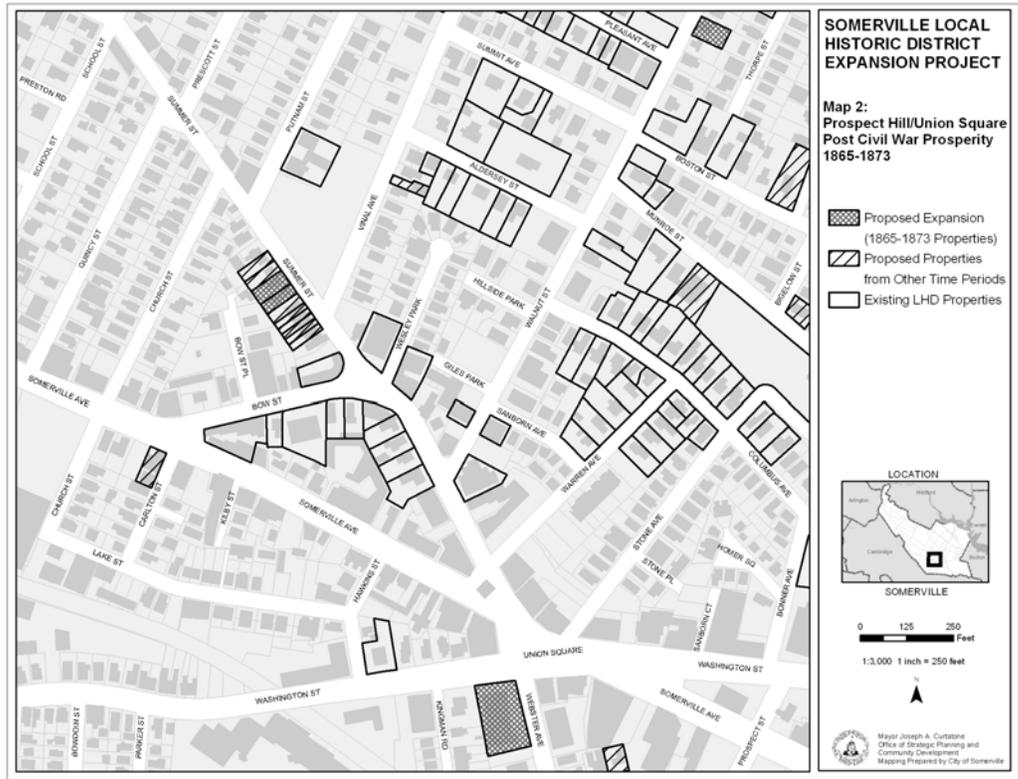


## UNION SQUARE and PROSPECT HILL

Transportation improvements, such as the horse-powered street railway that linked Union Square with Boston in 1864, enabled Union Square (also known as Sand Pit Square) to become firmly established as Somerville's commercial hub by 1870. Indeed, the more peaceful postwar period encouraged members of the community to construct the first wave of substantial commercial buildings bordering the Square. Although its steeple was removed in 1978, St. Joseph's Roman Catholic Church (1870-1874) at **13 Webster Avenue** remains a place-defining landmark at the important crossroad of Washington Street and Webster Avenue, at the southeastern corner of the Square (Map 2). The church's Gothic Revival characteristics are seen in the pointed arches of its doors and windows, as well as the buttresses that project from its side walls (See Figures 1, 2 and 3). It was the City's first Roman Catholic house of worship and it stands apart from neighboring buildings by virtue of its massive scale, towered form, and distinctive Gothic Revival architectural elements.

Post Civil War residential development in this area can be seen in the more modest westward continuation of Doctor's Row on nearby Bow Street. The houses constructed along lower Summer Street, as seen at **22 and 24 Summer Street**, were built shortly after Summer Street was fully extended from Union Square to Davis Square in 1870. Originally owned by investors as rental properties, these houses are good examples of the type of modest Italianate single-family housing built in Somerville during its earliest days as an incorporated city. The Italianate elements of these houses include polygonal bays and curving saw-cut brackets at the door hoods and at the eaves of the roof. Both **22 and 24 Summer Street**, together with two similar houses built to the west a bit later (26 and 28 Summer Street), as well as the brick c.1880 row-houses to the east, constitute a linear row of Victorian residences that memorably frame the south side of Nunziato Field.

Another significant property in the Union Square area is **380 Somerville Avenue**. It was built in a somewhat later time period, in 1892-93 for plumber William F. Bennett at the western edge of Union Square. Historically known as **The Bennett Block**, this is a Queen Anne commercial/residential building. Particularly noteworthy are this building's intact storefront surrounds, the typically Queen Anne oriels of the upper floors, and the unusual free-standing gables that enliven the roof line. Aaron Gould, a native of Nova Scotia, is reputed to have designed The Bennett Block,



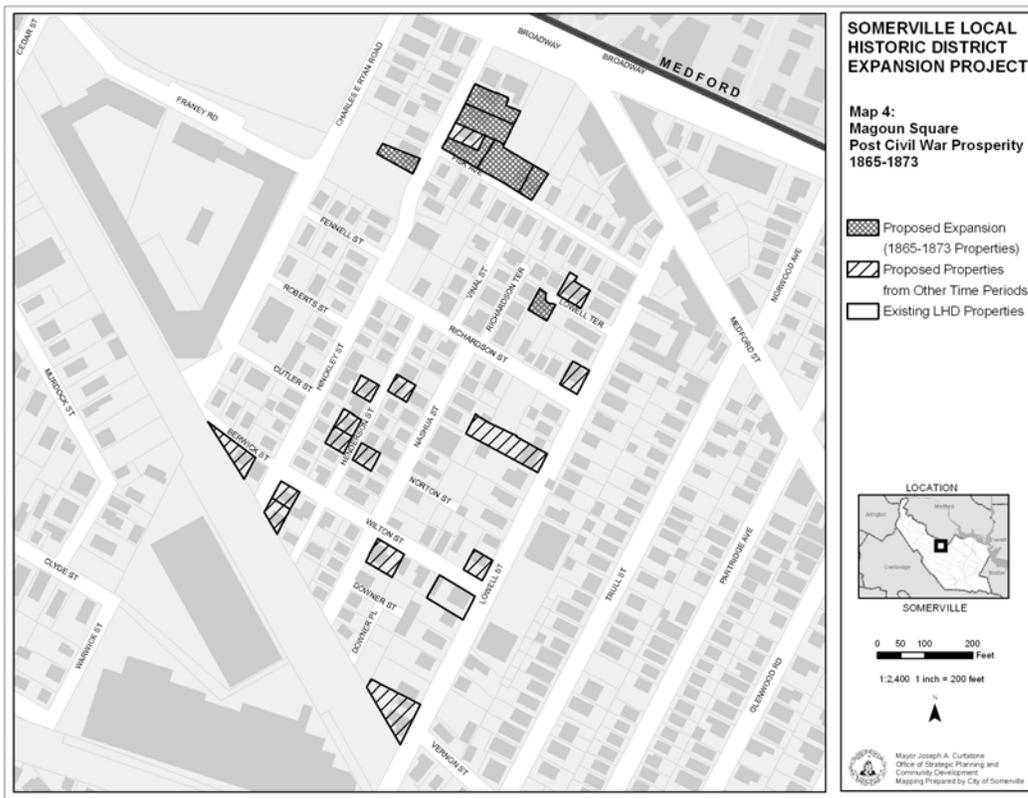
along with two other large 1890s wood frame buildings that are already included within the Union Square LHD. (the Drouet Block or Bow Street Hotel at 365-369 Somerville Avenue/ 58-68 Bow Street, and the Richmond Block at 33-37 Bow Street).

The first building in the Prospect Hill LHD is **67 Walnut Street**, a well-preserved example of an end gable Italianate residence that was built by 1865, signaling the resumption of quality house construction after the Civil War. Its Italianate style can be seen in the raised and molded window surrounds with bracketed lintels, as well as return eaves at the gables. The house was designed for a Boston family named Folsom and provides a snapshot of genteel, hilltop living. By 1882 it was the home of Edwin Ireland, a descendant of a prominent local Colonial era family. The property extends the large existing twenty-building LHD of late nineteenth century houses northeasterly from Vinal Avenue, via Pleasant Avenue, to Walnut Street. The house at 42 Vinal Avenue, built at a later date, will further extend the boundaries of this LHD.

### HINCKLEY — MAGOUN

In 1852, the Hinckley-Magoun area was virtually devoid of buildings, but for a single dwelling bordering the west side of Lowell Street. Much of the area was originally owned by the Magoun family who lived atop Winter Hill in the 1783 Adams-Magoun House. In 1866, Samuel Hinckley bought land that had been part of the Magoun family's vast land holdings and by 1869, his speculative subdivision was filling in with modest houses along Hinckley Street and Fiske Avenue. The area's present high level of density was not achieved until the early 1890s.

The houses of this district represent the affordable housing of their day and provide physical evidence of the larger Hinckley/Magoun area beginning to assume an architectural identity as an urban village. Here the whole is greater than the sum of its parts with streetscapes that rely on the sometimes quirky siting and forms of these late nineteenth century dwellings. Such a streetscape is embodied in the collection of wooden



dwellings at **8, 12 and 23 Hinckley Street**, and at **23, 25, and 37 Fiske Avenue**. Both **8 and 12 Hinckley Street** are part of the original Samuel Hinckley Street subdivision for local laborers. Built in 1871, **8 Hinckley Street** is of interest as a very plain mansard cottage that retains a narrow

Italianate bay window at its main façade, a broad wood cornice board, and a straight, rather than concave mansard roof. **12 Hinckley Street** is a side hall plan house (See Figure 7) that has typical Italianate features of a bracketed side porch and end gable with return eaves. **23 Hinckley Street** is an interesting variation on a center gable Italianate house. Its main façade has a more vertical and less horizontal orientation to the street, as well as a center gable that is more narrowly pitched than is typically found on Italianate structures. The original owner was David A. Chute, a carpenter, who is likely to have built the house for himself. Both **23 and 25 Fiske Avenue** are plain Italianate cottages with polygonal bay windows and gable roofs with return eaves. One house of great interest to both this proposed LHD and the larger neighborhood is the cottage at **37 Fiske Avenue** with a mix of architectural styles -- Late Federal (with a narrow rectangular form, a five-bay main face with center entrance, and a narrow gable-roofed dormer) and Italianate (with a narrow polygonal bay).

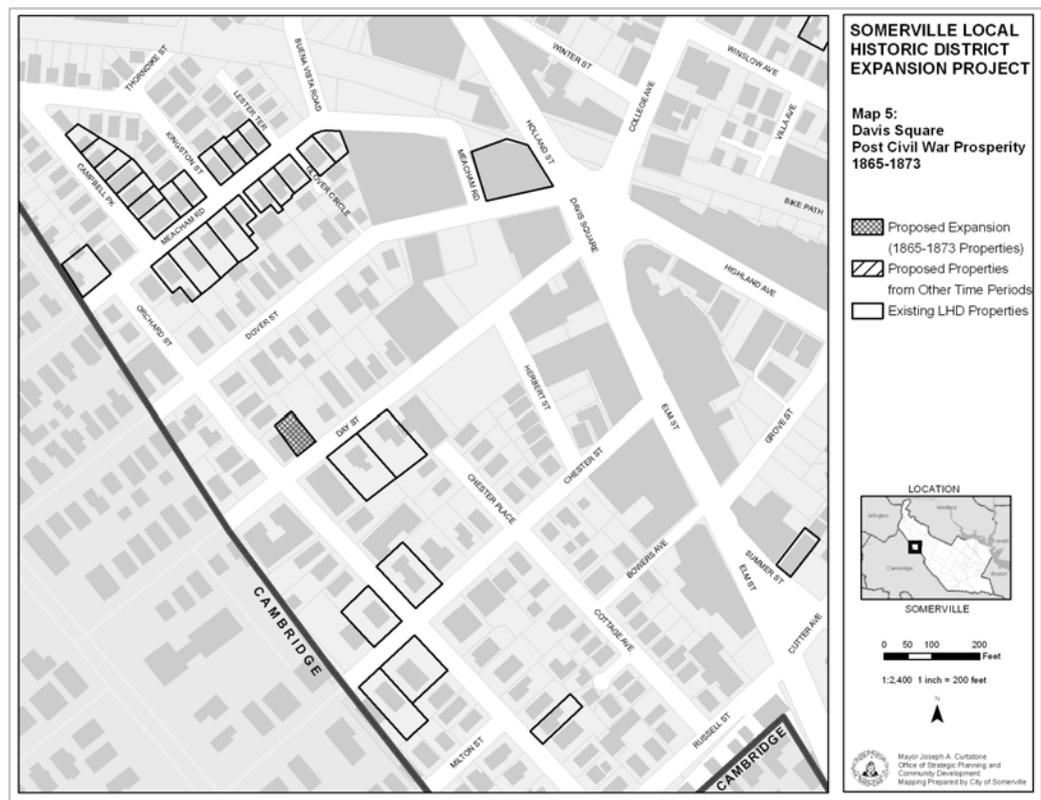
These houses have significant historical associations with Somerville's labor. For example, early occupants of these houses included laborers, a lumber dealer, and the teamsters who typically lived near a major "haul road" like Broadway, located just to the north.

This proposed LHD comprises two dwellings which were moved from the west side of Lowell Street to the interior of the same block, creating a Lowell Street cul-de-sac with the new addresses of 5-7 (1851) and **#10 Lowell Terrace** (circa 1869-1874). Both houses were built for Magoun Square grocer Patrick Dugan, and represent different approaches to the Italianate style, one more elaborate than the other. 5-7 Lowell Terrace (presented in Group B) has one of the earliest examples in Somerville of a two-story polygonal bay window, while **10 Lowell Terrace** boasts more elaborate brackets in the eaves of the roof and supporting the door hood (See Figures 6 and 8).

Davis Square had become the center of trade for West Somerville by the mid 1870s. This was due to its proximity to public transportation on Cambridge's Massachusetts Avenue, the introduction of a branch of the Lexington and Arlington Railroad through the area in 1870, and the extension of the horse-powered railroad to Davis Square the following year.

The double mansard cottage at **23-25 Day Street**

### ORCHARD STREET

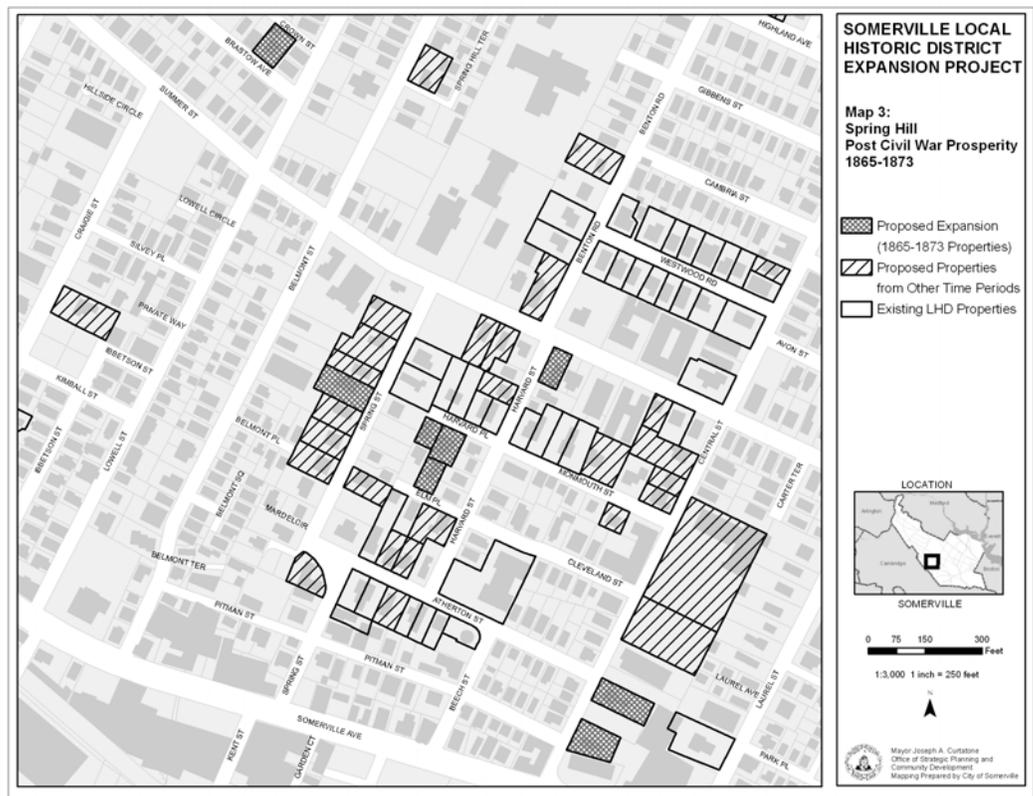


(circa 1870), is linked to the prominent rise of Orchard Street as an upscale residential counterpart to the commercial buildings in Davis Square. The Italianate features of the house include a pair of polygonal bay windows at the main façade, as well as brackets at the roof eaves. The mansard roof covered with slate shingles on the house is unusually substantial for a cottage-scale building. Over time, the owners of **23-25 Day Street** included a purveyor of spirits (now known as a liquor salesman), an iron merchant, and a well-known Armenian family of grocers and rug merchants, the Yacubians.

### CENTRAL-ATHERTON-SPRING-SUMMER (CASS) EXPANSION

During this period only a limited number of houses were built on Spring Hill, in part because many of the original owners still lived in these houses and were not eager to sell off their side yards to accommodate new construction. The heavily trafficked thoroughfares that we know today were little more than glorified country roads. For example, Central Street with its sizable houses on large parcels remained upland “estate country,” until as late as 1890. Summer Street, as originally set out in 1842 extended only from Central Street to Lowell Street and initially did not invite heavy use. In 1870, the extension of Summer Street westward from Lowell Street to Davis Square, and eastward from Central Street to Union Square would have opened Spring Hill to further development had the financial crisis of 1873 not brought housing starts to a screeching halt.

After the Civil War, the lawyers, bankers and merchants of the neighborhood were joined by homeowners with more varied job descriptions, including carriage makers, teamsters, real estate agents, carpenters and others engaged in the building trades.



Situated near the base of Spring Hill and separated by a single lot, two properties are important additions to this larger district. They are the Italianate “Olive Branch Cottage” at **7 Central Street** (early 1870s) and the remarkably well-preserved Second Empire house at **15 Central Street** (1869) which originally was a Stone family compound known locally as the “Stone Plantation.” The Italianate characteristics of number **7** include the round-arched attic window and above all, the saw cut brackets that support the door hood and enliven the roof’s eaves. Other Italianate features include the porch with “chamfered” posts (with cut away corners), windows

with raised picture frame-like moldings, and brackets at the roof eaves of both the porch and the main house. The Stone family's roots run deeply in Somerville, dating back prior to the American Revolution. Both **7 and 15 Central Street** were built for carriage maker Jonathan Stone and his dairy farmer father Nathan Stone. Jonathan's son Frederic Stone (1854-1939) inherited 7 Central Street in 1892. While in residence here, he served as the first treasurer of the Somerville Savings Bank, founded the Somerville Historical Society, and served as a senior trustee of the Somerville Hospital from 1896 to 1936. The still bucolic images presented by these houses and their landscapes contrast sharply with the non-descript one-story concrete commercial buildings bordering Somerville Avenue, located just one lot to the south.

The great strength of Spring Hill in general and the CASS LHD in particular, is the fact that the history of the American suburban house can be traced in almost all of its many forms and styles, from the 1840s Greek Revival to a 1960 ranch house. This LHD encompasses several iconic mid-nineteenth century residences, including Somerville's most famous residence, the Round House designed and built by Enoch Robinson (1856). One Italianate house of this time period to add to this existing LHD in order to fill a critical gap in the historic streetscape, is **44 Spring Street**. This circa 1868 villa is noteworthy for its stepped street elevation and typical Italianate-arched dormer windows and hip roof. The house was built for Boston silver-plater Amos Carlton who commuted to work in downtown Boston. By 1880, it was home to the venerable George O. Proctor, a veteran of the Civil War, a major hay and grain dealer, as well as a member of the Massachusetts State Legislature. While there he served in the early 1890s on the Committee of Street Railways after the electric streetcar had recently been introduced to the Boston area.

Originally called Chestnut Park, the Harvard Place cul-de-sac is one of the original Alexander Wadsworth-surveyed streets in the 1843 Brastow development. In place by 1865, **10 and 14 Harvard Place** are similarly massed houses that are of interest as "budget" versions of the more commodious Second Empire mansions built in this area. Both houses exhibit typical Italianate polygonal bays at their side walls, as well as two different types of mansard roofs.

Early residents of number **10 Harvard Place** included Amos Johnson, a teamster whose family lived here until as late as 1940, while Edmund C. Purdy, editor and Land Commissioner at the Massachusetts State House, was an early owner of number **14**. These two properties enlarge an existing four building LHD (1-3 Harvard Place, 9-11 Harvard Place, 23-25 and 31-33 Monmouth Street) that ultimately will be combined with three other properties (38 Harvard, 10 and 17 Monmouth Streets) built in the late 1800s. These nine buildings will all be part of the CASS LHD. Together they represent the multi-phased development of the overall Spring Hill neighborhood.

Given Somerville's extraordinary density today, it may be difficult to imagine that Spring Hill was once known for its seasonal "country" houses—second homes built on elevated terrain for white-collar professionals working in Boston who sought relief from summer in the city. The Second Empire house at **170 Summer Street** was built in the late 1860s as a seasonal retreat for "designer" John Howie, and was occupied by the 1930s by the five Ormond sisters who all worked as nurses at the nearby Central Hospital. Its typical Italianate features are the formal, molded window surrounds that culminate in cornice-headed lintels, a broad polygonal bay window, and bracketed roof eaves. The mansard roof has hip-shaped dormers.

# ATTACHMENT II

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

52/ H/ 40	Boston -North		SMV.1163
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Town Somerville

Place (neighborhood or village) Spring Hill

Address 7 Central Street

Historic Name Jonathan Stone House

Use: Present Two-family residence

Original Single-family residence

Date of Construction c.1870-1873

Source Somerville Maps, Atlases and City Directories

Style/Form Italianate / L-shaped

Architect/Builder Undetermined

Exterior Material

Foundation Red brick

Wall Vinyl

Roof Asphalt Shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Vinyl siding replaced  
clapboards c. 1970s. Original front door replaced at an  
undetermined date.

Condition Good

Moved  yes  no

Acreage 9,634 square feet

Recorded by Edward W. Gordon

Organization Som. Historic Preservation Comm.

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

Setting Situated on level ground at the base of Spring Hill's  
south slope. Retains relatively ample front and side yards. Directly  
across the street from 7 Central Street is a group of c.1890s Queen  
Anne end gable houses. Adjacent on the south to a modern one  
story Somerville Avenue commercial building.

ARCHITECTURAL DESCRIPTION  *see continuation sheet*

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

Despite its modest scale and replacement fabric, 7 Central Street, serves as a gateway structure to the architectural treasures bordering Central Street, between Atherton and Summer Streets. Architecturally, 7 Central Street is a typical, straight-forward example of a side hall plan, end gable Italianate house that was built around 1870. The primary interest at 7 Central Street lies in its form and siting. Here, an abrupt visual transition is made from the commercial properties bordering Somerville Avenue to the genteel Spring Hill neighborhood of mid-to-late nineteenth century residences. Indeed, this house's siting so close to a node of commercial buildings bordering Somerville Avenue might eventually place the house's existence in jeopardy.

Situated on a sizeable lot on level land at the southern base of Spring Hill, 7 Central Street overlooks a picket fence-enclosed front yard. Across the street, to the west is a group of wooden end gable Queen Anne houses. To the north is the parking lot for a community health center. Indeed, next door to 7 Central, on the south, is a modern one-story concrete commercial building and related asphalt-paved parking area. The generous dimensions of the house's lot on its north yard help to visually offset the parking lot.

The house is composed of three structural components: the two-story, two-bay-by-two-bay main block, one story north wing and two-story rear ell. The main block rests on a brick basement and is enclosed by a gable roof with return eaves. Projecting from the house's north wall is a one-story, one-bay-by two-bay integral ell. Projecting from the main block's rear wall is another integral ell.

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.*

**7 Central Street has significant historical associations with Somerville's Stone family. The Stones settled in Somerville during the eighteenth century and conducted farming on their land at the southern base of Spring Hill until as late as the 1870s.** The late nineteenth century Stones of Central Street (the brothers Nathaniel T. and Jonathan) owned two eighteenth century family homesteads in Somerville. One Stone House was located on the east side of Stone Avenue at Union Square. They owned this venerable dwelling until as late as 1874. Another "ancient" Stone residence dating back to the 1700s was located on Somerville Avenue, near Central Street--just to the south of 7 Central Street. Before moving to 15 Central Street (SMV.1164) in 1869, Nathaniel T. Stone, a brother of Jonathan Stone of 7 Central Street, lived in the Somerville Avenue Stone homestead (now the site of Dunkin Donuts, at the corner of Somerville Avenue and Central Street).

Central Street was set out as early as the 1680s as one of ten north-to-south rangeways that divided Somerville's land into one and one quarter mile wide lots. Central Street remained unpaved until the mid nineteenth century. By that time Central Street was bordered by the estates of the Brastow, Nichols, Stone, Shute and Tyler families. Ample parcels belonging to these families contained meandering driveways with landscaped islands and commodious stables and other outbuildings. During the 1890s, the story of the mid-Victorian era, Central Street estates ended with their subdivision into smaller lots for Queen Anne, Colonial Revival and Shingle style residences.

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

- Bromley, George, **Atlases of the City of Somerville**, 1895;1900.  
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 Mc Alester, Virginia & Lee, **Field Guide to American Houses**, New York: Alfred A. Knopf, 1984.  
 Sammarco, Anthony M. **Somerville**, Images of America Series.  
 Samuels, Edward A., **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.  
**Somerville City Directories**: 1869-70 to 1940; Somerville Assessor's Department Database.  
 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)  
Spring Hill

Property Address:  
**7 Central Street**

**Form No:**  
SMV.1163

Indicate each item on inventory form, continued below.

**Architectural Description**

A short flight of wooden replacement steps and stair rails leads to late nineteenth century double doors with tall and arched glass panes surmounting solid square panels. The front door is set off by vertical and horizontal boards and sheltered by a typically Italianate bracketed door hood. Sometimes called the Bracketed Style, paired Italianate brackets are also in evidence at the eaves of the building. To the right of the front door is a single standard size window. A pair of standard size windows are in evidence at the main facade's second story while an arched attic window illuminates the attic. Evidently the application of vinyl siding resulted in a loss of trim elements, most notably within the realm of window surrounds. The south wall's noteworthy feature is its one-story polygonal bay that is set back at the eastern end of this elevation.

**Historical Narrative**

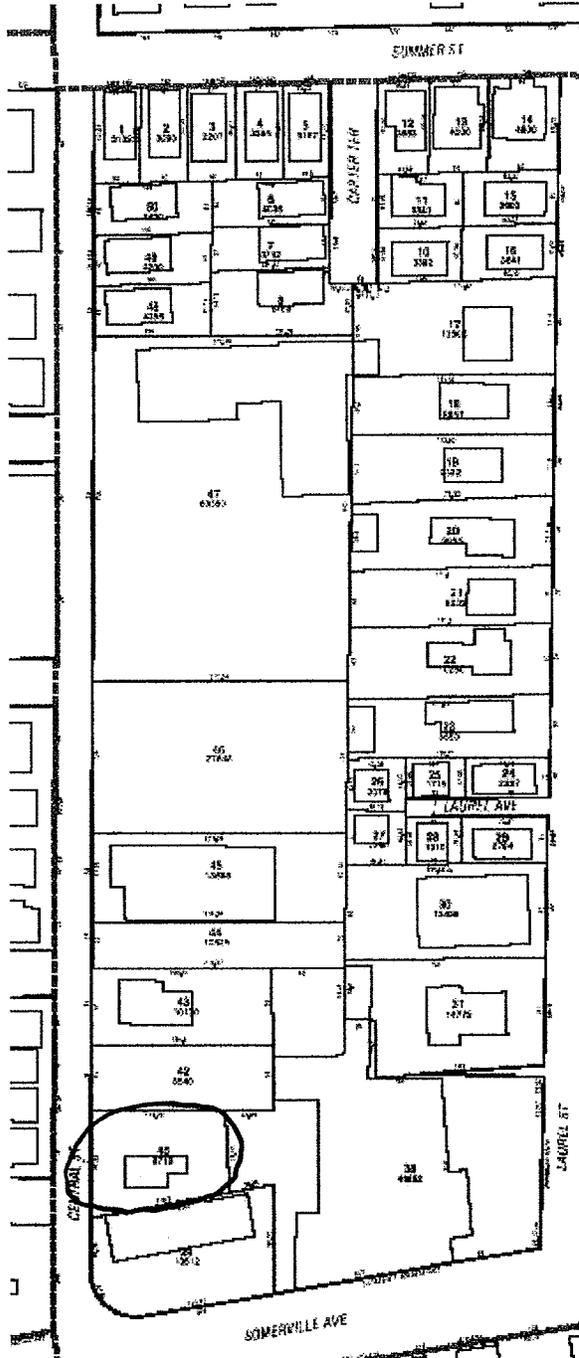
According to the 1874 Somerville Atlas, Nathaniel T. Stone owned 7 and **15 Central Street (SMV.1164)** Number 7 was built c. 1871-1873 for Nathaniel T. and/ or Jonathan Stone. Nathaniel T. Stone was a farmer. In 1874, he is listed as living at "Milk (Somerville Avenue) corner of Central" with his mother Mrs. Sarah Stone, "widow of Nathaniel." Nathaniel T.'s son, (?) Jonathan Stone, "carriage maker" apparently lived at 7 Central Street, as well. In 1874, Jonathan Stone is listed as a co-owner of 7 Central Street. Apparently 15 Central Street was apparently Nathaniel T. Stone's main house.

By 1884, this property is listed under the name of Jonathan Stone. By 1890, Frederick W. Stone is listed here, in addition to Jonathan Stone. Frederick W. Stone was the treasurer of the Somerville Savings Bank, located at 34 Union Square, the bank was incorporated in 1885, and the president of the bank was Orrin Knapp who lived a few blocks to the east of the Stones on lower School Street. Frederick W. Stone and his wife Eliza G. Stone lived here until at least the early 1930s. By 1940, Frederick E. Stone's daughter, Amy E. Stone is listed at this address.

**Staple to inventory form at bottom**

7 CENTRAL STREET

SMV. 1163



MAP 52

**FORM B - BUILDING**

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

52/ H/ 43	Boston -North		SMV.1164
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Town Somerville

Place (neighborhood or village) Spring Hill

Address 15 Central Street

Historic Name Nathaniel T. Stone House

Use: Present Three-family residence

Original Single-family residence

Date of Construction 1869

Source Somerville Journal, Evelina Stone obituary-9/ 8 / 1916

Style/Form Second Empire / T-shaped

Architect/Builder Undetermined

Exterior Material

Foundation Brick

Wall Clapboards

Roof Slate shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Very intact.

Metal railings replaced original wooden railings c.mid 20th century.

Modern wooden porch in evidence at rear ell's east wall.

Condition Good

Moved  yes  no

Acreage 16,177 square feet

Setting Situated opposite Atherton Street's intersection with

Central Street. Cambridge Health Alliance parking lot adjacent to

south side of property. Mature trees shade front yard. Modern

brick apartment building borders north side of this property.

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.*

**Overlooking a tree-shaded front yard, 15 Central Street ranks among the most well preserved examples of a Second Empire residence in Somerville. Retaining integrity of siting, form, fabric as well as most of its elements, this house retains clapboard and slate shingle sheathing materials.** Still intact is a wooden Italianate front porch, as well as cornice headed window surrounds. Characterized by a pleasing solidity, this well-proportioned, T-shaped house is composed of a three-bay-by-two-bay main block and a long and narrow two-story, five-bay-by-one-bay rear ell.

15 Central Street's main block rises two-stories from a brick basement to a hip-on-mansard roof. Narrow corner boards accent the edges of the main block. Access to the center entrance is provided by a short flight of granite (?) steps that have been painted gray. Still intact is the porch's original, typically Italianate, chamfered posts. These posts rise to the bracketed entablature of the flat porch roof. The porch roof shelters late nineteenth century double doors. The doors' tall rectangular glass panes surmount solid lower panels. Windows set off by formal molded surrounds with cornice-headed lintels flank the center entrance porch. In evidence beneath the windows are sills with small paired brackets beneath first story window sills. Cornice-headed lintels crown the main block's windows. The majority of the windows contain modern metal 1/1 double-hung replacement sash, with a few exceptions, such as the second story windows of the south elevation. The main block's facades exhibit deep caves accented by small saw cut brackets that are interspersed between larger saw cut brackets.

The mansard roof is literally the crowning glory of the house. Here, the straight-sided lower roof slopes rise

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.*

**Built in 1869, 15 Central Street has significant historical associations with Somerville's Stone family. The Stones settled in Somerville during the eighteenth century. The Stones of Central Street were associated with two Revolutionary War era homes that survived well into the nineteenth century on the east side of Stone Avenue at Union Square and at the northeast corner of Central Street and Somerville Avenue.**

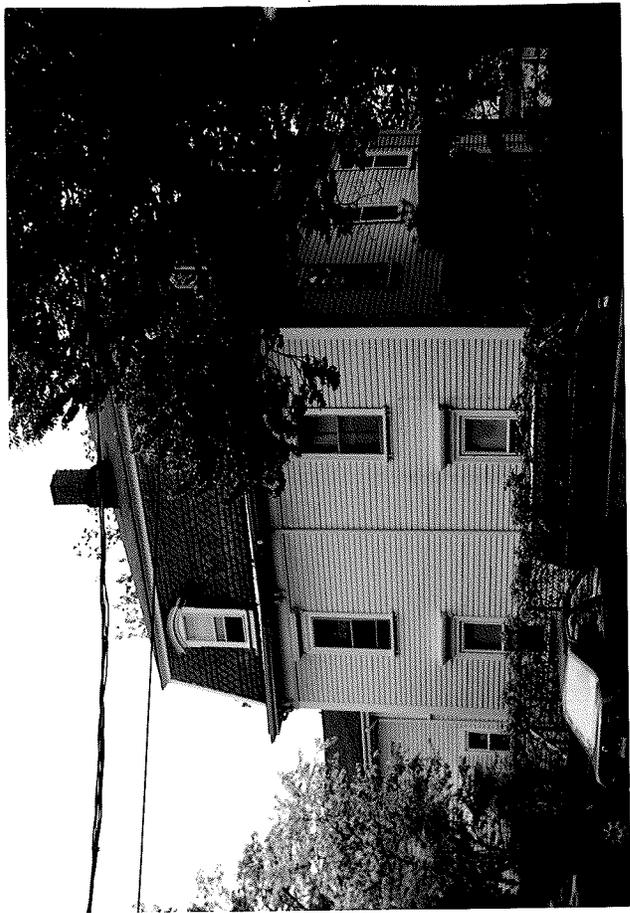
Central Street was set out during the 1680s as one of ten north-to-south rangeways that divided Somerville's land into one and one quarter mile wide lots. Central Street remained unpaved until the mid nineteenth century. By that time Central Street was bordered by the estates of the Brastow, Nichols, Stone, Shute and Tyler families. Ample parcels belonging to the aforementioned families contained meandering drives with landscaped islands and commodious stables. During the 1890s, the story of the mid Victorian era Central Street estates ended with their subdivision into smaller lots for Queen Anne, Colonial Revival and Shingle Style residences.

According to the 1874 Somerville Atlas, Nathaniel T. Stone and his wife Evelina owned **7 Central Street (SMV. 1163)** and 15 Central Street. Both of these houses were built within a few years of each other, between 1869 and 1873. Nathaniel T. Stone was a farmer. In 1874, he is listed as living at "Milk (Somerville Avenue) corner of Central" with his mother Mrs. Sarah Stone, "widow of Nathaniel." At that time, Nathaniel T.'s brother Jonathan

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

- Bromley, George, **Atlases of the City of Somerville**, 1895; 1900.  
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 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, MA, Assessing Department On Line Database.**  
**Somerville City Directories:** 1869-70 to 1940; Somerville Assessor's Dept. Database.  
*Somerville Journal*, Evelina Stone obituary, 9/8/1916.  
 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.*



15 Central Street  
Spring Hill  
Somerville, ut  
SMV. 1164

**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Town: Property Address:  
Somerville, MA **15 Central Street**

Area (s) Form No:  
Spring Hill SMV.1164

Indicate each item on inventory form, continued below.

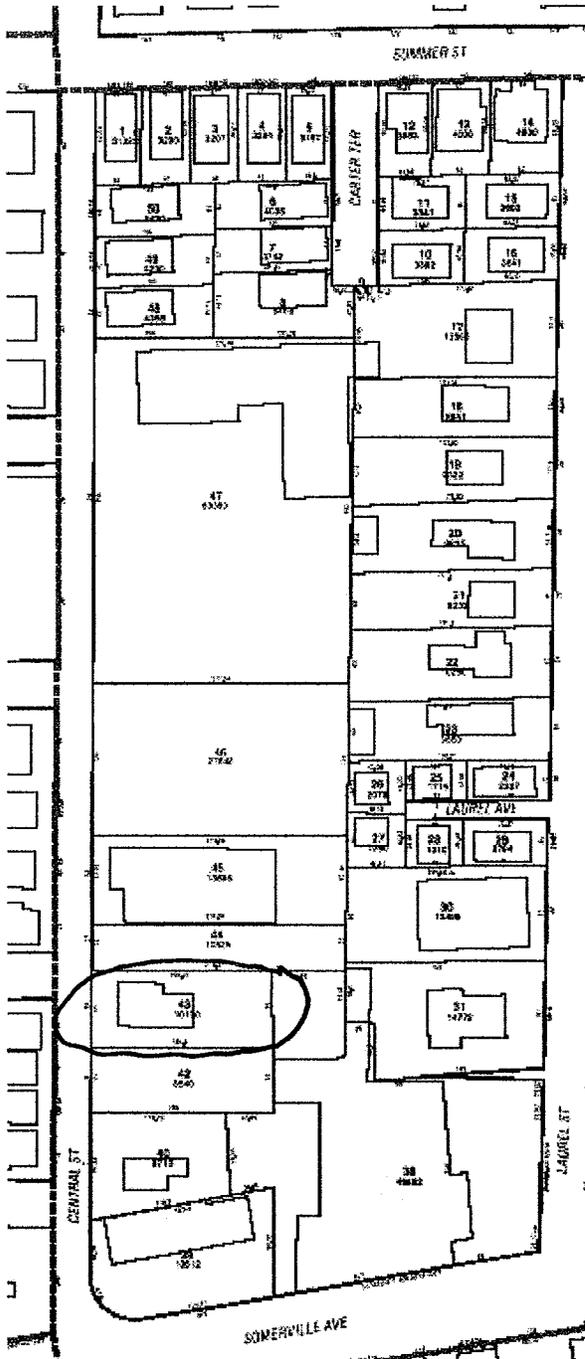
**Architectural Description** steeply to a low hip -roofed structural component. The roof is sheathed with monochromatic dark gray, rectangular, scalloped and diamond-shaped slate shingles. Ranged across the main façade is a trio of segmental arched dormers, while pairs of identically rendered dormers are in evidence at the side walls. A low brick chimney rises from the northern slope of the hipped component of the mansard.

**Historical Narrative** Stone, "carriage maker" lived in the Italianate house next door at 7 Central Street. In 1874, Jonathan and Nathaniel T. Stone co-owned 7 Central Street. 15 Central Street was Nathaniel T. Stone's main house. Nathaniel T. and Jonathan Stone also owned a long narrow lot on the north side on 15 Central Street's lot, as well as a rectangular lot behind the house labeled Allen F. Carpenter on the 1874 Atlas. The Carpenter house was replaced by the present modern brick apartment during the 1960s (?).

Nathaniel T. Stone died in 1877. By 1879, his widow, Evelina C. Stone owned 15 Central Street. Mrs. Stone lived here for decades, owning the property until her death in 1916. Mrs. Stone was born February 1, 1826 in West Cambridge, now Arlington, MA. Her parents were Elijah Cutter and Abigail Hill Cutter, members of Arlington's prolific and highly industrious Cutter family. She married Nathaniel T. Stone on November 28, 1854. Interestingly her *Somerville Journal* obituary notes that " She first resided in the old Revolutionary War era farm house on Somerville Avenue near Central Street which was removed in 1869 to Garden Court." In that same year her husband presented her with a new stylish and relatively substantial residence at 15 Central Street. Here, she pursued hobbies such as gardening and "home life" and was particularly proud of an oak tree that she planted on her property around 1890. According to her obituary, one of her sisters was Mrs. Jonathan Stone who lived next door at 7 Central Street. For many years she was a member of the First Universalist Society Church on Central Hill.

By 1930, Lucy and John S. Edmands are listed at this address. Mr. Edmands worked for an unidentified company as a "research worker." By 1940, Lucy S. Edmands, "widow of John", owned this house.

15 Central Street SMV. 1164



MAP  
52

**FORM B - BUILDING**

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

22/ B/ 12	Boston-North		SMV.547
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Town Somerville

Place (neighborhood or village) Davis Square

Address 23 - 25 Day Street

Historic Name Richard Collins House

Use: Present Two-family residence

Original Single-family residence

Date of Construction c.1865-1868

Source Somerville City Directories and Maps.

Style/Form Mansard cottage / L-shaped

Architect/Builder Undetermined

**Exterior Material**

Foundation Brick

Wall Vinyl

Roof Slate Shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Vinyl siding is a relatively recent addition.

Condition Good

Moved  yes  no

Acreage 8,936 square feet

Setting Key component within streetscape of distinctive, cottage scale residences. Overlooks narrow landscaped front yard with narrow back yard. Adjacent to ample side yard and driveway of 29 Day Street

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.*

**Built c. 1870, 23 - 25 Day Street is a key component within a collection of distinctive, mansard-roofed residences bordering Day Street in the Orchard Street neighborhood south of Davis Square, at the Cambridge line. The Day/ Chester/ Orchard Streets area is currently being considered for nomination to the National register of Historic Places as an historic district. The quality of design and craftsmanship of the Second Empire residences in the area are high and deserve special recognition and protection.**

23-25 Day Street overlooks a narrow landscaped front yard and covers most of its lot. On the north side of this house is the ample side yard and drive way of the mansard house next door at 29 Day Street. Bordering the south side of the house is a narrow path leading to the back yard. The house is L-shaped in form, encompassing a three-bay-by-four bay main block that rises a single story from a brick foundation to the mansard roof. At the rear of the building is a broad, one-story ell with an open front porch along its south side.

Around 1870, cottages like the ones on Day Street appealed to homeowners because they could be built relatively cheaply, efficiently and apparently quickly. Together with similarly rendered houses at 29, 30, and 34 Day Street, 23-25 Day Street is noteworthy for the boxy form of its main block, as well as its massive mansard roof. Although its walls are sheathed with vinyl siding, at least the vinyl elements are the width of clapboards and therefore it is not immediately apparent that modern siding has been applied to the walls of the house. Still intact, however, are Italianate porch elements and window trimmings. The mansard roof retains its original slate shingles.

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.*

**Built during the late 1860s, 23 - 25 Day Street provides physical evidence of the post Civil War development of the residential area located between Somerville's boundary with Cambridge, to the south, and Davis Square on the north. According to Carole Zellie, the late 1860s and 1870s witnessed the recognition of "Davis Square as the center of trade in the general area once known as "West Somerville."**

Day Street started out as a cul-de-sac off of Massachusetts Avenue or North Avenue in Cambridge. Initially set out over the old Day estate in 1867, Day Street only extended as far as Orchard Street. The leg of Day Street, between Orchard Street and Davis Square was cut through between 1874 and 1884. By 1874, 23-25 Day Street had been built and was the residence of a Richard Collins (occupation unlisted). By 1884, this house was owned by an S. Cling. During the 1890s, John Colbert a Boston liquor dealer with a store at 187 Blackstone owned this property. By 1900 John Colbert's widow, Margaret lived at this address. By 1910, the house was owned by Melville D. Jones, "iron merchant." Later owners included: Mrs. Daniel W. (Isabelle) Doll (1915) and Gamaliel M. Yacubian and his wife Jessie. Mr. Yacubian operated a grocery store at 5 College Avenue in Davis Square. The Yacubians were in residence at 23-25 Day Street from the late 1910s until the early 1940. By 1930, Mr. Yacubian's business is listed as "rugs." By 1940, members of this Armenian family in residence here were: Josephine, a stenographer; Jessie J. a student; Gamaliel Jr., a chauffeur as well as Gamaliel Sr.'s widow, Jessie F. Yacubian.

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., **Map of the City of Somerville**, 1874; 1884.

Krim, Arthur J. / Cambr. Hist. Comm., **Survey of Arch. History in Cambridge, Northwest Cambridge**, 1977.

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 SHEET**Town:  
Somerville, MAProperty Address:  
**23-25 Day Street**MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, BostonArea(s):  
Davis**Form No:**  
SMV.547

Indicate each item on inventory form, continued below.

**Architectural Description**

Projecting from the main facade is a handsome front porch. A short flight of brick and concrete replacement steps lead to the front porch. The low shoulder blocks flanking the front steps are apparently granite covered with a stucco-like coating. Rising from the porches' wooden platform are typically square, chamfered wooden posts that are Italianate in style. Interspersed between the posts are railings with turned balusters. The porch posts rise to a flat roof. Opening onto the porch are double doors that appear to be original. Here, tall rectangular panes of plate glass surmount small, solid and molded panels. The front porch is flanked by Doric pilasters. Flanking the entrance bay are polygonal bays noteworthy for their generous expanses, as well as formal rectangular apron panels beneath the bays' windows. In general, the windows of the house are standard size and have elaborate surrounds. Evident throughout are 1/1 double-hung metal replacement sash. In evidence at each of the side walls are windows with small console bracketed cornice-headed lintels.

The main facade culminates in a massive mansard roof noteworthy for the pattern of its intact slate shingles. Here a center band of hexagonal shingles contrasts with more standard rectangular shingles. Ranged across the main facade's roof slope are three segmental arched dormers--pairs of identically rendered dormers appear at the roof slopes of the side walls.

**Staple to inventory form at bottom**

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

Community      Property Address  
SOMERVILLE, MA      23 - 25 DAY STREET

Area(s)      Form No.  
Davis

	SMV. 547
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**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. Galt  
*The criteria that are checked in the above sections must be justified here.*

**23 - 25 Day Street is eligible for listing on the National Register of Historic Places both individually as well as a contributing historic resource within a potential N. R. H. P. District.**

**23 - 25 Day Street satisfies criteria A as a house that was built during the post Civil War building boom in the Davis Square area.**

**23-25 Day Street satisfies criteria C as a well-preserved example of a mansard cottage with its original, siting, form and elements still intact.**

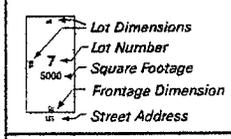


City of  
**Somerville**  
Massachusetts



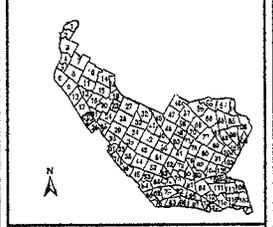
### Assessors Map

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



Source: Right-of-way and building footprint downloaded 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.



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-C-17	Boston North		1263

Town Somerville

Place (neighborhood or village) Magoun Square

Address 23 Fisk Ave.

Historic Name Hennesey House

Uses: Present residential

Original residential

Date of Construction 1870-1871

Source deeds and atlases

Style/Form Italianate/workers cottage

Architect/Builder unknown

Exterior Material:

Foundation concrete block

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) porch rebuilt ca.1920

Condition good/fair

Moved  no  yes Date \_\_\_\_\_

Acreage 2432 sq.ft.

Setting tight lot in dense residential district



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 indicate

see attached

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) January 2006

## BUILDING FORM

### ARCHITECTURAL DESCRIPTION see continuation sheet 23 Fisk Ave.

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

The workers cottage at 23 Fisk Avenue was built in 1870-1871 for Edward Preble and sold to Michael Hennesey as the original owner. The house follows a traditional workers cottage plan of one and a half stories with a center entrance set side to the street. The design is plain Italianate Style seen in the tight short return gable end cornices and in the gable end bay window. At a later time a front porch was added to the entrance facade. The house was resided and the foundation rebuilt on concrete blocks ca.1920. Originally a rear ell extended north of the house with work sheds, now demolished, along Hennesey Court to Medford Street.

Although modified, the Hennesey House retains its character as a mid-19th century workers cottage on Fisk Avenue set behind Magoun Square on a former alley way.

### 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 23 Fisk Avenue is dated 1870-1871 by deed and atlas research. The original lot was sold by Daniel Hinckley in 1870 to Edward Preble of Somerville and resold to Michael Hennesey in 1871 "with buildings," thus dating construction to 1870-1871. The house was owned by Hennesey on the 1874 Atlas as part of a stable complex on Hennesey Way behind Magoun Square. It was sold to David Wiggan in 1882 and owned by Wiggan on the 1884 Atlas, while the 1895 Atlas notes the property to E. Chamberlain. In 1915 the house is listed to Mrs. Emily Rose and in 1925 the Directory lists William Thomas and Jacob Sloane, suggesting a two-family residence. A similar double listing is given in 1940 with Angelo Bosio and his wife Rose, with Mrs. Lena Rizzo.

The Hennesey House is one of the original workers cottages on Fisk Avenue from the post-Civil War period, later converted to a two-family house for local families, and now a single-family residence set behind Magoun Square.

### 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. 111-297 (1870), 1178-545 (1871),  
1356(1875), 1483-167 (1878), 1547-365 (1880), 1558-47  
(1881), 1589-318 (1882).  
Somerville Directory. Boston: W.A. Greenough, 1905-1940.

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
- 



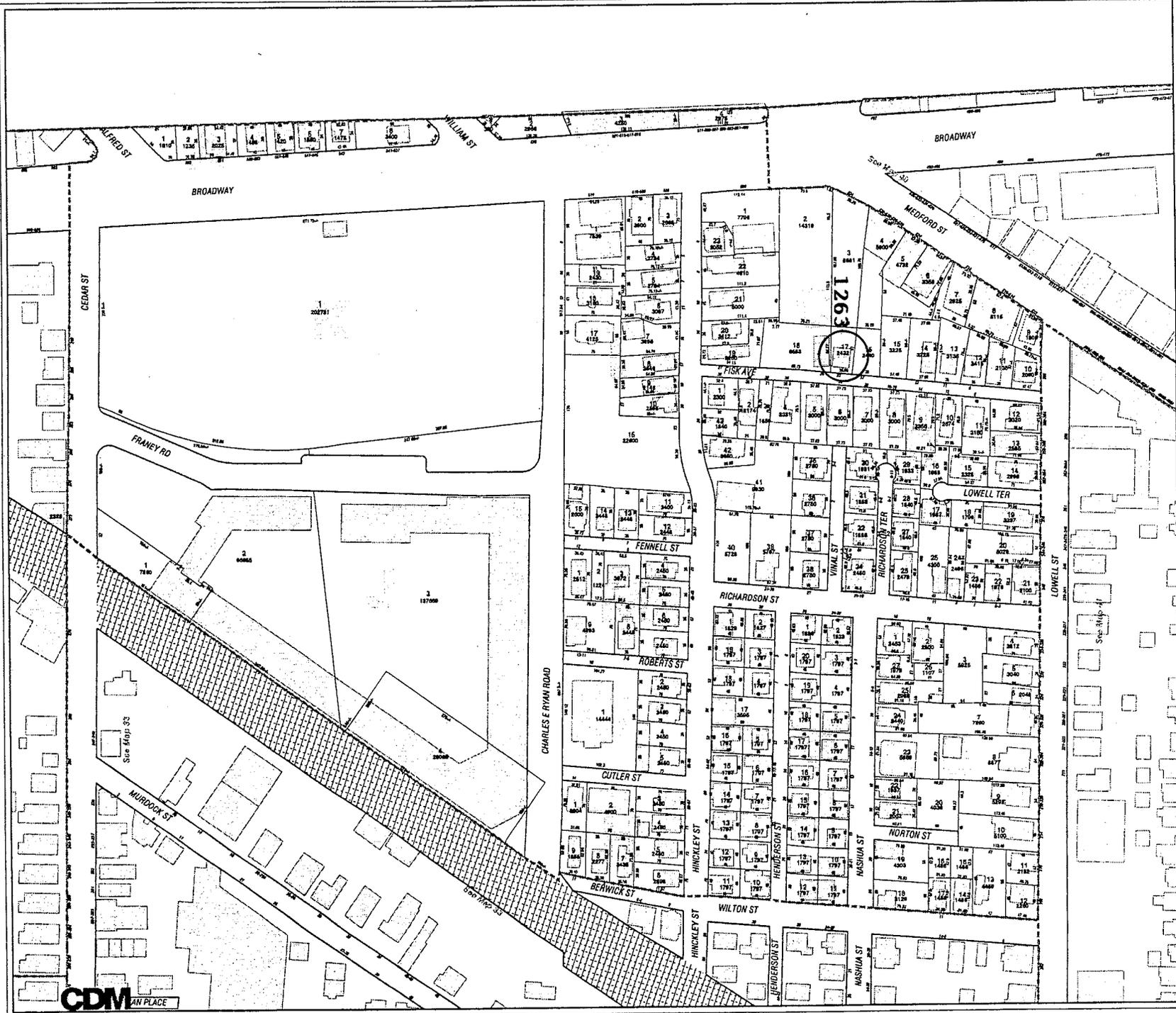
February 07, 2002

Sources: Rights-of-way and building footprints developed from Breton 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**



23 Fisk Ave. SMV. 1263



**FORM B - BUILDING**

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

Assessor's Number <b>32-C-18</b>	USGS Quad <b>Boston North</b>	Area(s)	Form Number <b>1184</b>
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Town Somerville

Place (neighborhood or village) Clyde-Magoun

Address 25 Fisk Ave.

Historic Name Knox-Mahoney House

Uses: Present residential

Original residential

Date of Construction 1871-1874

Source deeds and atlases

Style/Form Italianate/workers' cottages

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim shingle/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) porch rebuilt  
 early 20th cent.

Condition fair

Moved  no  yes Date rear house moved  
 to site ca. 1895

Acreage 6583 sq.ft.

Setting large suburban lot in dense  
 residential district

Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) August 2005



photo on  
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 dicate

see attached map

## BUILDING FORM

### ARCHITECTURAL DESCRIPTION *see continuation sheet* 25 Fisk Ave.

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

The early workers cottage at 25 Fisk Avenue was built 1871-1874 by an unknown housewright with Warren Knox as first owner, later by Cornelius Mahoney. The original house was apparently the front wing, a center entry workers' cottage on a brick basement. The design is plain Italianate style as seen in the gable-end bay window, roof dormers and the short return gable cornices. By 1895 a second workers' cottage had been moved on site as a rear wing. It also follows a mid-19th century cottage plan with short return gable cornices. More recently an enclosed porch was added to the front wing and the entire houses resided in wood shingles.

The Knox-Mahoney house is of architectural interest as a combined plan of two mid-19th century workers' cottages on a large side lot, preserving 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 early workers' cottage at 25 Fisk Avenue is dated 1871-1874 by deeds and atlases, originally to Warren Knox, and later to Cornelius Mahoney. The lot was purchased in 1871 from Samuel Hinckley, the original developer of the Magoun estate from 1866. The house is shown to Warren Knox on the 1874 Atlas, thus dating construction 1871-1874. In 1886 the property was sold to Cornelius Mahoney as shown on the 1895 Atlas with a rear ell, apparently a second house moved on site from an unknown location. A drainage date of 1890, suggests the rear house was moved at this time as indicated on the 1894 Atlas. The house was maintained by Mahoney through 1925, with John O'Keefe listed as resident with Mahoney, possibly in the rear wing.

The Knox-Mahoney house is of historic interest as an early workers' cottage in the Hinckley Street district, later combined with a second house on site.

### 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. 1169-639 (1871), 1738, 431 (1886).
- Somerville Directory. Boston: W.A. Greenough, 1873-1940.
- 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

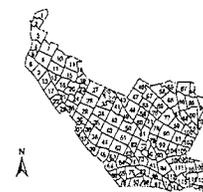
- Lot Dimensions
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



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, 1993.

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**



25 FISK AVE. SMV. 1184



**FORM B - BUILDING**

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

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

44/B/15, 16	Boston-North	AQ	SMV.1043 &1044
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**Town** Somerville

**Place (neighborhood or village)** Spring Hill

**Address** 10 Harvard Place & 14 Harvard Place

**Historic Name** 10 (SMV. 1043)=Johnson-Pushee House  
14 (SMV.= 1044) = Purdy-Clark house

**Use: Present** Single-family residences

**Original** Single-family residences

**Date of Construction** c.1862-1868

**Source** Middlesex Co. Atlases & Deeds and Somerville Directories

**Style/Form** 10=Mansard, L-shaped; 14=Mansard, L-shaped

**Architect/Builder** Undetermined

**Exterior Material**

**Foundation** 10 & 12=Brick

**Wall** 10 & 12=Vinyl

**Roof** 10= Slate shingles; 14=asphalt shingles

**Outbuildings/Secondary Structures** N/A

**Major Alterations (with dates)** Vinyl siding has obscured original clapboards. A Colonial Revival porch was added c. 1900 and the front door is a fairly recent replacement.

**Condition** Good

**Moved**     **yes**     **no**

**Acreage** 10 and 14 Harvard Place= aproximately 8,000 square ft.

**Setting** Tucked away on the south side of the Harvard Place cul-de-sac. At both 10 and 14 Harvard Place, the difference in grade between the front and back yards is at least 10 feet.

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, 10 and 14 Harvard Place are interesting, c. mid 1860s examples of modest mansard cottages. Situated on side-by-side lots near the head of a cul-de-sac, these c. mid 1860s dwellings, appear at first glance, to be identical. Although very similar in terms of siting, form and scale, significant differences between the two cottages lie within the realm of fenestration and roof configurations. That siting is of particular interest here has everything to do with the fact that the backyards of these dwellings are at least ten feet below the grade of Harvard Place. Consequently, the brick basements of these houses rise a full story at the southern halves of these houses, while basement walls are not visible at all when viewing these cottages from the street. Although both houses are covered in modern fabric, original features such as the slate shingles of number 10 and the original front door of number 14 have managed to survive over the course of nearly 150 years.

Situated on a terraced, well-landscaped lot, 10 Harvard Place measures two-bays-by-two-bays. The location of the main entrance suggests a side hall interior plan. The rear ell projects from the western half of the rear wall and extends beyond the southwestern corner of the main block. Returning to the main facade, the replacement front door opens onto a c. early 1900s Tuscan columned front porch. The front door is set off by engaged Tuscan columns rise from engaged plinths. To the east of the entrance bay, a pair of standard size windows open on to the porch. In general, the windows of this house contain original 2/2 double-hung wood sash. Projecting from the southern half of the east wall is a two-story polygonal bay. The house is crowned by a substantial hip-on-mansard roof. The roof is sheathed with rectangular and scallop-shaped slate shingles.

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.*

10 and 14 Harvard Place provide physical evidence of the second wave of Spring Hill's residential construction that began towards the end of the Civil War and continued until the economic downturn or Panic of 1873. The land under these houses was purchased by Edmund C. Purdy in 1862 from a clergyman. Evidently the same builder constructed these similarly massed mansard dwelling. The earliest identifiable owner/occupants of these houses are Amos Johnson, teamster, who lived at number 10 beginning in the early 1870s and the aforementioned Purdy who was an editor during the 1850s. By the early 1860s he was a land commissioner at the Massachusetts State House. A long-time resident of East Somerville, Purdy apparently owned number 14 as an investment property until c. 1880.

Pinpointing the origins of 10 and 14 Harvard Place is difficult, given the tangled trail of Middlesex County deeds. These modest mansard cottages were built during the mid 1860s on lots 56 and 57 on the Alexander Wadsworth plan of 1843. The Wadsworth Plan for the area, bounded by Somerville Avenue, Belmont Street, Summer Street, and Central Street, was drawn-up at the behest of major mid-nineteenth century Somerville real estate developer George O. Brastow. On the Wadsworth Plan, the cul-de-sac on the west side of Harvard Street, currently called Harvard Place, was originally called Chestnut Court. Brastow, a "dealer in real estate" and first the Mayor of Somerville after its incorporation as a City in 1872, settled in the area around 1840, building a Greek Revival residence at 152 Summer Street, now the site of a large apartment building. Wadsworth was the surveyor of

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

- Bromley, George, *Atlases of the City of Somerville*, 1895; 1900.  
 Draper, Martin, *Map of Somerville*, 1852; Walling, H.F. *Map of Charlestown, Somerville and Cambr.*, 1857.  
 Hopkins, G. M., *Maps of the City of Somerville*, 1874, 1884.  
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 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 SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Town:  
Somerville, MA

Property Address:  
**10 & 14 Harvard Place**

Area (s)  
Spring Hill

**Form No:**  
SMV.1043 &1044

Indicate each item on inventory form, continued below.

**Architectural Description** **14 Harvard Place** is composed of a two-bay-by-two-bay main block, as well as a short ell that projects from the rear. A full-length front porch is in evidence at the street facade. The porch's solid railings and posts represent mid - to-late-twentieth century replacement elements. The front door, although partially obscured by a storm door, appears to be original. To the right of the entrance is a standard size window. In general, windows are fully enframed and contain 2/2 double-hung wood sash. The asphalt shingle-clad, bell cast mansard roof exhibits a pair of dormers on the main and side roof slopes.

**Historical Narrative** Mount Auburn Cemetery in Cambridge/Watertown during the early 1830s. Evidence derived from Middlesex County deeds indicates that during the period of 1843-1849 there was considerable buying and selling of undeveloped land on the south slopes of Spring Hill, but there was few signs of actual house construction until and after 1850. Early suburban enclaves of the same vintage as Spring Hill are Sumner Hill in Jamaica Plain and Harrison Square/ Clam Point in Dorchester. These communities developed similarly to Spring Hill with their proximity to commuter railroads having everything to do with the sale of house lots in these fledgling communities. According to Carole Zellie in **Beyond the Neck**, "With passenger rail service available via a station at Kent Street (and later Park Street), Spring Hill in the 1840s became a desirable site for the construction of Boston and Charlestown businessmen's homes." The creation of new residences in the area lagged during the Civil War with house construction resuming in Spring Hill during the period of 1865 to 1873. Indeed, **10 and 14 Harvard Place** represent prime examples of the mostly modest dwellings built in Brastow's development during the period between War's end and the nation-wide financial distress. A third, more sustained wave of house construction in the area began during the mid 1880s and continued into the early 1900s. The third wave resulted in more stylish and substantial residences that were primarily located at the periphery of the development, at Central and Summer Streets.

Middlesex County deeds indicate that Edward C. Purdy acquired title to the future site of **10 and 14 Harvard Place** from Rollin H. Neale, clergyman, in September of 1862. These dwellings were eventually built on lots 56 and 57 of the 1843 Alexander Wadsworth Plan for the Spring Hill residential enclave. Mention is made of buildings on lots 56 and 57 in deeds of the late 1860s, verifying the existence of **10 and 14 Harvard Place** by that time. The 1857 Walling Map does not show dwellings on the south side of Harvard Place. **10 Harvard Place** was owned by the heirs of Amos Johnson until at least 1940.

Edward Purdy, owned 14 Harvard Street until around 1880. He was a long-time resident of Somerville. As early as 1851 he is listed in the Somerville Directory as an editor. He commuted to work in Boston from his residence on Chestnut Street in East Somerville. Purdy, apparently derived rental income from **14 Harvard Place**, but lived at Laurel near Milk Row (Somerville Avenue) during the late 1860s and early 1870s. During the 1880s and 1890s, Joseph and Sarah Clark owned this property, although their principal residence was located on Elm Place, the cul-de-sac located just to the south of Harvard Place.

By 1903, the Clarks may still have owned **number 14** but the building's occupant is listed as Walter J. Godfrey, fresco painter. From the 1910s until at least the early 1940s, **14 Harvard Place** was the residence of Adelaide S. Clark.

**Already listed on the N. R. H. P. as part of the Spring Hill Historic District**

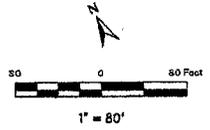
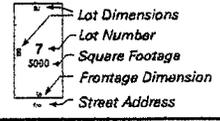
**Staple to inventory form at bottom**

City of  
**Somerville**  
Massachusetts



**Assessors Map**

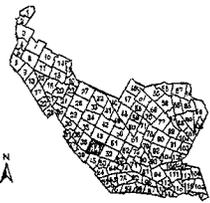
- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



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 general locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



**44**



Originally the house had extensive gardens that set off the lower dining and entertaining area. These were sold off in the 1960s and two houses are now located on the those grounds, blocking the view of the house.

Architecturally, 10 and 14 Harvard Place are interesting, c. mid 1860s examples of mansard cottages. Situated on side-by-side lots near the head of a cul-de-sac, these c. mid 1860s dwellings, appear at first glance, to be identical. Although very similar in terms of siting, form and scale, significant differences between the two cottages lie within the realm of fenestration and roof configurations. That siting is of particular interest here has everything to do with the fact that the backyards of these dwellings are at least ten feet below the grade of Harvard Place. Consequently, the brick basements of these houses rise a full story at the southern halves of these houses, while basement walls are not visible at all when viewing these cottages from the street. 10 Harvard Place was actually a grander Second Empire home with public rooms arranged on two floors. The lower, garden entry leads to the dining rooms while the upper entry opens to the parlors. A grand newel post candelabrum punctuates the staircase leading to the private areas of the house. Although covered in modern fabric, original features such as the slate shingles have managed to survive over the course of nearly 150 years.

Situated on a terraced, well-landscaped lot, 10 Harvard Place measures two-bays-by-two-bays. The location of the main entrance suggests the side hall interior plan. The rear ell projects from the western half of the rear wall and extends beyond the southwestern corner of the main block. Returning to the main facade, the replacement front door opens onto a c. early 1900s Tuscan columned front porch. The front door is set off by engaged Tuscan columns rise from engaged plinths. To the east of the entrance bay, paired standard size windows open on to the porch. In general, the windows of this house contain original 2/2 double-hung wood sash. Projecting from the southern half of the east wall is a two-story polygonal bay. The house is crowned by a substantial hip-on-mansard roof. The roof is sheathed with rectangular and scallop-shaped slate shingles.

**Historical Narrative** The Wadsworth Plan for the area, bounded by Somerville Avenue, Belmont Street, Summer Street, and Central Street, was drawn-up at the behest of major mid-nineteenth century Somerville real estate developer George O. Brastow. On the Wadsworth Plan, the cul-de-sac on the west side of Harvard Street, currently called Harvard Place, was originally called Chestnut Court. Brastow, a “dealer in real estate” and first the Mayor of Somerville after its incorporation as a City in 1872, settled in the area around 1840, building a Greek Revival residence at 152 Summer Street, now the site of a large apartment building. Wadsworth was the surveyor of Mount Auburn Cemetery in Cambridge/Watertown during the early 1830s. Evidence derived from Middlesex County deeds indicates that during the period of 1843-1849 there was considerable buying and selling of undeveloped land on the south slopes of Spring Hill, but there were few signs of actual house construction until and after 1850. Early suburban enclaves of the same vintage as Spring Hill are Sumner Hill in Jamaica Plain and Harrison Square/Clam Point in Dorchester. These communities developed similarly to Spring Hill with

their proximity to commuter railroads having everything to do with the sale of house lots in these fledgling communities. According to Carole Zellie in *Beyond the Neck*, "With passenger rail service available via a station at Kent Street (and later Park Street), Spring Hill in the 1840s became a desirable site for the construction of Boston and Charlestown businessmen's homes."

The creation of new residences in the area lagged during the Civil War with house construction resuming in Spring Hill during the period of 1865 to 1873. Indeed, 10 Harvard Place represents a prime example of the dwellings built in Brastow's development during the period between War's end and the nation-wide financial distress. A third, more sustained wave of house construction in the area began during the mid 1880s and continued into the early 1900s. The third wave resulted in stylish and substantial residences that were primarily located at the periphery of the development, at Central and Summer Streets.

10 Harvard Place provides physical evidence of the second wave of Spring Hill's residential construction that began towards the end of the Civil War and continued until the economic downturn or Panic of 1873. The land under these houses was purchased by Edmund C. Purdy in 1862 from a clergyman.

Evidently the same builder constructed these similarly massed mansard dwelling. The earliest identifiable owner/occupants of these houses are Amos Johnson, teamster, who lived at number 10 beginning in the early 1870s and the aforementioned Purdy who was an editor during the 1850s. By the early 1860s he was a land commissioner at the Massachusetts State House. A long-time resident of East Somerville, Purdy apparently owned number 14 as an investment property until c. 1880.



Pinpointing the origins of 10 Harvard Place is difficult, given the tangled trail of Middlesex County deeds. This Second Empire home was built during the mid 1860s on lot 57 on the Alexander Wadsworth plan of 1843.

Middlesex County deeds indicate that Edward C. Purdy acquired title to the future site of 10 and 14 Harvard Place from Rollin H. Neale, clergyman, in September of 1862. These dwellings were eventually built on lots 56 and 57 of the 1843 Alexander Wadsworth Plan for the Spring Hill residential enclave. Mention is made of buildings on lots 56 and 57 in deeds of the late 1860s, verifying the existence of 10 and 14 Harvard Place by that time. The 1857 Walling Map does not show dwellings on the south side of Harvard Place. 10 Harvard Place was owned by the heirs of Amos Johnson until at least 1940.

Amos Johnson, teamster – 1871, 1875  
Mrs. Amos Johnson, Frank Johnson, Nancy Johnson – 1880  
Josiah D. Johnson, broker – 1885  
JC Pushee and Sons, Anna Pushee  
John C Pushee, Leslie D Pushee, hse 22 Chestnut Ct (10 Harvard Pl.) – 1890  
Anna Pushee, teacher, Morse School – 1890  
George D, brush manufacturer, 106 Sudbury, Boston, hse 169 Summer ST  
John E Pushee, hse 11 Chestnut Ct  
Harriet Tuell

Already listed on the N. R. H. P. as part of the Spring Hill Historic District

Bromley, George, Atlases of the City of Somerville, 1895; 1900.  
Draper, Martin, Map of Somerville, 1852;  
Walling, H.F. Map of Charlestown, Somerville and Cambr., 1857.  
Hopkins, G. M., Maps of the City of Somerville, 1874, 1884.  
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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

**FORM B - BUILDING**

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

Assessor's Number <u>32-C-22</u>	USGS Quad <u>Boston North</u>	Area(s)	Form Number <u>1202</u>
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Town Somerville

Place (neighborhood or village) Clyde-Magoun

Address 8 Hinckley St.

Historic Name Hobbs House

Uses: Present residential

Original residential

Date of Construction 1871

Source deed and directories

Style/Form Mansard/ side hall cottage

Architect/Builder unknown

Exterior Material:

Foundation concrete block

Wall/Trim shingle/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) porch rebuilt ca.1980

Condition good

Moved  no  yes Date \_\_\_\_\_

Acreage 4610 sq.ft.

Setting tight suburban in dense residential district

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) August 2005



photo on  
 and  
 side of  
 location

to the  
 row all  
 persec-  
 numbers,  
 indicate

see attached map

# BUILDING FORM

## ARCHITECTURAL DESCRIPTION *see continuation sheet*

8 Hinckley St.

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

The suburban cottage at 8 Hinckley Street was built in 1871 by an unknown housewright and first owned by Joseph Hobbs in 1873. The house follows a standard suburban sidehall plan of one and a half stories built on a high foundation, replaced with concrete blocks ca.1925. The design is Mansard Style with a second story Mansard roof highlighted by pedimented dormers. Other period details include a projecting facade bay window and a broad wood cornice board, likely of original design. The front entrance has been recently remodeled with a projecting wood framed porch and lattice base, possibly replacing an original of similar design. The shingle siding and vinyl roof are of recent installation.

The Mansard cottage at 8 Hinckley Street remains intact with simple features of mid-19th design, preserving the streetscape of workers cottages near Magoun Square.

## 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 cottage at 8 Hinckley Street is dated 1871 by deed and directory research to Joseph Hobbs as first owner in 1873. Deed research indicates the house lot was sold of Freeman Thompson in 1869 as part of the original Hinckley Street subdivision by Samuel Hinckley for local laborers in the Winter Hill area. Deeds cite a "new dwelling house" to Fannie Hobbs, wife of Joseph in July 1871 with Hobbs listed as a teamster in the 1873 Directory. Hobbs is shown as owner on the 1874 and 1884 Atlases. The 1895 Atlas shows James McCarroll as owner with John F. Carroll listed as a foreman in the 1925 Directory. The house listed as vacant in 1940.

The suburban cottage at 8 Hinckley Street remains intact as one of the early workers houses in the Hinckley Street area developed after the Civil War for local laborers in the Winter Hill area near Magoun Square.

## BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

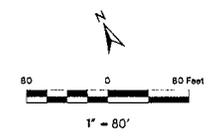
Atlas of Somerville. Philadelphia: J.M Hopkins, 1874, 1884.  
Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.  
Middlesex County Deeds 1097-602 (1869), 1142-483 (1871),  
1172-622 (1871).  
Somerville Directory. Boston: various pubs., 1871-1940.

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



**Assessors Map**

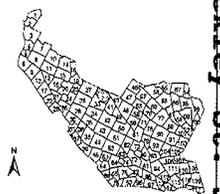
- Parcel Boundary
  - Block Boundary
  - Assessor Map Boundary
  - Water Body
  - Building
  - Railroad ROW
- 
- Lot Dimensions
  - Lot Number
  - Square Footage
  - Frontage Dimension
  - Street Address



February 07, 2002

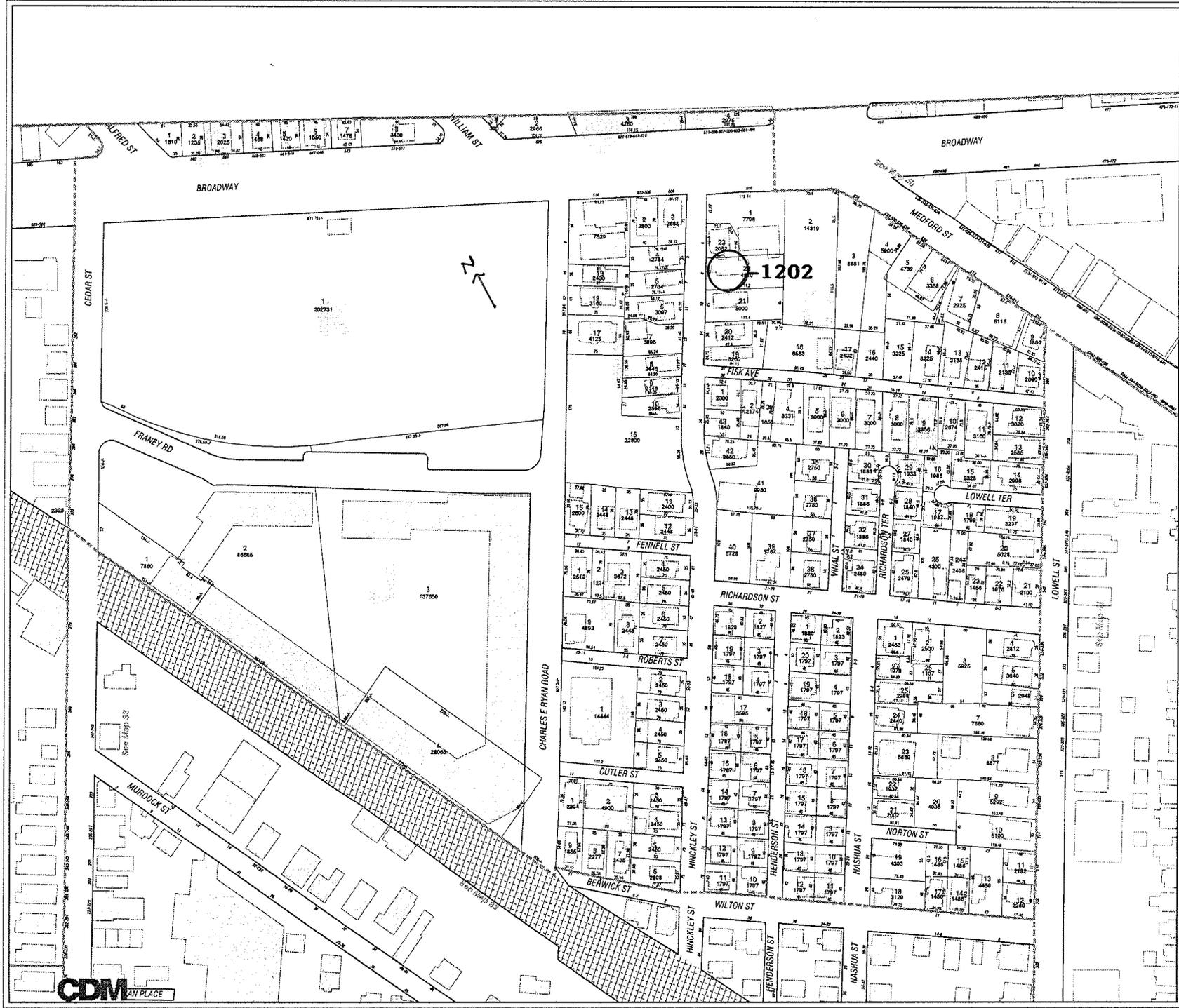
Sources: Right-of-way and building footprints developed from Boston Edison Company data, 1995. Parcel data developed from assessor maps by Camo Dresser & McKee, 1999.

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**

8 Hinkley St. - SNV1202



**CDM** AN PLACE

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
 MASSACHUSETTS ARCHIVES BUILDING  
 220 MORRISSEY BOULEVARD

Assessor's Number	USGS Quad	Area(s)	Form Number
32-C-21	Boston North		1203

Town Somerville

Place (neighborhood or village) Clyde-Magoun

Address 12 Hinckley St.

Historic Name Peters-Ring House

Uses: Present residential

Original residential

Date of Construction 1869-1870

Source 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) \_\_\_\_\_

Condition good

Moved  no  yes Date \_\_\_\_\_

Acreage 5000 sq.ft.

Setting tight suburban lot in dense

residential district



Photo on  
 and  
 side of  
 location

to the  
 show all  
 intersecting  
 numbers,  
 indicate

see attached map

Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) August 2005

## BUILDING FORM

### ARCHITECTURAL DESCRIPTION *see continuation sheet* 12 Hinckley St.

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

The suburban house at 12 Hinckley Street was built in 1869-1870 by an unknown builder for Maitland Osborne and sold to Cyrus Peters as first owner. The house follows a standard suburban side hall plan of one and a half stories in cottage form with gable to the street, set on a brick foundation. The design is of simple Italianate Style seen in the large facade bay window with a dentil cornice and the short return gable ends. Other period details include the original bracketed porch posts on the left side and original clapboard siding. The entry porch was likely rebuilt ca.1900 with doric columns when the property was owned by Matthew Ring.

The Peters-Ring house is a well preserved mid-19th example of suburban cottage design, maintaining the original streetscape 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 12 Hinckley Street is dated 1869-1870 by deed and directory research to Maitland Osborne, with Cyrus S. Peters as first owner. The lot was part of the initial development of Hinckley Street in 1869 by Samuel Hinckley from the 1866 subdivision of the Magoun estate in 1856. The lot was sold in 1869 from Hinckley to Osborne and mortgaged "with buildings" in 1870, thus dating the house to 1869-1870. In 1871 the property was sold to Peters as first owner, resold in 1886 to Charles Holt of Wilmington. In 1890 to the house was purchased by Matthew C. Ring, Boston salesman, and maintained in the family through 1925. The Peters-Ring house is of historic value as an original suburban cottage of the post-Civil War period, typical of the modest housing in 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. Plan Book 7-6 (1856), Plan Book 13-4B (1866), 1097-601 (1869), 1154-90 (1870), 1154-91 (1871), 1599-216 (1882), 1754-123 (1886), 2009-540 (1890).

Somerville Directory. Boston: W.A.Greenough, 1905-1940.

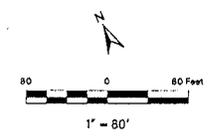
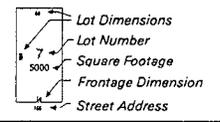
Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*





**Assessors Map**

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



February 07, 2002

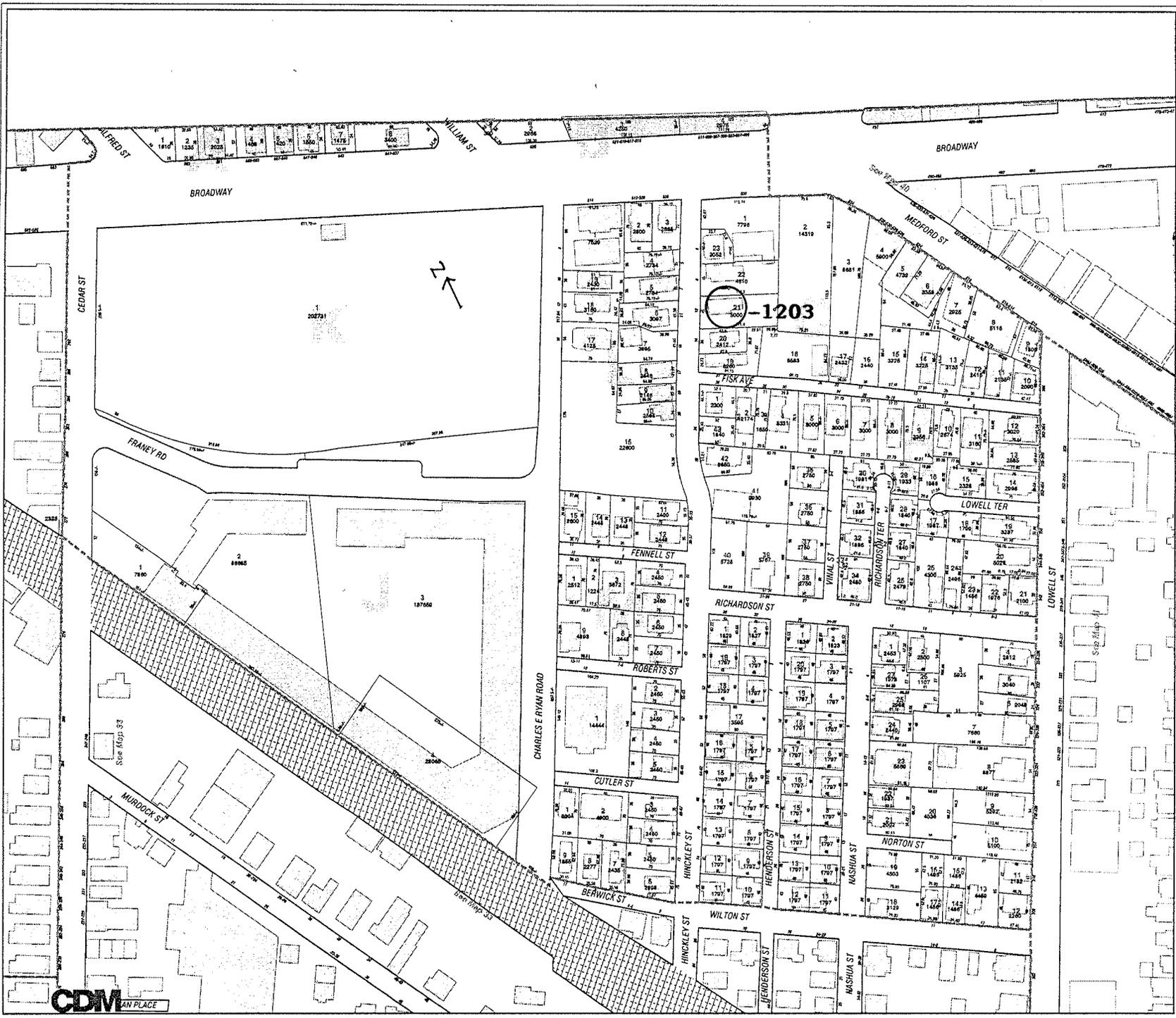
Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

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**32**

12-Hinckley St SW-1203



CDM IN PLACE

**FORM B - BUILDING**

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

Assessor's Number 32-L-10	USGS Quad Boston North	Area(s)	Form Number 1269
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Town Somerville

Place (neighborhood or village) Magoun Square

Address 23 Hinckley St.

Historic Name Chute House

Uses: Present residential

Original residential

Date of Construction 1867-1869

Source deeds and directory research

Style/Form Italianate/sidehall

Architect/Builder David A. Chute

Exterior Material:

Foundation brick

Wall/Trim asphalt/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) porch enclosed  
ca. 1940

Condition fair

Moved  no  yes Date \_\_\_\_\_

Acreage 2595 sq.ft.

Setting tight lot in dense

residential district



Photo on  
 and  
 side of  
 location

on to the  
 how all  
 intersec-  
 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* 23 Hinckley St.

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

The early house at 23 Hinckley Street was built in 1867-1869 by David A. Chute, a carpenter, likely for himself as the original owner. The house follows a standard three bay, side hall entrance plan of two stories with a two story rear ell, presenting a tall narrow silhouette to the street. The design is simple Italianate Style marked by the center facade gable and in the short return side gable cornices. A later residing and front porch addition ca.1940 obscures the original entrance.

Although modified, the Chute House is of interest as one of the earliest houses on Hinckley Street from the post-Civil War period, retaining its Italianate features with a tall narrow silhouette to the street.

### 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 early house at 23 Hinckley Street is dated 1867-1869 by deed and directory research to David A. Chute, a Somerville carpenter and likely builder. The original lot was divided in 1866 as shown on the Wadsworth Plan and sold to Samuel Hinckley in 1867 with a lot sale to David Chute in January 1870 "with buildings," thus dating the house 1867-1869. The house was sold to John Wilgoose in 1871, and resold to John Robinson as named to "Robinson" on the 1874 Atlas. The property was sold again in 1888 to Michael Glen of Boston who resold it to Michael McClean of Medford in 1891, as noted to "McClean" on the 1894 Atlas. The 1905 Directory lists Mrs. Anne Conlan at the address with Edward Conlan, a Boston Elevated Railway guard, in 1925 and again in 1940.

The Chute House is of historic interest as one of the earliest houses on Hinckley Street dating from the post-Civil War period. It was subsequently owned by the Conlan family during 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.  
Middlesex County Deeds. Plan Book 13-48 (1866), 1105-628  
(1869), 1143-419 (1871), 1421-548 (1877), 1851-440  
(1888), 2046-264 (1891).  
Somerville Directory. Boston: W.A. Greenough, 1871-1940.

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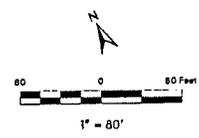


City of  
**Somerville**  
Massachusetts



**Assessors Map**

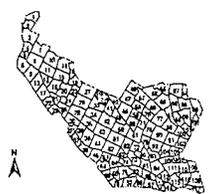
- Parcel Boundary
  - Block Boundary
  - - - Assessor Map Boundary
  - Water Body
  - Building
  - ▨ Railroad ROW
- Lot Dimensions  
 Lot Number  
 Square Footage  
 Frontage Dimension  
 Street Address



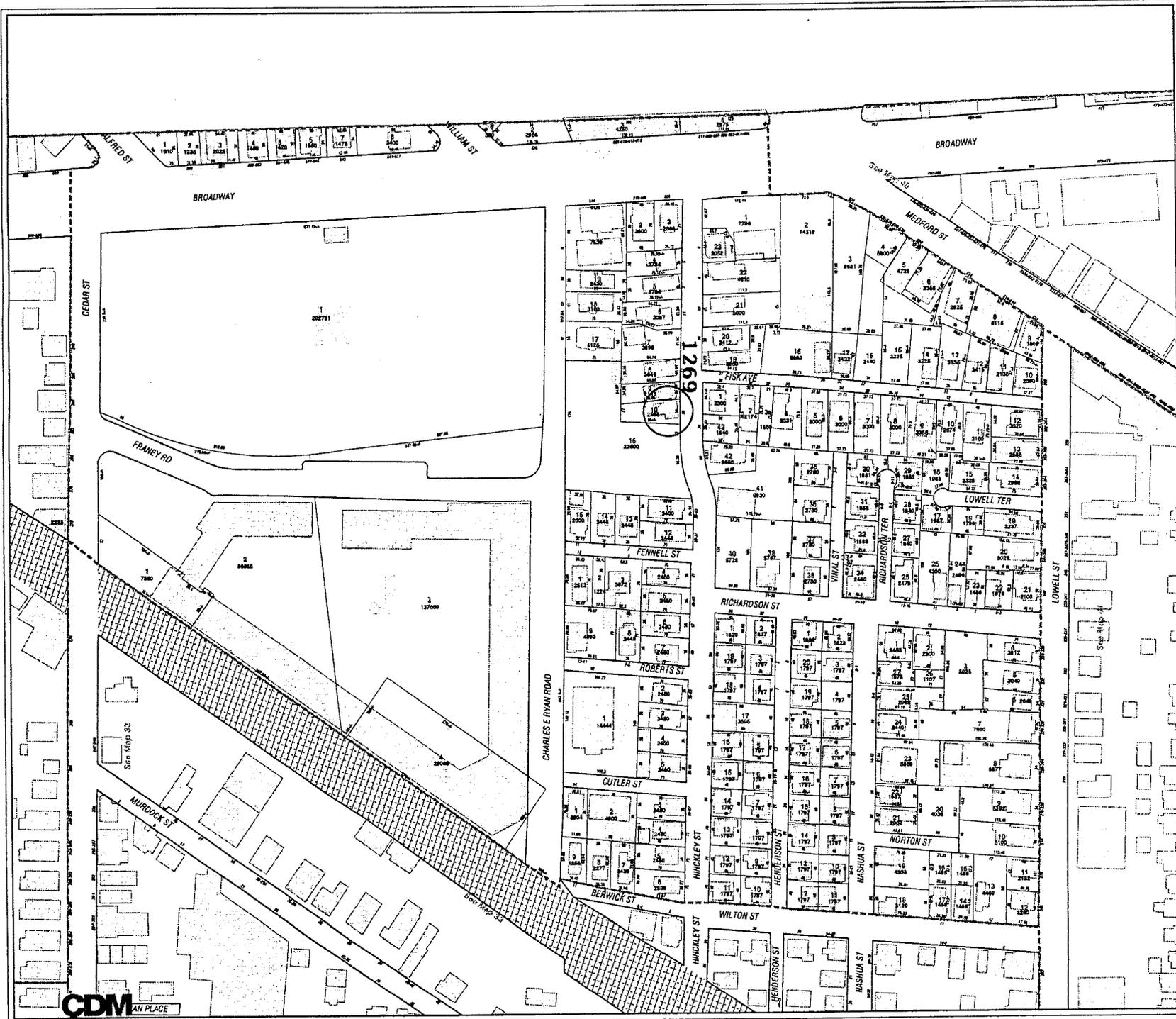
February 07, 2002

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**32**



CDM  
AN PLACE

23 Hinkley St., SMV. 1269

**FORM B - BUILDING**

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

Assessor's Number <b>103-H-7</b>	USGS Quad <b>Boston North</b>	Area(s)	Form Number <b>589</b>
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Town Somerville

Place (neighborhood or village) East Somerville

Address 12-14 Lincoln Ave.

Historic Name Wild Row House

Uses: Present residential

Original residential

Date of Construction 1871-1874

Source deeds and atlases

Style/Form Mansard/double row house

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) resided ca.1990

Condition good

Moved  no  yes Date \_\_\_\_\_

Acreage 5018 sq.ft.

Setting tight urban 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 12-14 Lincoln Ave.

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

The double row house at 12-14 Lincoln Avenue was built in 1871-1874 by an unknown builder for Charles D. Wild as original owner. The house follows a two story double row house plan of wood construction with a mansard roof, set on a brick foundation. The design is Mansard Style seen in the distinctive straight slope mansard roof as a third story with pedimented dormer windows and full three-story bay windows rising to the roof. Survey photos (Zellie 1980) show that the original design included paired brackets under the roof cornice and lintel caps to the main windows, now removed by recent residing.

Recently restored, the Wild row house, retains Mansard Style features of the mid-19th century, defining the increasing urban density of East Somerville following the Civil War.

### 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.*

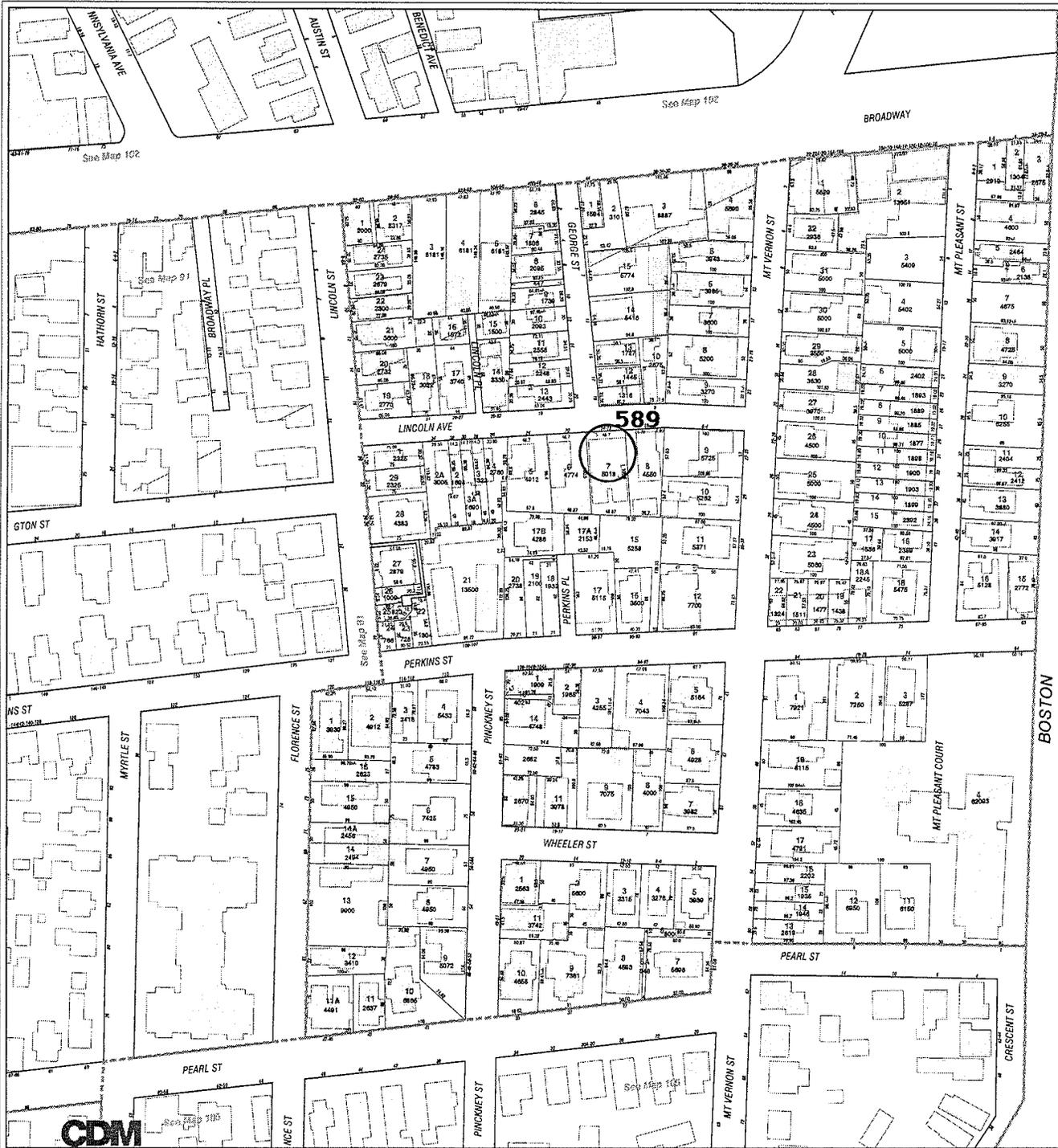
The double row house at 12-14 Lincoln Avenue is dated 1871-1874 by deed and atlas research to Charles D. Wild as developer and original owner. Wild buys the double lot in 1871 from Amos Barrett and is owned by Wild on the 1874 Atlas, thus dating construction to 1871-1874. Wild is listed as a coal dealer on Mystic Avenue in the 1877 Directory, likely renting the row house as tenements after the Panic of 1873, with the Wild heirs listed as owners on the 1895 Atlas. In 1905 the address is listed to Mrs. Mary Young and in 1925 to Mrs. Mary E. Lewis, Harry Murray, a machinist with his wife Ethel, and Charles Cane, a railroad conductor with his wife Mabel. A similar resident list is found in the 1940 Directory with Mrs. Lewis, Joe Cartier, a bartender with his wife Mabel.

The Wild row house is of historic note as typical urban housing built in East Somerville after the Civil War, rented by local railroad workers and widows through the Second World War.

### BIBLIOGRAPHY and/or REFERENCES see continuation sheet

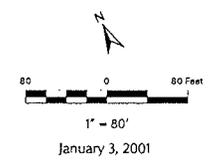
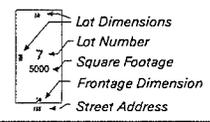
- Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.
- Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
- Middlesex County Deeds. 1155-559 (1871).
- Somerville Directory. Boston: G.W. Greenough, 1877-1940.
- Zellie, Carole. MHC-SMV.589, 1980.

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, 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**

12-14 Lincoln Ave. SMV. 589



**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
103-H-6	Boston North		1206

Town Somerville

Place (neighborhood or village) East Somerville

Address 20 Lincoln Ave.

Historic Name Lattemoor House

Uses: Present residential

Original residential

Date of Construction 1870-1871

Source deeds and tax records

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/fair

Moved  no  yes Date \_\_\_\_\_

Acreage 4774 sq.ft.

Setting urban 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

20 Lincoln Ave.

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

The early suburban house at 20 Lincoln Avenue was built in 1870-1871 by an unknown housewright for Peter Lattemoor as the original owner. The house follows a standard suburban side hall plan of two and a half stories with gable facade to the street, set on a brick foundation. The design is Italianate Style seen in original bracketed entry hood and short return cornices. Other period details include the round arched attic gable window and left side window bay. A shed window has been added on the left side roof and the house was recently resided in vinyl clapboards. Although modified, the Lattemoor house retains its profile as a mid-19th century suburban residence in the dense urban streetscape of 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.*

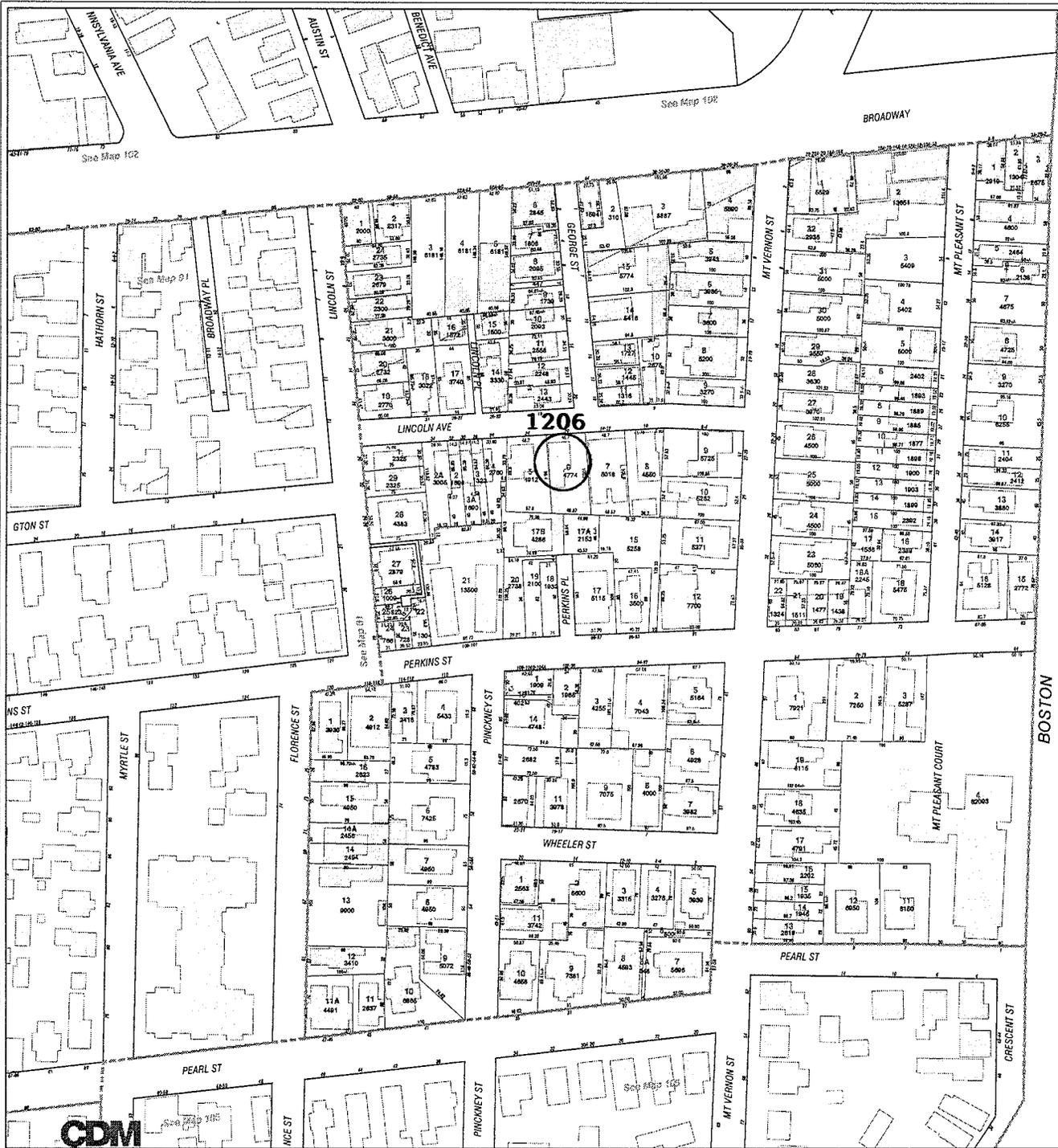
The early suburban house at 20 Lincoln Avenue is dated 1870-1871 by deed and tax records to Peter J. Lattemoor as the first owner. The suburban lot part of the Able Fitz subdivision for George Street (Lincoln Avenue) in 1856. In 1870 this lot was sold to George Fitz, and resold to Lattemoor in 1872, with Lattemoor assessed at \$84.72 in 1871, likely dating construction to 1870-1871. The 1871 Directory lists Lattemoor as a Boston stevedore with a house on George Street, confirming the house on site by this date. The house is owned by Lattemore on the 1874 Atlas and the 1884 Atlas. The 1895 Atlas lists the property to Catherine Lattemore with a deed transfer in 1892. The 1905 Directory lists George Wisner, as a railroad worker, and Frank Lyford as carpenter, suggesting division as a two-family house, with Lyford listed in 1925.

The Lattemore house is of historical note as typical suburban house built in the post-Civil War boom, defining East Somerville as working class area.

### BIBLIOGRAPHY and/or REFERENCES see continuation sheet

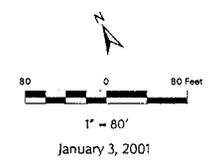
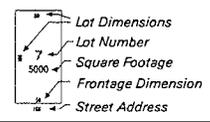
- Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.  
Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.  
Middlesex County Deeds. 756-552 (1857), 1116-628 (1870),  
1235-433 (1872) 2127-599 (1892).  
Somerville Directory. Boston: W.A. Greenough, 1871-1925.  
Somerville Tax Lists. Somerville: by the town, 1863-1872.

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



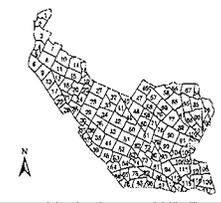
**Assessors Map**

-  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, 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**

20 Lincoln Ave. SMV. 1206



**CDM**

**FORM B - BUILDING**

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

Assessor's Number <u>32-D-17</u>	USGS Quad <u>Boston North</u>	Area(s)	Form Number <u>1277</u>
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Town Somerville

Place (neighborhood or village) Magoun Square

**Photograph**

(3" x 3" or 3-1/2" x 5" black and white only) Label photo on  
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see attached

Address 10 Lowell Ter.

Historic Name Dugan House

Uses: Present residential

Original residential

Date of Construction ca.1869-1874

Source deeds and atlas research

Style/Form Italianate/"L" sidehall

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim shingle/wood

Roof asphalt

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) \_\_\_\_\_

Condition good

Moved  no  yes Date 1897

Acreage 1987 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 Lowell Ter.

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

The early house at 10 Lowell Terrace was likely built ca.1869-1874 and first owned by Patrick Dugan. It was originally located at 356 Lowell Street, and moved to Lowell Terrace in 1897. The house follows a suburban "L" plan of two stories with a side hall entrance, a left gable wing and a two story rear ell. The design is Italianate Style as seen in the deep short return gable cornice and most obviously in the bracketed entry hood and bracketed cornice details on the facade gable typical of the post-Civil War period. The house remained intact when moved in 1897, with a recent remodeling inserting a picture window on the entrance facade.

The Dugan House remains intact as a well preserved example of mid-19th century Italianate Style in the Lowell Street area behind Magoun Square.

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.*

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

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

Somerville 10 Lowell Ter.

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

Area(s)	Form No.
	1277

## HISTORICAL NARRATIVE

The early house at 10 Lowell Terrace is likely dated ca.1869-1874 by deed and atlas research to Patrick Dugan as the original owner. It was later owned by John C. Dugan, a noted local grocer in Magoun Square, and moved back from 356 Lowell Street to its site in 1897. The house was part of the original Sumner property (see 5-7 Lowell Street SMV.1276) from 1851, and entwined with the earlier property, confusing accurate dating. The Sumner property is shown with a single house on the 1852 and 1857 Maps, with a second house first shown on the 1874 Atlas, apparently the present house at 10 Lowell Terrace. The Sumner property was sold in a sheriff's sale in 1859 and purchased by Alvin Taplin of Somerville who resold the house to Patrick Dugan in 1869. It is possible the present house was built by this time. However, it is likely that the house was built after 1869 when purchased by Dugan, and certainly by 1874 when it is first shown on the 1874 Atlas. The 1895 Atlas notes the house to John C. Dugan, a grocer in Magoun Square. He is first listed as a resident in the 1879 Directory with his first listing as a grocer in 1884, suggesting the house was built before Dugan opened his business. The house remained in the Dugan family until 1897 when it was moved back to its present site at 10 Lowell Terrace and remodeled as a two family residence. In 1905 it was listed to William Grant, a baker, and Frank Brady, a laborer. The 1925 Directory lists Mrs. Nellie McCarthy at the address and in 1940, Leonard White, an electrician with his wife Winfred.

The Dugan House at 10 Lowell Terrace is of historic note for its association with J. C. Dugan, a noted grocer in Magoun Square, likely built after the Civil War by the Dugan family and moved back from Lowell Street in 1897.

## BIBLIOGRAPHY

- Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.  
Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.  
Map of Middlesex Co. Boston: H.F. Walling, 1857.  
Map of Somerville. Somerville: Henry Draper, 1852.  
 Middlesex County Deeds. 619-53 (1851), 819-322 (1859),  
 991-53 (1866), 1062-456 (1869), 1676-291 (1884).  
Somerville Directory. Boston: W.A. Greenough, 1875-1940.  
 Somerville Engineering Department. Drainage cards.  
Somerville Tax Lists. Somerville: by the Town, 1858-1871.

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



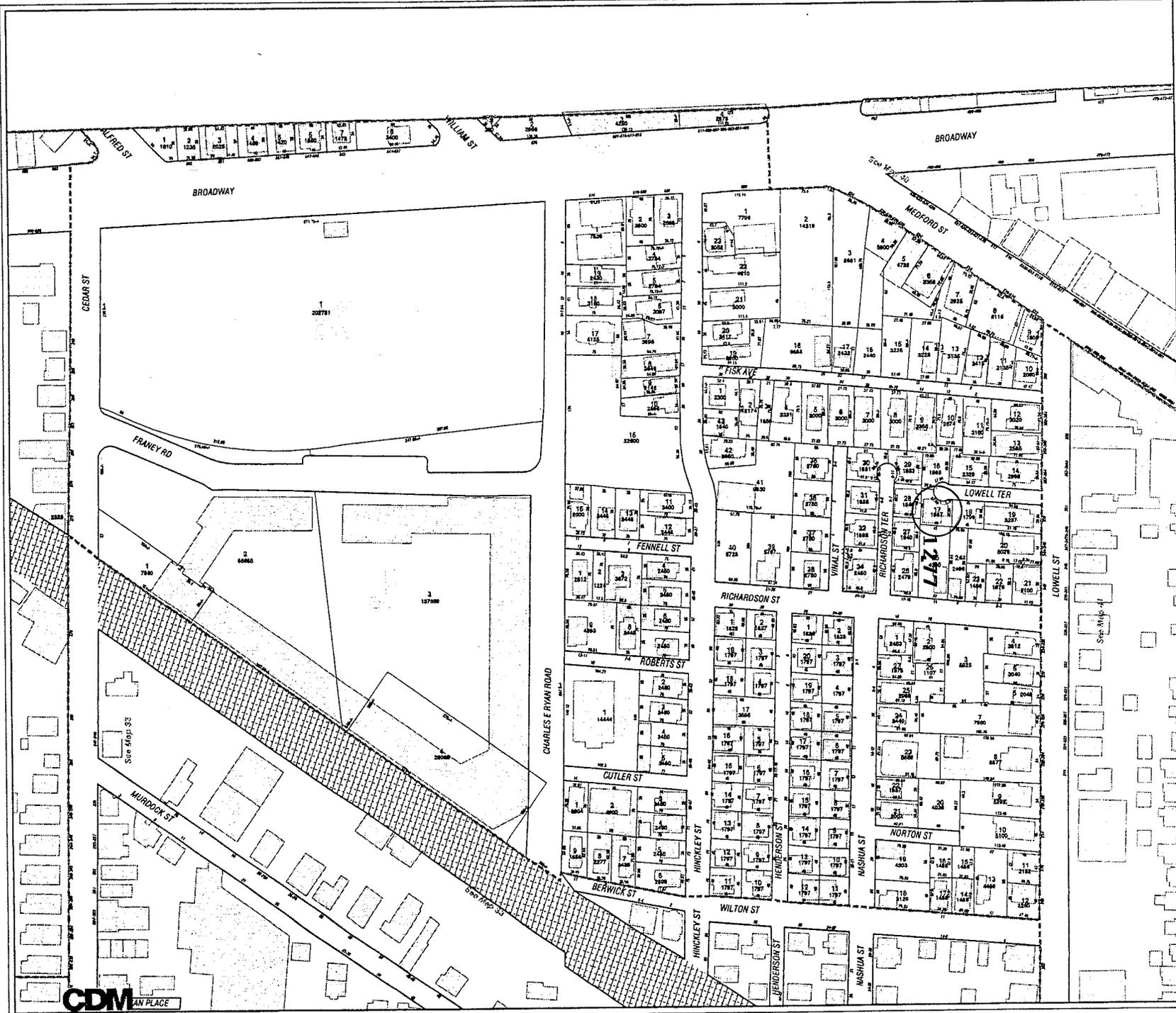
February 07, 2002

Source: 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  
MAN PLACE

10 Lowell Ter. SMV. 1277

**FORM B - BUILDING**

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

Assessor's Number <b>103-E-1</b>	USGS Quad <b>Boston North</b>	Area(s)	Form Number <b>605</b>
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Town Somerville

Place (neighborhood or village) East Somerville

Address 84 Perkins St.

Historic Name Dole House

Uses: Present residential

Original residential

Date of Construction 1870-1871

Source deeds and tax records

Style/Form Mansard/suburban sidehall

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim vinyl/wood

Roof slate

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates) resided late 20th C.

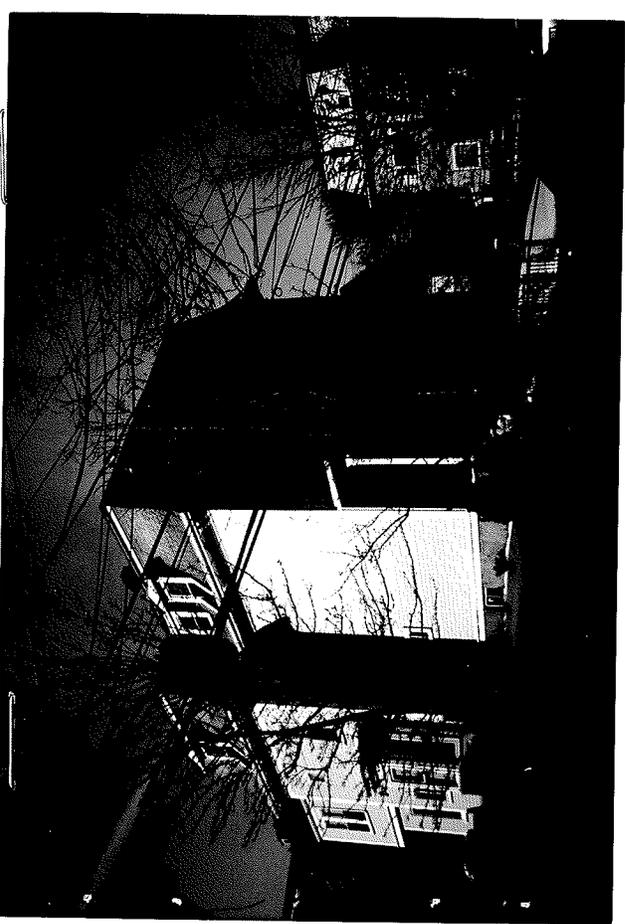
Condition good

Moved  no  yes Date \_\_\_\_\_

Acreage 7921 sq.ft.

Setting corner lot in dense

residential district



see attached map

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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 84 Perkins St.

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

The suburban house at 84 Perkins Street, corner of Mt. Vernon Street, was built in 1870-1871 by an unknown housewright for Charles Dole as the original owner. The house follows a standard suburban side hall plan of two stories with a mansard roof and left side wing, set on a granite stone foundation. The design is French Mansard Style defined by the concave mansard roof with original scalloped slate shingles and pedimented dormer windows. Other period details include the original entry porch and projecting window bays with dentil cornices.

The Dole house is of architecture note as a well preserved Mansard design from the post-Civil War boom, defining the suburban character of Perkins Street 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 84 Perkins Street, corner of Mt. Vernon Street, is dated 1870-1871 by deeds and tax records to Charles A. Dole. The corner lot was originally sold to Dole in March 1870 from a suburban plan of 1867, with Dole first listed in Somerville tax records for \$23.66, thus dating construction 1870-1871. The 1871 Directory also lists Dole with a house at the corner of Perkins and Mt. Vernon Streets, working as a foreman for Stickly & Poor in Charlestown. In 1877 Dole is listed as spice manufacturer in Charlestown, and shown as owner of the property in the 1894 Atlas and in the 1905 Directory. In 1925 the address is listed to Mrs. Anne M. Drew, while in 1940 the house was subdivided to Thomas Hawthorne, a station engineer and Mrs. Jennie Hawthorne who rented rooms.

The Dole house is of historic note as one of the best preserved of the post-Civil War houses in the Perkins and Mt. Vernon Street area, defining the mid-19th century suburban character of East Somerville.

### BIBLIOGRAPHY and/or REFERENCES see continuation sheet

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

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

Middlesex County Deeds. 1109-69 (1870).

Somerville Directory. Boston: W.A. Greenough, 1871-1940.

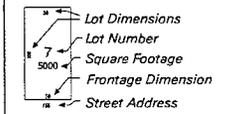
Somerville Tax Lists. Somerville: by the town, 1870-1871.

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



1" = 80'

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**



**CDM**

84 Perkins St - SMV - 605

**FORM B - BUILDING**

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

74/ A/ 4	Boston-North		SMV.1240
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Town Somerville

Place (neighborhood or village) Prospect Hill/ Union Sq.

Address 380 Somerville Avenue

Historic Name Bennett Block

Use: Present Commercial / residential building

Original Commercial/ residential building

Date of Construction 1892 -1893

Source Middlesex County Deeds and Somerville City Directory

Style/Form Queen Anne/ L-shaped

Architect/Builder Aaron Gould--attributed

Exterior Material

Foundation Brick

Wall Wood shingles and clapboards

Roof Tar and gravel (?)

Outbuildings/Secondary Structures Attached modern concrete block garage on Carlton Street.

Major Alterations (with dates) Very intact

Condition Good

Moved  yes  no

Acreage 4,600 square feet

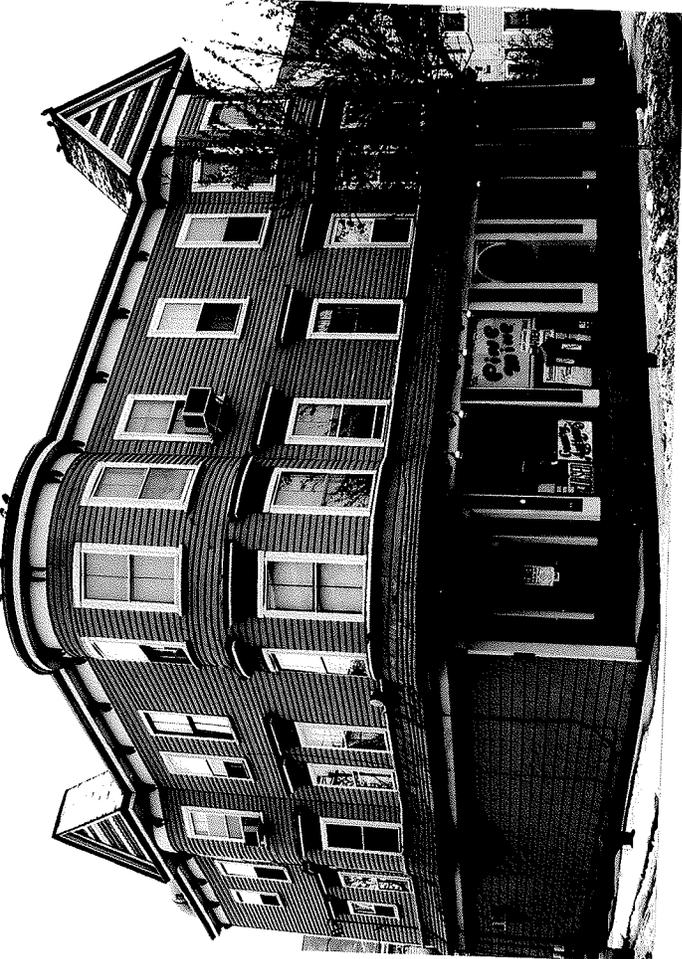
Setting Situated at western edge of Union Square area.

Prominently sited on corner lot across from small, triangular tree-shaded lot.

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.*

**Substantial, richly ornamented wooden Queen Anne commercial/ residential blocks are a rarity in most Massachusetts cities and towns. That the Union Square area has as many as three stellar, unspoiled examples of this building type is indeed unusual and significant. Built in 1892-1893, 380 Somerville Avenue, although sizeable by most standards, is the least substantial of the three wooden mixed-use buildings located in the Bow Street / Somerville Avenue section of Union Square. The two other buildings were designed by architect Aaron Gould: *The Richmond Block* (33-37 Bow Street, 1892) and the *Drouet Block* (58-68 Bow Street, 1898). The possibility remains that Gould was also the architect of 380 Somerville Avenue. Particularly noteworthy is the way the oriels are used to relieve the rigid geometry of the buildings' rectangular structural components: a two-story oriel addresses the Carlton Street/ Somerville Avenue corner. The western half of the main facade and the center of the Carlton Street facade feature polygonal and bowed oriels, respectively. Also noteworthy are the oriels of the main and Carlton Street facades that culminate in free-standing, gable-like components-- triangular in shape and purely ornamental. Additionally the storefronts have never been modernized and are of particular interest because they retain original display window surrounds.**

The three-story, Queen Anne commercial/ residential building at 380 Somerville Avenue is an L-shaped commercial/ residential block containing two stores on the ground floor with four residential units included in the upper stories.

## 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.*

**380 Somerville Avenue was built c. 1892-1893 for William F. Bennett, a plumber whose work place was located in a part of the property originally numbered 7 Carlton Street. Over time, this commercial/ residential block provided space for Bennett's business, as well as housing for widows, traveling salesmen, carpenters, shoemakers and others.**

This building's lot was carved from the old Hawkins estate, a large tract that extended southward from Somerville Avenue to the Fitchburg Railroad tracks. This tract extended westward from Hawkins Street to a point opposite Quincy Street. Situated at the center of a large rectangular tract, the Hawkins House, with its two contiguous stables, had a deep set back from Somerville Avenue. The eastern section of this tract was traversed by a brook that was a tributary of the Miller's River, located further to the east--before it succumbed to landfill.

In June, 1891 William F. Bennett of Somerville paid George and Alice E. Lake of Malden, \$2600 for the lot at 380 Somerville Avenue. The Lakes, in turn, had purchased the lot one month earlier in May of 1891 from Nathaniel Hawkins. This lot is numbered 8 on a plan of March 15, 1893, suggesting that Bennett waited two years to build his mixed-use block. The block is shown on the 1895 Somerville Atlas with a large stable behind the building. Somerville City directory list and locate William F. Bennett's plumbing business in the segment of the building numbered 7 Carlton Street. During the early 1890s, Bennett's plumbing concern is listed at 71 Union Square.

## BIBLIOGRAPHY and/or REFERENCES

*see continuation sheet*

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

Walling, H. F., **Map of Charlestown, Somerville and Cambr.**, 1857.

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

Middlesex County Deeds, Vol. 2046, page 582, 6/ 6/ 1891.

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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, BostonTown:  
SomervilleProperty Address:  
**380 Somerville Avenue**Area:  
Prospect Hill**Form No:**  
SMV.1240

Indicate each item on inventory form, continued below.

**Architectural Description**

The building rises three stories from a low brick basement to a flat roof. The main facade measures four-bays in length, exclusive of the three-bay, corner oriel, while the east facade extends five bays along Carlton Street. The west wall of the main block measures three-bays in length, while its ell is pierced by four windows.

Entrances to the building's stores are located at the western end of the main facade, as well as at the more prominent corner bordering Somerville Avenue and Carlton Street. The storefronts' surrounds consist of horizontal and vertical panels. Between the storefronts' display windows the recessed entrance to the upper stories is marked by an ornamental curved brace. Above the storefronts is a continuous, flared and encircling apron. The first story of the Carlton Street facade is covered with wood shingles and devoid of fenestration.

The main facade's second story features three central standard size windows flanked by a polygonal oriel to the right and the bowed bay to left. The polygonal bay culminates in an ornamental, gable-like component whose facade is sheathed with saw tooth and rectangular wood shingles. This over-sized ornamental component is repeated above the Carlton Street's facade's center, bowed oriel. In general, the windows of the second story, including three windows at the west elevation, exhibit formal entrance enframements with original wooden surrounds and a cornice-headed lintel ornamented by low relief swags. Lacking swag - ornamented lintels, the surrounds of the third story windows are less elaborate than those of the second story. The building's facades culminate in a cornice accented by small, paired saw-cut brackets. The brackets and bracing of the building look back to the Italianate style for inspiration, while the swag ornamentation nods to the influence of the Colonial Revival on a building that is otherwise Queen Anne in style.

**Historical Narrative**

During the mid 1890s, Bennett's house was located at 353 Washington Street. Interestingly, Somerville City Directories do not seem to identify the commercial concerns once housed in this building. By the early 1900s, a widow, a waiter and traveling salesman are listed at this address, including Mrs. Michael(Elizabeth) Fitzgerald (widow, listed as the occupant of two units); George W. Hopkins, and James J. Hennessey. By 1910, Mrs. John (Mary E.) Mosher and her son John Moser, collector, are listed at this address along with Nora, James and Martin Dolan, as well as George E. Dodge, clerk.

By 1920, Irish and Italian families resided in 380 Somerville Avenue's four residential units, including: Mary and Salvatore Bianchino, shoe worker, Elsie and Thomas E. Leathan, carpenter, Mrs. Annie Halloran, Sabino Deminico and Evangelist E. Contes. Between 1920 and 1930, the building's demographic composition changed considerably from a mix of Irish and Italian tenants to an exclusively Irish clientele. Listed here at the beginning of the Great Depression were: Mrs. Sidney (Martha I. Fletcher), Mrs. Maurice (Annie T.) Halloran and her son, Edward F. Halloran, tube worker, Sarah and Eivor J. O'Hanlon, lab worker, and Margaret and Daniel a. Sullivan. By 1940, the buildings occupants included: Daniel, Lucy and Patrick J. Dunlea, Mrs. Martha I. Fletcher, and Mary and Michael O'Connell, while one of the units is listed as "vacant."

**INVENTORY FORM CONTINUATION SHEET**Town:  
SomervilleProperty Address:  
**380 Somerville Avenue**MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, BostonArea:  
Prospect Hill**Form No:**  
SMV.1240

Indicate each item on inventory form, continued below.

**Architectural Description**

The building rises three stories from a low brick basement to a flat roof. The main facade measures four-bays in length, exclusive of the three-bay, corner oriel, while the east facade extends five bays along Carlton Street. The west wall of the main block measures three-bays in length, while its ell is pierced by four windows.

Entrances to the building's stores are located at the western end of the main facade, as well as at the more prominent corner bordering Somerville Avenue and Carlton Street. The storefronts' surrounds consist of horizontal and vertical panels. Between the storefronts' display windows the recessed entrance to the upper stories is marked by an ornamental curved brace. Above the storefronts is a continuous, flared and encircling apron. The first story of the Carlton Street facade is covered with wood shingles and devoid of fenestration.

The main facade's second story features three central standard size windows flanked by a polygonal oriel to the right and the bowed bay to left. The polygonal bay culminates in an ornamental, gable-like component whose facade is sheathed with saw tooth and rectangular wood shingles. This over-sized ornamental component is repeated above the Carlton Street's facade's center, bowed oriel. In general, the windows of the second story, including three windows at the west elevation, exhibit formal entrance enframements with original wooden surrounds and a cornice-headed lintel ornamented by low relief swags. Lacking swag - ornamented lintels, the surrounds of the third story windows are less elaborate than those of the second story. The building's facades culminate in a cornice accented by small, paired saw-cut brackets. The brackets and bracing of the building look back to the Italianate style for inspiration, while the swag ornamentation nods to the influence of the Colonial Revival on a building that is otherwise Queen Anne in style.

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By 1920, Irish and Italian families resided in 380 Somerville Avenue's four residential units, including: Mary and Salvatore Bianchino, shoe worker, Elsie and Thomas E. Leathan, carpenter, Mrs. Annie Halloran, Sabino Deminico and Evangelist E. Contes. Between 1920 and 1930, the building's demographic composition changed considerably from a mix of Irish and Italian tenants to an exclusively Irish clientele. Listed here at the beginning of the Great Depression were: Mrs. Sidney (Martha I. Fletcher), Mrs. Maurice (Annie T.) Halloran and her son, Edward F. Halloran, tube worker, Sarah and Eivor J. O'Hanlon, lab worker, and Margaret and Daniel a. Sullivan. By 1940, the buildings occupants included: Daniel, Lucy and Patrick J. Dunlea, Mrs. Martha I. Fletcher, and Mary and Michael O'Connell, while one of the units is listed as "vacant."

**Staple to inventory form at bottom**

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

Community      Property Address  
SOMERVILLE, MA      380 SOMERVILLE AVENUE

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

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

**380 Somerville Avenue is considered individually eligible for listing on the N. R. H. P. as well as part of a potential Union Square N. R. H. P. District.**

**Built in 1892-1893, 380 Somerville Avenue, although sizeable by most standards, is the least substantial of the three wooden mixed-use buildings located in the Bow Street / Somerville Avenue section of Union Square. These buildings include two by architect Aaron Gould: *The Richmond Block* (33-37 Bow Street, 1892) and the *Drouet Block* (58-68 Bow Street, 1898). The possibility remains that Gould was also the architect of 380 Somerville Avenue, which was built for William F. Bennett, a plumber, whose work place was located in a part of the property numbered 7 Carlton Street. Over time, This commercial/ residential block provided space for Bennett's business, as well as housing for widows, traveling salesmen, carpenters, shoemakers and others. 380 Somerville Avenue satisfies criteria A of the N. R. H. P.**

**Substantial, richly ornamented *wooden* Queen Anne commercial/ residential blocks are a rarity in most Massachusetts cities and towns. That the Union Square area has as many as three stellar, unspoiled examples of this building type is indeed, unusual and significant. Particularly noteworthy is the way the oriels are used to relieve the rigid geometry of the buildings rectangular structural components: a two-story oriel addresses the Carlton Street/ Somerville Avenue corner. 380 Somerville Avenue satisfies criteria C. of the N. R. H. P.**

380 Somerville Avenue SMV 1240



City of  
**Somerville**  
Massachusetts



**Assessors Map**

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

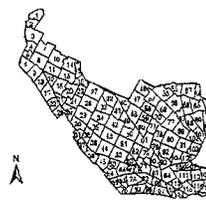
- Lot Dimensions
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



1" = 80'  
February 07, 2002

Source: 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.



**74**

**FORM B - BUILDING**

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

44/ A/ 6	Boston-North	AQ	SMV.1071
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Town Somerville

Place (neighborhood or village) Spring Hill

Address 44 Spring Street

Historic Name Carlton-Proctor House

Use: Present Two-family residence

Original Single-family residence

Date of Construction 1868

Source Middlesex County Deeds

Style/Form Italianate/ L-shaped

Architect/Builder Undetermined

Exterior Material

Foundation Brick

Wall Vinyl

Roof Asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Vinyl siding installed c. late twentieth century. Original front porch enclosed at an undetermined date. The porch's second story conservatory is no longer extant. The hip roof's encircling balustrade is no longer extant.

Condition Good

Moved  yes  no

Acreage 9,003 Square feet

Setting Situated on steep southern slope of Spring Hill.

Key component in linear configuration of mid-nineteenth century houses at 34 to 54 Spring Street bordering the west side of Spring Street.

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.*

**Although drastically altered in terms of form and materials, 44 Spring Street still manages to convey a modicum of its original glory as the picturesque Italianate villa retreat of prominent late nineteenth century Somerville families. Rising from the steep upper slopes of Spring Hill this house is noteworthy for its stepped street elevation and well-proportioned intersecting hip roofs.**

A c.1880 photograph in **Somerville Past and Present** as well as in **Beyond the Neck** (page 110) shows the house in near-original condition when it was sheathed with clapboards rather than the present vinyl siding. Composed of structural components that are oriented to the east and west and north and south, this house is essentially L-shaped in form. Originally, an open porch was nestled into the intersection of the two structural components. Sheltered under the flat-roofed porch's broad segmental arch was a flight of stairs providing access to the front door, as well as the completely open segment of the porch located to the left of the stairs. An enclosed porch with modern louvered glass windows has replaced the original entrance stairs and open porch. The original front door, if in fact it still exists, is hidden from view by the walls and windows of the enclosed porch. The roof of the entrance porch originally supported an open front porch, and is now the site of an open porch with modern metal railings as well as a multi-pane conservatory that may have been the only one of its kind in Somerville during the late 1860s. The conservatory is now part of a two-story 1-bay-by-1-bay structural component that is also covered with vinyl. To the right of the entrance porch are two windows at the first story. A single double window, located at the center of the main facade, has replaced two standard size windows. In general, windows exhibit 1/1 double-hung metal sash. The house's north facade features a one-story polygonal bay at the western end

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.*

**Built in 1868 for silver plater Amos D. Carlton, 44 Spring Street's best known owner/occupant was George O. Proctor, the house's second owner. Proctor was a successful entrepreneur, Civil War veteran, and politician. He was a partner in Proctor Brothers, one of the largest hay and grain dealerships in the Boston area. A veteran of the Civil War, he served with distinction in Massachusetts Company E, Sixth Regiment. Proctor was elected to the Somerville Common Council in 1887 and 1888 and was elected a member of the State Legislature in 1892. While in the legislature, he served on the Committee of street railways (at a time in the early 1890s when electric trolley lines were being thrust out to virtually every corner of the Boston area). So highly regarded was George O. Proctor that his biography and a photograph of 44 Spring Street was included in Edward A. Samuel's **Somerville Past & Present** (1897).**

Middlesex County deeds identify Amos D. Carlton as the original owner. Carlton was a silver plater who worked in downtown Boston. The house was built between April and October of 1868. On April 1, 1868, John H. Potter of Somerville paid Ezra B. Robinson \$1,000 for an 8,085 square foot parcel. Both Potter and Robinson had been long-time speculators in Spring Hill real estate dating back to at least the late 1840s. Robinson purchased 44 Spring Street's lot from a David Nason as early as April, 1852. Ezra B. Robinson was a machinist who was a major player in the development of Spring Hill. During the 1850s to 1870s he was an owner of **38 Spring Street (SMV.1069)** and 47 Spring Street.

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

Bromley, George, **Atlases of the City of Somerville**, 1895;1900.  
 Draper, Martin, **Map of Somerville**, 1852.  
 Walling, H. F., **Map of Charlestown, Somerville & Cambr.**, 1857.  
 Hopkins, G. M., **Map of the City of Somerville**, 1874;1884.  
 Mc Allester, 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 Assessing Department On Line Database.**  
**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 Property Address: 44 Spring Street

Area (s) Spring Hill Form No: SMV.1071

Indicate each item on inventory form, continued below.

### **Architectural Description**

of this elevation. The south elevation, adjacent to the driveway is devoid of projections. The vinyl siding has obscured original frieze and sideboards at the roof's eaves. Still intact, are distinctive dormers, including a dormer with a pair of arched windows at the east roof slope, and square dormers containing single windows at the southern roof slopes of the two primary structural components.

### **Historical Narrative**

Amos D. Carlton purchased the very recently completed 44 Spring Street from Ezra B. Robinson for \$8,000. Carlton is variously listed in Somerville City Directories as a silver plater at 6 Washington Street (early 1870s) and 21 Brattle (mid 1870s). The house passed from Carlton to George O. Proctor in 1880.

George O. Proctor was born in Rockingham Vermont on February 23, 1847. He was a descendant of Proctors who were among the best known families in the Green Mountain State going back as early as the 1790s. His early life was spent on his father's farm. Local public schools as well as a private academy in Chester, Vermont shaped his early education. He seemed destined to earn a living from agricultural pursuits and lumbering until 1874 when he came to Boston. Together with his brother, he formed Proctor Brothers, a hay and grain dealership that benefited from a great location at the corner of Charles and Everett Streets at the eastern end of the Craigie Bridge that linked Boston with East Cambridge. The Proctors' business was profitable and George O. lived for a time with his wife Lillian A. Clark Proctor in Cambridge at Concord Avenue and Garden Street. By the 1890s, the Proctors' had one of the largest hay and grain dealerships in the Boston area. The Proctors lived at 44 Spring Street until the 1920s. By that time the by then elderly George O. and Lillian shared their home with their son Clarence D. Proctor and his wife Annie. Clarence D. Proctor's field was architectural engineering.

By 1930, the Proctor years at number 44 were over and in their stead were Mary A. and John M. Kirk, clerk; Mary and James O'Brien, brass worker and Anton Olsen, chauffeur. At the beginning of World War II, the occupants of this house included the Oliphants: Julia M., her husband John G., a chef, and a son (?) Douglas Oliphant. Also in residence in 1940 were Elizabeth and John J. Smith, shipper.

### **Already listed on the N. R. H. P. as part of the Spring Hill Historic District**



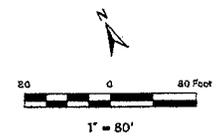
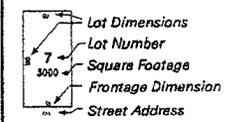
**Staple to inventory form at bottom**

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 Easton Edison Company data, 1993. Parcel data derived 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.



**44**





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

63/ C/ 5,6,7,8

Boston-North

SMV.1244-1247

Town Somerville

Place (neighborhood or village) Prospect Hill/ Union Sq.

Address 22, 24, 26 & 28 Summer Street

Historic Name 22=Huff-Mullholland Ho.; 24=Odiorne-Langly Ho.; 26=Rev. L. V. Price Ho, 28=Fish-Hart Ho.

Use: Present Two-family residences

Original Single-family residences

Date of Construction 22 & 24=c.1870; 24 & 26=c.1885

Source Somerville Maps, Atlases and City Directories

Style/Form Italianate/ L-shaped

Architect/Builder Undetermined

Exterior Material

Foundation 22 to 28 = brick

Wall 22 & 28= wood shingles; 24=asphalt ; 26= vinyl

Roof 22 to 28= Asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) None of the houses' original clapboard fabric remains intact. Modern replacement doors at numbers 22, 24 & 26; Recent replacement porch and front door at number 28. Small porch at east wall of rear ell represents a later addition.

Condition Good

Moved  yes  no

Acreage 4,000 + square feet per lot

Setting Overlooks playing field and community garden.

Recorded by Edward W. Gordon

Organization Som. Historic Preservation Comm.

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

## BUILDING FORM

SMV.1244-  
1247

### ARCHITECTURAL DESCRIPTION



*see continuation sheet*

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

Overlooking a playing field and a community garden, the end gable Italianate houses at 22, 24, 26 and 28 Summer Street are key components within an interesting streetscape encompassing masonry mansard roofed houses to the east and free standing mansard and gable-roofed wooden houses to the west. Although at first glance these houses appear to be identical, in fact, subtle differences in siting, form and design speak to the fact that there was a time lag of ten years or more between the construction of numbers 22 and 24 and that of numbers 26 and 28. 22 and 24 Summer Street were built during the early 1870s, while numbers 26 and 28 were built around 1885. Indeed, much of the architectural interest of this group lies in the fact that, despite a lag in development, not only did all four houses get built, but they have a more or less unified appearance in terms of form and massing. The lack of uniformity in the alignment of the house's end gables (due to number 24's slight setback) lends interest to this quartet.

All of the houses are constructed of wood, possess L-shaped forms, rest on brick basements, stand two-and-one-half-stories tall, and exhibit three-bay end gable facades. All of the houses' main blocks measure three-bays by two-bays and appear to possess side hall interior plans. The most obvious difference in the designs of numbers 22 and 24 vs. 26 and 28 Summer Street are their main facade's first story bays. Standard polygonal bays of a type used during the period of 1850 -1875 are in evidence at numbers 22 and 24, while the square and shed-roofed bays of numbers 26 and 28 speak to a more Stick Style/ Queen Anne design sensibility of the 1870s

### 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.*

At first glance, the Italianate houses at 22, 24, 26 and 28 Summer Street look like they were all built at the same time, but City Atlases reveal that ten years or more separate the pair of c. early 1870s numbered 22 and 24 Summer Street from the c. early 1880s houses numbered 26 and 28 Summer Street. The earliest identifiable occupants living at these houses at the turn of the twentieth century included a harness maker, machinist, paper cutter, carpenter and baker. During the early 1900s, a prominent member of the local clergy, the Reverend Lewis V. Price, pastor of the Union Square Presbyterian Church was in residence at 26 Summer Street.

Numbers 22 and 24 Summer Street appear on the 1874 Somerville Atlas with property owners listed as Dr. E Jackson and C. H. Smith, respectively. Apparently, number 22 was an investment property built for Dr. Eben Jackson who lived and worked at 261 Washington Street in Somerville. Number 24's early owner, C. H. White, is not listed in the early 1870s Somerville City Directories. Numbers 26 and 28 Summer Street were built c.1885. In 1874, number 26 and 28's land was part of the Vinal brothers extensive Prospect Hill/ Union Square real estate holdings. Robert Aldersey Vinal and John Quincy Adams were North Chelmsford (Revere) grain dealers who carved up the south slope of Prospect Hill into one hundred-plus house lots during the period of 1850-1870. The economic down turn in 1873 may have delayed the construction of numbers 26 and 28. By 1884, the Vinal's undeveloped parcel had passed to M. F. Burt who was apparently related to William Burt, owner of a large

### 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**

Town:  
Somerville

Property Address:  
**8,10,12,14,16,18, 20 Summer Street**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Area:  
Prospect Hill

Form No:  
SMV.1244-1247

Indicate each item on inventory form, continued below.

**Architectural Description      Page 3**

and 1880s. **22 Summer Street** retains a high percentage of its original elements. Sheathed with wood it exhibits the original bracketed door hood, as well as paired brackets at its eaves. Generally, windows contain original 2/2 double-hung wood sash. At number 22, a string course visually separates the first story from the second story. **24 Summer Street** is covered with asphalt shingles. Saw cut brackets are still intact at its main facade's polygonal bay as well as at the gable. At **26 Summer Street**, vinyl siding has replaced original siding. Nevertheless, the house retains its window surrounds with their shed-roofed lintels that acknowledge Stick Style influence. Also of interest at **number 26** is the square bay that relates to the open porch as an enclosed continuation. Both porch and bay share a shed roof. At **number 28**, wood shingles have replaced clapboards as the sheathing material of choice. The posts and railings at the front porch are modern "Neo Victorian" replacements. To the left of the entrance is a square bay that is set back a foot or two from the porch. The square structural component that projects and rests upon the porch roof was probably originally a small open porch. Paired brackets ornament the cornice of this projecting component as well as the eaves of the gable roof.

**Historical Narrative**

T-shaped house that faced Vinal Avenue at the back of the present playing field at Summer Street and Vinal Avenue. By the mid 1880s, the owners of **numbers 22 and 24 Summer Street** were William Childs and M. F. Burt, respectively. William H. Childs was a harness maker who lived at 20 Cameron Avenue in West Somerville. No Burts are listed in the 1884 Somerville City Directory. In 1895, these houses were owned by: William Childs, harness maker (**number 22**); the William Odiorne heirs ( **24 Summer Street** ); William A. Cary ( **number 26**); and Mary Hart (**number 28**). Somerville City Directories indicate that by the early 1900s, each house contained two units and their occupants were drawn from the ranks of blue collar workers, local building trades and the clergy. Occupants of these houses in 1903 included: Orrison Huff, machinist, and James Mulholland, paper cutter ( **number 22**); Mrs. Margaret Odiorne, widow of William and George M. Langley, carpenter ( **number 24**); Rev. Lewis V. Price, pastor, Union Square Presbyterian Church ( **number 26**); and Eugene W. Fish, letter carrier and John P. Hart ( **number 28** ). By 1910, new additions to the roster of residents at **22 to 28 Summer Street** included Cyrus Gaudet, teamster and Benjamin Burkett, baker ( **22 Summer Street** ); James J. O'Brien, dentist and ( **number 26** ). By 1920, these houses were occupied by Eva and Carl Smith, auto repairer and Grace and Fitzroy L. Smith, steward at a Boston restaurant ( **number 22**); Clara E. and George Odiorne, coat manufacturer, and long-time resident George M. Langley, carpenter and his wife Ida ( **number 24** ); Mrs. Mary Buckley, widow of John Buckley Jr. ( **number 26**); and Annie and Michel Philbur, fireman ( **number 28**).

**INVENTORY FORM CONTINUATION SHEET**Town  
SomervilleProperty Address:  
**22,24,26 and 28 Summer Street**MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125Area (s)  
Prospect Hill/ Union SquareForm No.  
SMV.1243**Historical Narrative Page 4**

By the 1930s, families drawn from Somerville's emergent Italian community lived at 22 Summer Street, while members of the Langley ( **number 22** ), Odiorne ( **number 24** ) and Buckley ( **number 26** ) families still resided in these houses. In addition, the following residents lived here at the start of the Great Depression: Elizabeth A. and Stanley Abbott, lab worker, Anna and Dominic Di Franco, saw filer, and Menda and Louis Gulina, lab worker ( **number 22** ); Margaret and William Kirk, car repair, and Mrs. Hanah Murphy, widow of Patrick ( **number 28** ).

In 1940, a mix of Italian and Irish families were in residence at **22 to 28 Summer Street**, including: Lenora and Manuel Silveira , Edward F. and Manuel T. Silveira, shippers, and Dominic DeFranco ( **number 22** ); Florence C. and James H. Fitzgibbon, Works Progress Administration employee ( **number 24** ). In addition, **number 24's** second unit was occupied by members of the Collins family including: Melvin E. Sr. (W. P.A. employee); Harriet and Melvin E. Jr., an officer of the American Legion's Post No. 19. By the beginning of World War II, **number 26** was the residence of **Helen E. Dooley**, widow of Thomas Dooley and her daughter Helen M. Dooley, clerk, while **number 28's** occupants included Mrs. Hannah Murphy, Margaret and William Kirk, and Boston and Maine Railroad switchman, William J. Kirk.

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

Community      Property Address  
SOMERVILLE, MA      22,24,26,28 SUMMER STREET  
Area(s)      Form No.  
Prospect Hill/ Union Square

	MV.1244- 1247
--	------------------

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

**22, 24, 26 and 28 Summer Street are eligible for listing on the N. R. H. P. only within the context of a an expanded Bow Street N. R. H. P. district**

**Overtime, the occupants of 22 to 28 Summer Street have been drawn from the ranks of members of the local building trades, Boston offices and local clergymen. These houses provide a physical link with Somerville's early years as an incorporated municipality. These houses meet criteria A of the National Register.**

**Built in stages between the early 1870s and mid-1880s, 22 to 28 Summer Street constitute an interesting collection of Italianate vernacular houses. These houses satisfy criteria C of the N. R. H. P.**

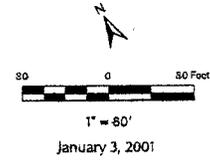
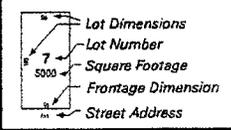


City of  
**Somerville**  
Massachusetts



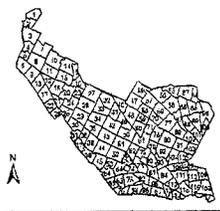
**Assessors Map**

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



Source: Rights-of-way and building footprints developed from Boston Edison Company data, 1952. 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.



**FORM B - BUILDING**

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

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

44/ C/ 1	Boston-North	AQ	SMV.656
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**Town** Somerville

**Place (neighborhood or village)** Spring Hill

**Address** 170 Summer Street

**Historic Name** John Howie House

**Use: Present** Single-family residence

**Original** Single-family residence

**Date of Construction** c.1865 to 1870

**Source** Somerville City Directories and atlases

**Style/Form** Second Empire / L-shaped

**Architect/Builder** Undetermined

**Exterior Material**

**Foundation** Brick

**Wall** Wood shingles

**Roof** Asphalt shingles

**Outbuildings/Secondary Structures** c.1940s concrete block garage is attached to the rear ell's Harvard Street facade.

**Major Alterations (with dates)** Attached garage at Harvard Street elevation added c. 1940s. Chimney at Harvard Street facade near Summer Street added c.mid 20th century.

**Condition** Good

**Moved**  yes  no

**Acreage** 5,380 Square feet

**Setting** Prominently sited on corner lot. Situated at the crest of Spring Hill's south slope. Summer Street facade is at a higher grade than the rear wall. House shaded by mature trees.

Recorded by Edward W. Gordon

Organization: Som. Historic Preservation Comm.

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

## BUILDING FORM

SMV.656

### ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

**Built c. late 1860s, this Italianate house is noteworthy for its well - preserved mansard-roofed form and especially its intact east porch with its numerous original elements. Prominently sited at the northeast corner of Summer and Harvard streets, this house is perched at the southern crest of Spring Hill. Indeed, ground at the front of the house is at an elevation higher than that of the rear of the property.**

This L-shaped Italianate house is composed of a one-bay-by two-bay main block and a two-bay-by-one bay rear ell. The house's two components rise two-stories from a red brick basement to bell cast mansard roofs. Both the edges of the main block and rear ell are accented by narrow corner boards. The narrow, one-bay Summer Street elevation exhibits a one-story bay. The windows of the bay surmount a flared wood shingle-sheathed apron and are surmounted by rectangular panels set off by raised moldings. The bay is enclosed by a bracketed hip roof. Above this bay is a double, fully - enframed window that culminates in a bracketed, cornice-headed lintel. Above the one-story bay is a double window that is fully- enframed and bracketed. Above the double window is the roof's bracketed cornice. A single, flat-roofed dormer is in evidence at the Summer Street roof slope. In general, windows of both the main block and rear ell are fully- enframed and cornice-headed.

The house's east facade features a remarkably intact entrance porch complete with slat work railings and square posts. The porch posts rise to a slat work transom located beneath the eaves of the porch's shed roof. Marking the entrance is a pair of curved arches exhibiting spandrels enlivened by Gothicized gingerbread tracery. A rectangular transom surmounts the front door.

### 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.*

**170 Summer Street, by virtue of its tree-shaded setting, still manages to convey a picture of rural-suburban Spring Hill before the building boom of the 1880s and 1890s resulted in a more densely built up neighborhood. Built c. 1865 to 1870, this house was evidently built for John Howie, "designer." Howie commuted to work in Boston's financial district. In 1871, his office is listed at 55 Franklin Street. By 1877, he worked at Summer Street, corner of Devonshire Street. Interestingly, by 1879, Howie is listed as a designer working in New York City. Howie, did not however sell the property despite his relocation to New York. Henry D. Howie, a salesman who commuted from Somerville to 58 Summer Street, Boston, is listed here as a boarder in 1879. The house remained in the Howie family until the early 1900s.**

By 1903, George Brewer, insurance salesman, lived at 170 Summer Street. He commuted to work at an insurance agency located at 66 Battery March, Boston. Brewer, his wife Mary and son John H. Brewer lived here until at least the early 1920s. By 1930, seven members of the James Ormond family, including five nurses, are listed at this address, including: Mrs. Catherine Ormond, widow of James, Roy J. Ormond, machinist; Elizabeth Ormond, nurse; Helen Ormond, nurse; Margaret Ormond, nurse; Mary E. Ormond nurse and Catherine Ormond, nurse. By 1940, the number of Ormonds living under the same roof had been reduced from seven to three, including the nurses Catherine, Margaret and Mary.

### BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Binford, Henry C., **The First Suburbs: Residential Communities on the Boston Periphery, 1815-1860.** Chicago: The University of Chicago Press, 1985  
Bromley, George, **Atlas of the City of Somerville, 1895;1900.**  
Draper, Martin, **Map of Somerville, 1852;** Walling, H. F., **Map of Charlestown, Somerville and Cambr., 1857.**  
Hopkins, G. M., **Map of the City of Somerville, 1874; 1884.**  
Mc Allester, 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)  
Spring Hill

Property Address:  
**170 Summer Street**

**Form No:**  
SMV.656

Indicate each item on inventory form, continued below.

**Historical Narrative**

By 1940, the number of Ormonds living under the same roof had been reduced from seven to three, including the nurses Catherine, Margaret and Mary. The Ormond sisters were evidently employed at the nearby Central Hospital on Central Street.

**Already listed on the N. R. H. P. as part of the Spring Hill Historic District**



**Staple to inventory form at bottom**

# 170 SUMMER STREET SMV. 656

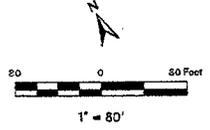
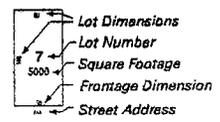


## City of Somerville Massachusetts



### Assessors Map

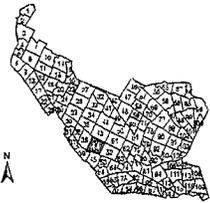
- Parcel Boundary
- Block Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



February 07, 2002

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

NOTE: The data presented 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.



# 44

**FORM B - BUILDING**

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

72/ B/ 44

Boston-North

SMV.1253

Town Somerville

Place (neighborhood or village) Prospect Hill/ Union Sq.

Address 67 Walnut Street

Historic Name Folsom-Duxbury House

Use: Present Single-family residence

Original Single-family residence

Date of Construction c. 1860-1865

Source Middlesex County deeds and 1857 Walling Map

Style/Form Italianate / L-shaped

Architect/Builder Undetermined

Exterior Material

Foundation Brick

Wall Clapboards

Roof Asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Very intact. The front porch was recently extended around the southeast corner of the south ell.

Condition Good

Moved  yes  no

Acreage 4,928 Square feet

Recorded by Edward W. Gordon

Organization Som. Historic Preservation Comm.

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

Setting Part of an expansive, densely built-up streetscape of mansard- and gable- roofed houses located between Highland Avenue and Boston Street. Stands apart from its neighbors by virtue of its vibrant color that calls attention to its form and elements. The quality of its recent restoration is first rate. Also noteworthy are its relatively ample and well-landscaped side and rear yards.



## ARCHITECTURAL DESCRIPTION

*see continuation sheet*

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

**Recently painted a vibrant orange with yellow trim, 67 Walnut Street is a well-preserved example of a c. early-to-mid 1860s Italianate residence. The vivid colors call attention to the house's numerous noteworthy original elements. Particularly noteworthy is its side (south) porch with its intact posts and railings.** Indeed, the recent rehabilitation of this house has been a real gift to its streetscape, calling attention to other historic buildings on the stretch of Walnut Street, between Highland Avenue and Boston streets that might benefit from a transformation similar to that of 67 Walnut Street.

Situated on a lot with a fifty six foot frontage on Walnut Street, this L-shaped house has ample side (south) and rear yards. Clad with clapboards, the house stands with its two-bay end gable facing the street. The house rises two stories from a brick basement to a gable roof with return eaves. Narrow corner boards accent the edges of the house. Side boards are in evidence beneath the eaves of the side wall. Set off by simple vertical and horizontal boards, the front door is located at the south facade of the main block, adjacent to its intersection with the one-bay-by-one-bay, flat-roofed south ell. The front door opens on to the south porch and does not appear to be original to the house's 1860's construction. As previously mentioned, much of the house's interest is dependent on the south porch and its turned elements which include spool-work transoms. The porch has been recently transformed into an encircling verandah, with a new segment visible at the south east corner of the house.

## 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.*

**Built c. 1860-1865, 67 Walnut Street provides physical evidence of Civil War era Somerville when housing starts were extremely limited due to the turbulence and uncertainty of the times.** The house is not indicated on the 1857 Walling Map of Middlesex County. Walnut Street is one of ten very old Colonial era rangeways or country roads that were set out at fairly regular intervals between East and West Somerville. The rangeways facilitated agricultural and dairy products from the farms of the interior to the major east-west traffic arteries of Milk row (Somerville Avenue) and Broadway. Walnut Street was largely devoid of houses until Munroes, Vinals and Hills began to develop the upper south slope of Prospect Hill around 1850.

67 walnut street's early owners of this property included Abraham Folsom of Boston (1865), Lydia R. and Caleb Duxbury (1873), and Edwin Ireland (mid 1870s). A Middlesex County deed dated October 21, 1865 will provide answers to questions concerning the building's date of construction as soon as Volume 956 containing said deed is returned to circulation at the Registry of Deeds in East Cambridge.

The house's third owner, Edwin Ireland, was undoubtedly related to the Ireland family whose roots in Somerville may be traced back to the eighteenth century. Ireland owned 67 Walnut Street by the mid 1870s until he relinquished ownership of it in May, 1882. At that time, Ireland sold 67 Walnut Street to Henry A. Byrnes for \$475 (the low sales price may indicate some kind of familial connection between the two men). Byrnes (occupation

## BIBLIOGRAPHY and/or REFERENCES

*see continuation sheet*

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

Draper, Martin, **Map of Somerville**, 1852; Walling, H. F., **Map of Charlestown, Somerville and Cambridge**, 1857.

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

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

Middlesex County deeds: Vol. 956, p.546, 10/21/1865; Vol. 1256; p. 604, 4/16/1873 & Vol. 1601; p. 65, 5/31/1882.

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 SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Indicate each item on inventory form, continued below.

Town:  
Somerville

Area:  
Prospect Hill/  
Union Square

Property Address:  
**67 Walnut Street**

**Form No:**  
SMV.1253

**Architectural Description**

In general, windows exhibit formal wooden surrounds. The windows of the street elevation are tall and unusually ornate exhibiting bracketed lintels. The remaining windows are standard size, possess cornice-headed lintels and contain 2/2 double-hung wood sash. A standard size window illuminates the attic. Rising from the south roof slope, above the south ell, is a gable-roofed dormer with small double windows. The dormer may represent a late nineteenth century addition.

**Historical Narrative**

unlisted) owned the house until his death around 1900. His widow, Laura A. Byrnes and son Ernest H. Byrnes, inherited the Walnut Street property. Ernest H. Byrnes is variously listed in early 1900s Somerville City Directories as a clerk and as an electrician. By 1920 only Laura A. Byrnes is listed at this address.

By 1930, the Byrnes family no longer owned 67 Walnut Street, and, four other people are listed at this address, including: Mrs. Alexander (Margaret J.) Fraser (Alexander Fraser died August 27, 1929); Joseph Healy machinist, Lawrence E. Sampson, salesman; and May and Arthur C. Walker, radio operator. In 1940 only Mrs. Margaret J. Walker is listed at 67 Walnut Street.

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

Community  
SOMERVILLE, MA

Property Address  
67 WALNUT STREET

Area(s) Form No.  
Prospect Hill

SMV.1253

**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

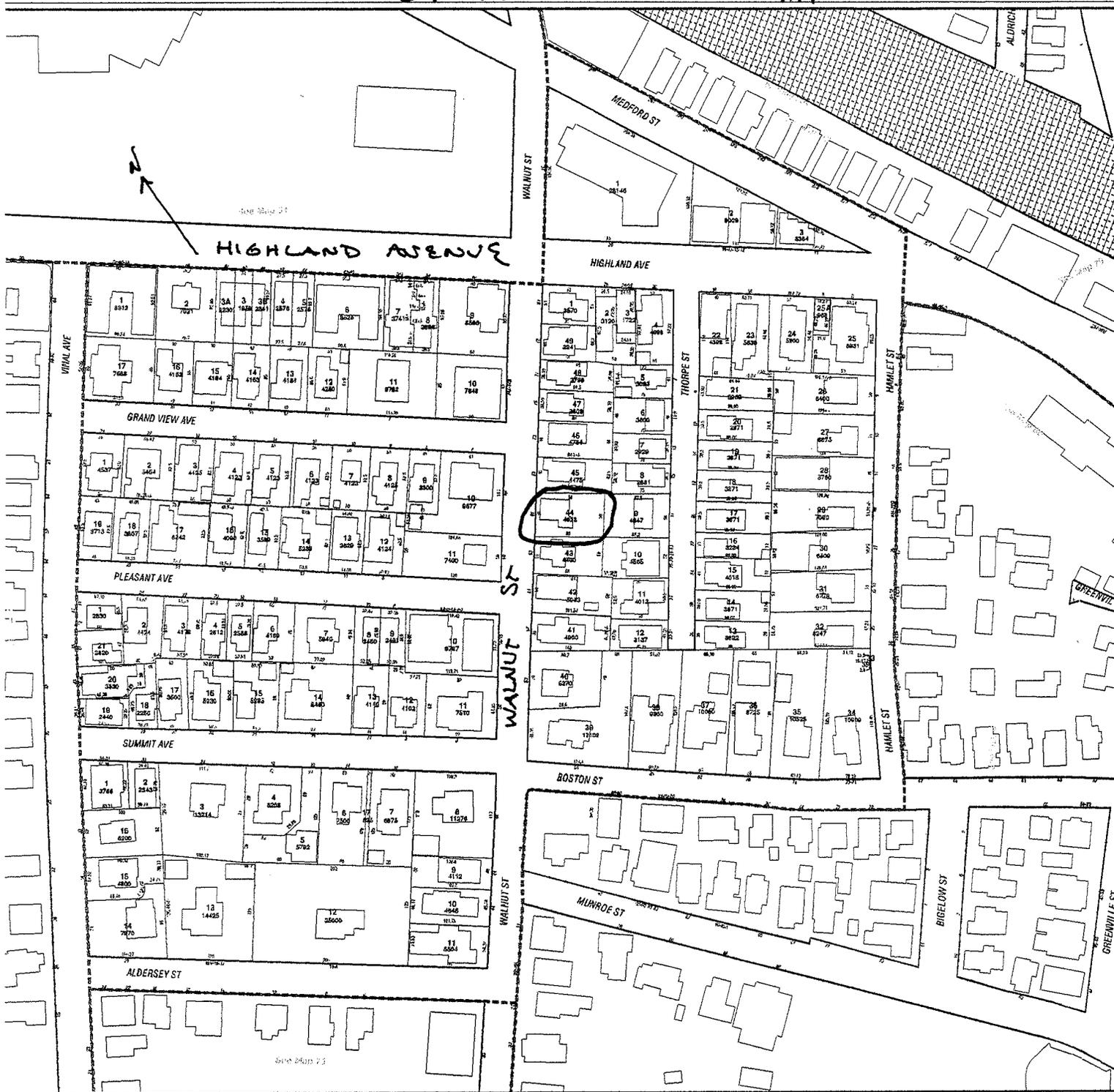
Criteria Considerations:     A     B     C     D     E     F     G

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

**67 Walnut Street is considered eligible on the N. R. H. P. both individually and as a contributing building to a potential historic district.**

**Built c. 1860-1865, this house provides physical evidence of Civil War era Somerville, satisfying criteria A of the N. R. H. P.**

**67 Walnut Street merits listing on the N. R. H. P. as a well-preserved example of a c. early -to-mid 1860s Italianate residence. Particularly noteworthy is its side porch which retains its original turned elements. 67 Walnut Street meets criteria C of the N. R. H. P.**

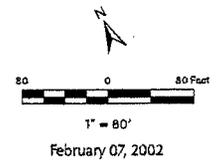
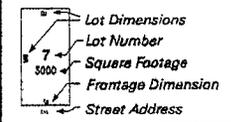


City of  
**Somerville**  
Massachusetts



**Assessors Map**

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



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.



**72**

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

82/ B/ 21	Boston-North		SMV.1254
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Town Somerville

Place (neighborhood or village) Ward II

Address 13 Webster Avenue, 264 WASHINGTON ST.

Historic Name St. Joseph's Roman Catholic Church

Use: Present Church

Original Church

Date of Construction 1871-1874

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

Style/Form Victorian Gothic / Rectangular

Architect/Builder Architect= James Murphy

Exterior Material

Foundation Stone

Wall Red brick and Granite

Roof Asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Steeple removed in 1978.

Original double doors and entrance surrounds replaced during the late twentieth century. Slate roof replaced during the 1990s.

Condition Good

Moved  yes  no

Acreage 21,300 Square feet

Recorded by Edward W. Gordon

Organization Som. Historic Preservation Comm.

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

Setting Major landmark in Union Square by virtue of its substantial, distinctive form and prominent location on a corner lot at a major crossroad.

ARCHITECTURAL DESCRIPTION  *see continuation sheet*

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

**Situated at a intersection, at Washington and Webster Avenue's, St. Joseph's Roman Catholic Church has been an important Union Square landmark since its construction during the early 1870s. Architecturally, it is an interesting example of a Gothic Revival ecclesiastical building. At a time when Roxbury puddingstone was typically the material of choice for Boston churches, this church was constructed of red brick and granite materials. The use of the more traditional red brick rather than the more modern pudding stone apparently represents a cost-saving measure.**

The building is characterized by a three-bay-by-seven bay sanctuary and a square tower that rises from the church's northeast corner. Projecting from the southeast and southwest corners of the sanctuary's rear wall are two-story structural components. The church rises from a full basement that sits below the grade of Webster Avenue. At the first story, the side aisles are enclosed by steeply-pitched roof slopes that rise to a clerestory whose windows illuminate the sanctuary below. The main body of the sanctuary is enclosed by a steeply pitched, asphalt shingle-covered gable roof. The tower originally supported a 60' steeple that was declared structurally unsound and removed in 1978.

The main, Washington Avenue facade is divided into three segments, including the main facades of the tower, the sanctuary's end wall gable, and a cross-surmounted turret. Access to the church is provided by three broad and steep flights of stone stairs that lead to entrances located at the first story of the tower, as well as two at the sanctuary's principal facade. The double doors and immediate surrounds of the entrances are replacements of the

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.*

**Built between 1871 and 1874, St. Joseph's Church was the first Roman Catholic house of worship in Somerville. By the 1860s, Somerville's Catholic population of over 2,000 mostly Irish Catholics could only worship in Charlestown and Cambridge churches. A more accessible house of worship was desperately needed for the many families making long walks to services in neighboring communities. St. Joseph's Roman Catholic Church was built under the leadership of Father Christopher Mc Grath. The church's architect was James Murphy who apparently came to the attention of Father McGrath because of his recently completed St. Mary of the Annunciation at Harvard and Norfolk Streets in Cambridgeport (1866). Murphy was also the architect of St. Gregory's Roman Catholic Church in Lower Mills Dorchester. The construction of St. Joseph's Roman Catholic Church during the early 1870s was a highly visible symbol of a hard-won tolerance for Catholics living in an overwhelmingly Yankee Protestant town.**

St. Joseph's was built three decades after the destruction of the Ursuline Convent by prejudiced, misinformed Protestant farmers in the Mount Benedict section of Somerville, (then part of Charlestown). It's construction was possible only after enough time had passed to heal injured feelings between residents of different faiths. By the late 1860s, most of Somerville's Irish Catholics lived on the courts and streets near the Middlesex Dye and Bleachery Company on Somerville Avenue, opposite Central Street. A small percentage of Catholic families were

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

- Bromley, George, **Atlases of the City of Somerville**, 1895; 1900.  
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 Harris, Cyril M.; **American Architecture, An Illustrated Encyclopedia**, N.Y.: W.W. Norton & Co., 1998.  
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 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.  
 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**

Town:  
Somerville

Property Address:  
**13 Webster Avenue**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Area (s)  
Ward II

**Form No:**  
SMV.1254

Indicate each item on inventory form, continued below.

**Architectural Description Page 3**

1970s.

The corners of the three-storied tower component's corners are accented by granite-capped buttresses. Between the granite block foundation and the first story are three ornamental bands of rock-faced granite. A single lancet window is in evidence at the first story of the Webster Avenue facade. Separating the first and second stories of only the tower's main facade is a granite string course that is carried over from the main facade of the sanctuary. The second story of the tower's facades facing Washington and Webster Avenues has tall pointed arched windows containing stained glass. These windows rise from rock-faced granite sill courses. Indeed, the church has an extensive collection of late nineteenth century, painted figural stained glass that deserves further study. Pairs of tall, louvered and pointed arch windows pierce all four walls of the tower's third story. The tower culminates in a flat roof rather than its original soaring steeple.

The sanctuary's main facade, in addition to exhibiting two of the three main entrances and their attendant granite steps, feature small lancet windows on either side of the front doors. Above the entrances is a granite string course and a large rose stained glass window. Also near the apex of the sanctuary's gable is a trio of small and arched stained glass windows. The gable culminates in a copper cross. To the right of the sanctuary's gable is a narrow, pinnacle-topped turret. A copper cross caps the octagonal pinnacle of the pyramidal roof. Like the tower and the sanctuary the turret is accented with rock-faced granite banding.

Turning to the sidewalls of the sanctuary, six buttresses are interspersed between pairs of pointed arch stained glass windows are in evidence at the basement and first stories. Above the sidewalls' roof slopes are clerestories containing small stained glass trefoil windows. The sanctuary is enclosed by a steeply pitched, asphalt shingle-sheathed gable roof.

**Historical Narrative** about the town in isolated pockets of Prospect and Spring Hills. The organization of St. Joseph's was organized around the time of Somerville's incorporation as a City (1872) and maybe seen as evidence of a fledgling municipality with a more diverse population.

The story of St. Joseph's Roman Catholic Church begins on December 12, 1869, with worship services at Hawkins Hall in the old Masonic Building (demolished) on the West Side of Union Square between Washington Street and Somerville Avenue (across Washington Street from the church). On January 20, 1870, Father Mc Grath purchased the lot at the northwest corner of Washington and Webster Street from the Mayo estate as the future site of the church. As early as 1871, the first worship services were held in the recently completed basement of the church. In 1874, the entire church was completed at a cost of \$60,000. The new church was dedicated on November 14, 1874 with Archbishop Williams presiding at the dedicatory services. The new church's commodious interior could accommodate 1,256 parishioners. Shortly after its completion, the vestibule was painted in dark colors and featured granite fonts containing holy water. The 110' by 66' sanctuary was praised for its "artistic design" and "elegant finishes".

**INVENTORY FORM CONTINUATION SHEET**Town  
SomervilleProperty Address  
**13 Webster Avenue**MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125Area (s)  
Ward IIForm No.  
SMV.1254**Historical Narrative Page 4**

By all accounts the Society of St. Joseph was fortunate to have had Father Christopher McGrath as their leader at the time of the new church's construction. In fact, Father Mc Grath was the church's pastor for sixty-two years (1869 - 1931). He was born in East Boston, January 31, 1843 and attended college at Kingston, Ontario. Ordained as a priest on December 23, 1865, Father McGrath first served at the Church of the Most Holy Redeemer in East Boston. Prior to his appointment to the Society of St. Joseph, Somerville in November, 1869, he served at the Church of the Immaculate Conception in Lawrence, Massachusetts.

During his long tenure Father McGrath's accomplishments at St. Joseph's during his long tenure were numerous, including the construction of a rectory (1870, still-extant on the south west side of the church), a boy's school staffed by the Sisters of Notre Dame de Namur, a convent, a "home for the Brothers" as well as the church itself. Early in Father McGrath's pastorate, a second Roman Catholic religious society, St. Ann's, was organized in 1881. The first worship services for St. Ann's Roman Catholic Church (399 Medford Street) were held at the Foster School on Sycamore Street.

During the pastorate of Monsignor Phalen (1932 - 1965), the firm, debt-free foundation provided by Father Mc Grath was expanded upon with the creation of youth programs and outreach to struggling families during the Great Depression. Monsignor Phalen was born in Charlestown in 1876. He was educated at the Harvard Grammar School on Devens Street in Charlestown, as well as Charlestown High School. He was a graduate of Boston College (Class of 1895) and St. John's Seminary on Lake Street in Brighton. During Monsignor Phalen's pastorate the upper and lower sanctuaries of the church were remodeled.

The 1960s were a time of change and financial struggles for St. Joseph's. During this decade, Monsignor John Connolly succeeded Monsignor Phalen and the Xaverian Brothers moved out of their parish home. The boys' school was forced to close due to lack of funding for the lay teachers. Eventually, the church's finances improved and the boy's school was renovated at a cost of \$200, 000 and adapted for reuse as the new High School for St. Joseph's girls. A new convent was built on Washington Street on the site of the old Brother's House. By 1970, the church's debt had risen to \$900,000. Father Connolly, associated with St. Joseph's since 1947, became head of the church in 1965. He died in 1971 before he could complete the church's financial plan

In 1978, the St. Joseph Religious Society funded the restoration of the building at a cost of \$80,000. At that time, "The interior of the church was painted and storm windows were installed." Unfortunately, this work encompassed the removal of the 60' steeple and its 8' metal cross. The steeple's removal was a major loss for Union Square, as it long served as a "place making" structure that readily identified the Square and also linked the area to its post Civil War history.

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

Community Property Address  
SOMERVILLE, MA 13 WEBSTER AVENUE

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

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

**St. Joseph's Roman Catholic Church is considered eligible for listing on the N. R. H. P. both individually and as a historic property contributing to a potential historic district.**

**Built between 1871 and 1874, St. Joseph's Church was the first Roman Catholic house of worship in Somerville. By the 1860s a more accessible house of worship was desperately needed for the over 2,000 Catholics living in Somerville, mostly Irish Catholic families, who were forced to make long walks to the neighboring communities of Charlestown and Cambridge. St. Joseph's Roman Catholic Church was built under the leadership of Father Christopher McGrath. The church's architect was James Murphy who designed St. Mary of the Annunciation at Harvard and Norfolk Streets in Cambridgeport and St. Gregory's Roman Catholic Church in Lower Mills Dorchester during the 1860s. St. Joseph's is a highly visible symbol of a hard-won tolerance of Catholics living in an overwhelmingly Yankee Protestant town. St. Joseph's satisfies criteria A of the N. R. H. P.**

**Located at 294 Washington Street at the southwest corner of Union Square, St. Joseph's Roman Catholic Church is a major landmark anchoring the southwest corner of Union Square. Although its steeple was removed in 1978, this red brick and granite-trimmed church remains a noteworthy example of the Victorian Gothic mode of ecclesiastical architecture that was popular during the early 1870s. St. Joseph's satisfies criteria C of the N. R. H. P.**

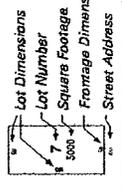
267 WASHINGTON ST / 1's WEBSTER AVENUE ST. Joseph's Roman Catholic Church SMV. 1254

# City of Somerville Massachusetts



## Assessors Map

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

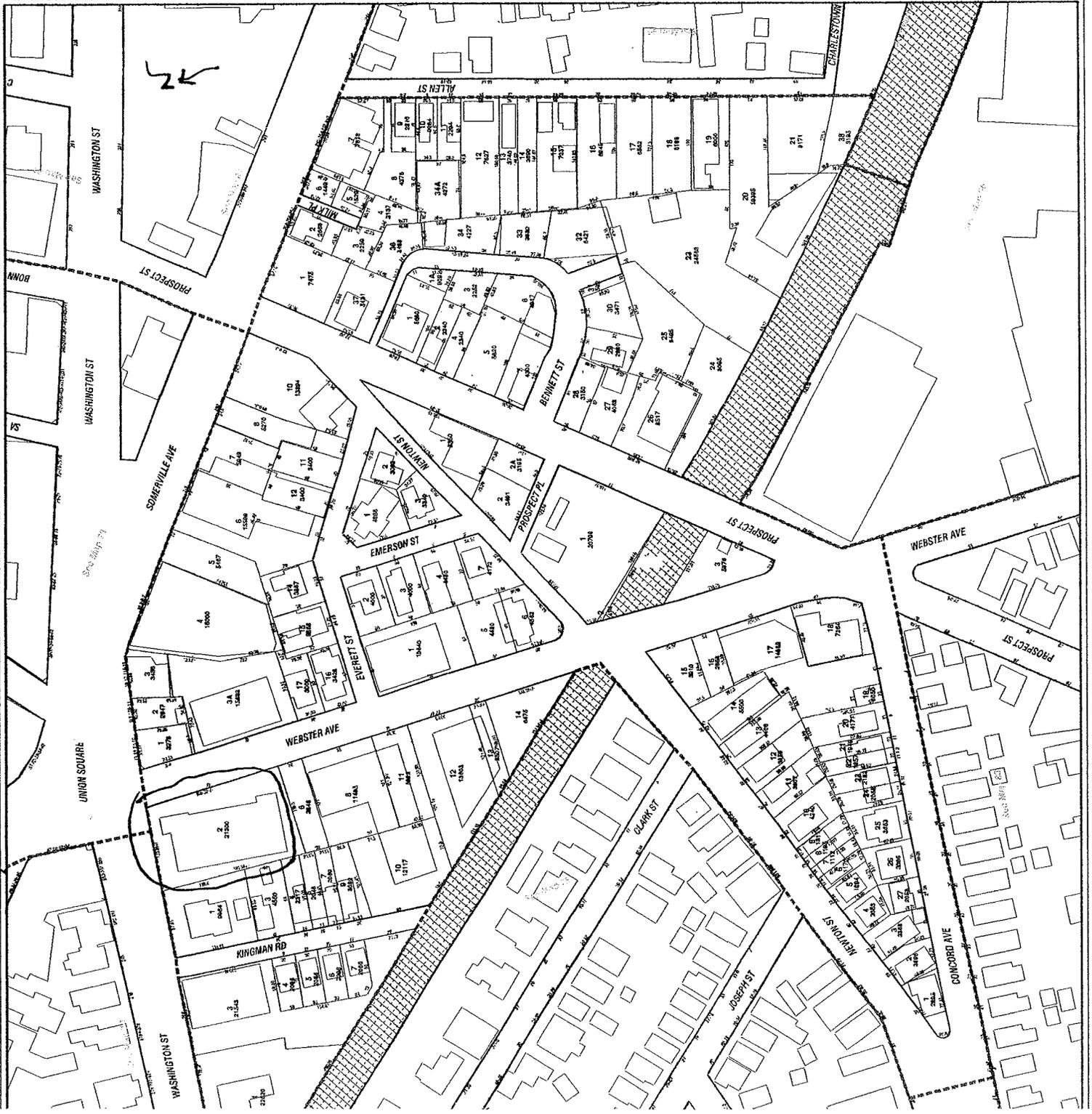


Sources: Right-of-way and building footprints developed from Boston Edison Company data, 1933. Parcel data developed from assessor maps by Camp Dresser & McKee, 1998.

NOTE: The data represented on these maps indicate boundaries and other locations of utility lines. They are NOT utility data and should not be relied on as such.



# 82



**FORM B - BUILDING**

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

74/ A/ 4	Boston-North		SMV.1240
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Town Somerville

Place (neighborhood or village) Prospect Hill/ Union Sq.

Address 380 Somerville Avenue

Historic Name Bennett Block

Use: Present Commercial / residential building

Original Commercial/ residential building

Date of Construction 1892 -1893

Source Middlesex County Deeds and Somerville City Directory

Style/Form Queen Anne/ L-shaped

Architect/Builder Aaron Gould--attributed

Exterior Material

Foundation Brick

Wall Wood shingles and clapboards

Roof Tar and gravel (?)

Outbuildings/Secondary Structures Attached modern concrete block garage on Carlton Street.

Major Alterations (with dates) Very intact

Condition Good

Moved  yes  no

Acreage 4,600 square feet

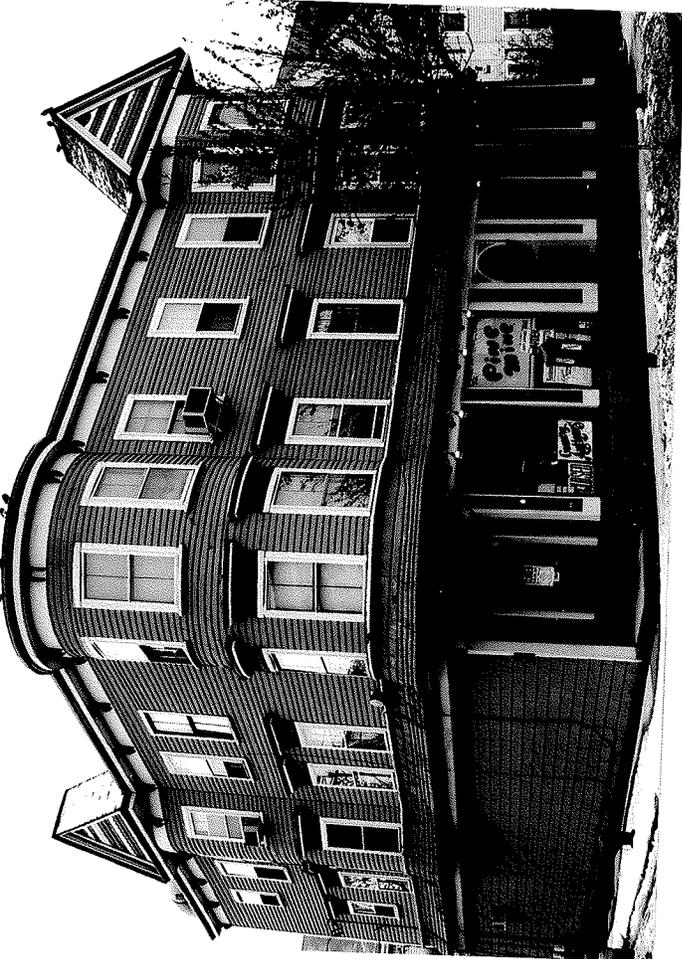
Setting Situated at western edge of Union Square area.

Prominently sited on corner lot across from small, triangular tree-shaded lot.

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.*

**Substantial, richly ornamented wooden Queen Anne commercial/ residential blocks are a rarity in most Massachusetts cities and towns. That the Union Square area has as many as three stellar, unspoiled examples of this building type is indeed unusual and significant. Built in 1892-1893, 380 Somerville Avenue, although sizeable by most standards, is the least substantial of the three wooden mixed-use buildings located in the Bow Street / Somerville Avenue section of Union Square. The two other buildings were designed by architect Aaron Gould: *The Richmond Block* (33-37 Bow Street, 1892) and the *Drouet Block* (58-68 Bow Street, 1898). The possibility remains that Gould was also the architect of 380 Somerville Avenue. Particularly noteworthy is the way the oriels are used to relieve the rigid geometry of the buildings' rectangular structural components: a two-story oriel addresses the Carlton Street/ Somerville Avenue corner. The western half of the main facade and the center of the Carlton Street facade feature polygonal and bowed oriels, respectively. Also noteworthy are the oriels of the main and Carlton Street facades that culminate in free-standing, gable-like components-- triangular in shape and purely ornamental. Additionally the storefronts have never been modernized and are of particular interest because they retain original display window surrounds.**

The three-story, Queen Anne commercial/ residential building at 380 Somerville Avenue is an L-shaped commercial/ residential block containing two stores on the ground floor with four residential units included in the upper stories.

## 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.*

**380 Somerville Avenue was built c. 1892-1893 for William F. Bennett, a plumber whose work place was located in a part of the property originally numbered 7 Carlton Street. Over time, this commercial/ residential block provided space for Bennett's business, as well as housing for widows, traveling salesmen, carpenters, shoemakers and others.**

This building's lot was carved from the old Hawkins estate, a large tract that extended southward from Somerville Avenue to the Fitchburg Railroad tracks. This tract extended westward from Hawkins Street to a point opposite Quincy Street. Situated at the center of a large rectangular tract, the Hawkins House, with its two contiguous stables, had a deep set back from Somerville Avenue. The eastern section of this tract was traversed by a brook that was a tributary of the Miller's River, located further to the east--before it succumbed to landfill.

In June, 1891 William F. Bennett of Somerville paid George and Alice E. Lake of Malden, \$2600 for the lot at 380 Somerville Avenue. The Lakes, in turn, had purchased the lot one month earlier in May of 1891 from Nathaniel Hawkins. This lot is numbered 8 on a plan of March 15, 1893, suggesting that Bennett waited two years to build his mixed-use block. The block is shown on the 1895 Somerville Atlas with a large stable behind the building. Somerville City directory list and locate William F. Bennett's plumbing business in the segment of the building numbered 7 Carlton Street. During the early 1890s, Bennett's plumbing concern is listed at 71 Union Square.

## BIBLIOGRAPHY and/or REFERENCES

*see continuation sheet*

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

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

Walling, H. F., **Map of Charlestown, Somerville and Cambr.**, 1857.

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

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

Middlesex County Deeds, Vol. 2046, page 582, 6/ 6/ 1891.

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, BostonTown:  
SomervilleProperty Address:  
**380 Somerville Avenue**Area:  
Prospect Hill**Form No:**  
SMV.1240

Indicate each item on inventory form, continued below.

**Architectural Description**

The building rises three stories from a low brick basement to a flat roof. The main facade measures four-bays in length, exclusive of the three-bay, corner oriel, while the east facade extends five bays along Carlton Street. The west wall of the main block measures three-bays in length, while its ell is pierced by four windows.

Entrances to the building's stores are located at the western end of the main facade, as well as at the more prominent corner bordering Somerville Avenue and Carlton Street. The storefronts' surrounds consist of horizontal and vertical panels. Between the storefronts' display windows the recessed entrance to the upper stories is marked by an ornamental curved brace. Above the storefronts is a continuous, flared and encircling apron. The first story of the Carlton Street facade is covered with wood shingles and devoid of fenestration.

The main facade's second story features three central standard size windows flanked by a polygonal oriel to the right and the bowed bay to left. The polygonal bay culminates in an ornamental, gable-like component whose facade is sheathed with saw tooth and rectangular wood shingles. This over-sized ornamental component is repeated above the Carlton Street's facade's center, bowed oriel. In general, the windows of the second story, including three windows at the west elevation, exhibit formal entrance enframements with original wooden surrounds and a cornice-headed lintel ornamented by low relief swags. Lacking swag - ornamented lintels, the surrounds of the third story windows are less elaborate than those of the second story. The building's facades culminate in a cornice accented by small, paired saw-cut brackets. The brackets and bracing of the building look back to the Italianate style for inspiration, while the swag ornamentation nods to the influence of the Colonial Revival on a building that is otherwise Queen Anne in style.

**Historical Narrative**

During the mid 1890s, Bennett's house was located at 353 Washington Street. Interestingly, Somerville City Directories do not seem to identify the commercial concerns once housed in this building. By the early 1900s, a widow, a waiter and traveling salesman are listed at this address, including Mrs. Michael(Elizabeth) Fitzgerald (widow, listed as the occupant of two units); George W. Hopkins, and James J. Hennessey. By 1910, Mrs. John (Mary E.) Mosher and her son John Moser, collector, are listed at this address along with Nora, James and Martin Dolan, as well as George E. Dodge, clerk.

By 1920, Irish and Italian families resided in 380 Somerville Avenue's four residential units, including: Mary and Salvatore Bianchino, shoe worker, Elsie and Thomas E. Leathan, carpenter, Mrs. Annie Halloran, Sabino Deminico and Evangelist E. Contes. Between 1920 and 1930, the building's demographic composition changed considerably from a mix of Irish and Italian tenants to an exclusively Irish clientele. Listed here at the beginning of the Great Depression were: Mrs. Sidney (Martha I. Fletcher), Mrs. Maurice (Annie T.) Halloran and her son, Edward F. Halloran, tube worker, Sarah and Eivor J. O'Hanlon, lab worker, and Margaret and Daniel a. Sullivan. By 1940, the buildings occupants included: Daniel, Lucy and Patrick J. Dunlea, Mrs. Martha I. Fletcher, and Mary and Michael O'Connell, while one of the units is listed as "vacant."

**Staple to inventory form at bottom**

**INVENTORY FORM CONTINUATION SHEET**Town:  
SomervilleProperty Address:  
**380 Somerville Avenue**MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, BostonArea:  
Prospect Hill**Form No:**  
SMV.1240

Indicate each item on inventory form, continued below.

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**Staple to inventory form at bottom**

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

Community Property Address  
SOMERVILLE, MA 380 SOMERVILLE AVENUE

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

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

**380 Somerville Avenue is considered individually eligible for listing on the N. R. H. P. as well as part of a potential Union Square N. R. H. P. District.**

**Built in 1892-1893, 380 Somerville Avenue, although sizeable by most standards, is the least substantial of the three wooden mixed-use buildings located in the Bow Street / Somerville Avenue section of Union Square. These buildings include two by architect Aaron Gould: *The Richmond Block* (33-37 Bow Street, 1892) and the *Drouet Block* (58-68 Bow Street, 1898). The possibility remains that Gould was also the architect of 380 Somerville Avenue, which was built for William F. Bennett, a plumber, whose work place was located in a part of the property numbered 7 Carlton Street. Over time, This commercial/ residential block provided space for Bennett's business, as well as housing for widows, traveling salesmen, carpenters, shoemakers and others. 380 Somerville Avenue satisfies criteria A of the N. R. H. P.**

**Substantial, richly ornamented *wooden* Queen Anne commercial/ residential blocks are a rarity in most Massachusetts cities and towns. That the Union Square area has as many as three stellar, unspoiled examples of this building type is indeed, unusual and significant. Particularly noteworthy is the way the oriels are used to relieve the rigid geometry of the buildings rectangular structural components: a two-story oriel addresses the Carlton Street/ Somerville Avenue corner. 380 Somerville Avenue satisfies criteria C. of the N. R. H. P.**

380 Somerville Avenue SMV 1240

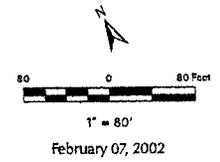
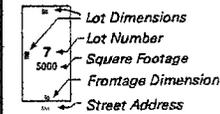


City of  
**Somerville**  
 Massachusetts



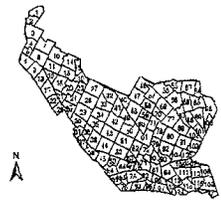
**Assessors Map**

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



Source: 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.



**74**

# ATTACHMENT III

**Group C**  
**Growth During Post Civil War Prosperity (1865-1873)**

<b>Groups</b>	<b>Historic District</b>	<b>Address</b>	<b>Owner</b>	<b>Mailing Address Different (Y or N)</b>	<b>First Letter Sent</b>	<b>Response to First Letter</b>	<b>Second Letter Sent</b>	<b>Response to Second Letter</b>	<b>Third Contact</b>	<b>Response to Third Contact</b>	<b>Understands (Y or N)</b>	<b>Failed to Respond</b>	<b>Notes</b>
1	Central/ Atherton/ Spring/ Summer (CASS) LHD	7 Central Street	Hellenic Association of Somerville	Y	06/06/09	X							Not in favor of designation as of 1-22-08 BOA mtg.
2	Hinckley/-Magoun LHD	37 Fiske Avenue	Joanna & William Kettlewell	N	06/06/09	X							Ltr received 6/18/09; does not want property designated; has spoken w/ Ald O'Donovan.
3	CASS LHD	10 Harvard Place	Leah & Russell R Arredondo Jr	N	06/06/09	X					Y		Meeting with owner at house 6/18/09, and revised survey with new information provided.
4	Hinckley/-Magoun LHD	10 Lowell Terrace	James F & Alice Fratus for Life James F Fratus Jr	N	06/06/09	X					Y		For sale sign 2/1/10. RE broker provided historic info.
5	CASS LHD	44 Spring Street	Charles H & Rita Agnes Houghton	N	06/06/09	X					Y		Parents deceased; sisters now own & reside there. Card returned for more info. Left phone message 9-10/09, then spoke with another sister 12/5/09 & said would call back if need more info.
6	Union Square LHD	22 Summer Street	Laura J Mackil	N	06/06/09	X					Y		Interested.
7	Union Square LHD	24 Summer Street	Michael J Mazzio	N	06/06/09	X					Y		Very enthusiastic.
8	Prospect Hill LHD	67 Walnut Street	Bryan Simmons Ralph Veters	N	06/06/09	X					Y		Interested.
9	Single Bldg	13 Webster Avenue	Roman Catholic Archbishop Rev Henry J Jennings	N	06/06/09	X					Y		Parishioner sent email 3-24-08 seeking designation.

**Group C  
Growth During Post Civil War Prosperity (1865-1873)**

<b>Groups</b>	<b>Historic District</b>	<b>Address</b>	<b>Owner</b>	<b>Mailing Address Different (Y or N)</b>	<b>First Letter Sent</b>	<b>Response to First Letter</b>	<b>Second Letter Sent</b>	<b>Response to Second Letter</b>	<b>Third Contact</b>	<b>Response to Third Contact</b>	<b>Understands (Y or N)</b>	<b>Failed to Respond</b>	<b>Notes</b>
10	Hinckley/-Magoun LHD	25 Fiske Avenue	Marlene & Pasquale Agresti				07/18/09	X			Y		Card notes "We continue to choose not to have our property included."
11	Orchard Area LHD	23-25 Day Street	Daniel T Fitzgerald Jr Julie A Fitzgerald	Y	06/06/09		07/18/09	X			Y		Telephone conversation 6/22/09 Interested in designation during 2006-07 public process.
12	Hinckley/-Magoun LHD	23 Fiske Avenue	Eugene & Jacqueline Phillion	N	06/06/09		07/18/09	X			Y		Card notes "Do not want property designated" 8/10/09
13	CASS LHD	15 Central Street	Aleksi Steven for Life Aleksi Ducomb Alike et al Trust	Y	06/06/09		07/18/09		1/28/20		Y		No card received, but on phone answered questions 2-4-10 from 1 of trustees, all of whom live out of town
14	Hinckley/-Magoun LHD	12 Hinckley Street	Jerome Albano	N	06/06/09		07/18/09		1/28/10		Y		Personal visit 1/28/10. Came to office with questions 3/16/10. Answered all and promised to return card, but not received.
15	CASS LHD	14 Harvard Place	Mary A Breen	N	06/06/09		07/18/09		1/28/10		Y.		Mis-delivered 3 <sup>rd</sup> AC to neighbor. Remedied 3/5 & left message on owner's phone. Attended several SHPC mtgs. for another case.
16	Hinckley/-Magoun LHD	8 Hinckley Street	Olga C DeFreitas	N	06/06/09		07/18/09		1/28/10			X	Personal visit 1/28/10
17	Hinckley/-Magoun LHD	23 Hinckley Street	Camille Moretti	N	06/06/09		07/18/09		1/28/10			X	Personal visit 1/28/10; gave AC #3 to cousin.
18	East Somerville LHD	12-14 Lincoln Avenue	Vivian Chu JSC Chu LLC	Y	06/06/09		07/18/09		Mailed 10-23-09			X	Mailed AC #3 10-23/10 as lives out of town.

**Group C**  
**Growth During Post Civil War Prosperity (1865-1873)**

<b>Groups</b>	<b>Historic District</b>	<b>Address</b>	<b>Owner</b>	<b>Mailing Address Different (Y or N)</b>	<b>First Letter Sent</b>	<b>Response to First Letter</b>	<b>Second Letter Sent</b>	<b>Response to Second Letter</b>	<b>Third Contact</b>	<b>Response to Third Contact</b>	<b>Understands (Y or N)</b>	<b>Failed to Respond</b>	<b>Notes</b>
19	East Somerville LHD	20 Lincoln Avenue	Agustin & Martha Rodriguez	N	06/06/09		07/18/09		1/28/10			X	Personal visit 1/28/10 and gave AC #3 to 1 <sup>st</sup> floor tenants.
20	East Somerville LHD	84 Perkins Street	Matusiene O. DaSilva	N	06/06/09		07/18/09		1/21/10			X	Gave AC #3 to 1 <sup>st</sup> floor tenant.
21	CASS LHD	170 Summer Street	Elizabeth Ormond Ann Philbrick	N	06/06/09		07/18/09		1/28/10			X	Personal visit 1/28/10.
22	Union Square LHD	380 Somerville Avenue	William James Herbert & Jean L.. Shultz Herbert	Y							Y		Several meetings at HPC. Aware of high level of property significance and LHD requirements. Not in favor of designation.

# ATTACHMENT IV

# CITY OF SOMERVILLE

## ORDINANCE NO. 2010 - \_\_\_\_\_ IN THE BOARD OF ALDERMEN: \_\_\_\_\_, 2010

### MAP AMENDMENTS PURSUANT TO THE HISTORIC DISTRICT ORDINANCE (ORDINANCE 2003-01) TO CREATE FIVE NEW LOCAL HISTORIC DISTRICTS (LHD) (EAST SOMERVILLE, HINCKLEY-MAGOUN, ORCHARD STREET, PROSPECT HILL, AND UNION SQUARE) AND ADD 17 PROPERTIES TO THOSE DISTRICTS, AND TO ADD FIVE PROPERTIES TO THE CENTRAL-ATHERTON-SPRING-SUMMER (CASS) LOCAL HISTORIC DISTRICT

WHEREAS, it is the intent of the Historic District Ordinance to protect, enhance and preserve the City's cultural and historical resources; and,

WHEREAS, historic districts safeguard these resources and offer protection to the community's unique character through preservation of its representative built environment; and,

WHEREAS, historic districts create strong economic benefits for the community, through an increase in property values, neighborhood stability, quality property reinvestment, and tourist appeal; and,

WHEREAS, historic districts integrate the City's goals for Smart Growth and a sustainable green economy, by promoting reinvestment in the existing building stock, reducing material waste, and capitalizing on our rich architectural heritage; and,

WHEREAS, a broad survey was completed over a two year period through State and Federal grants to identify the most significant unprotected historic properties in the City; and,

WHEREAS, extensive outreach has been undertaken and documented to owners of properties proposed for designation,

NOW THEREFORE, be it hereby ordained by the Board of Aldermen, in session assembled, that the below listed properties are approved as Map Amendments to the Historic District Ordinance, Sections 7-26 of Chapter 7, Article II, of the Code of Ordinances of the City of Somerville in accordance with Massachusetts General Laws Chapter 40C.

<u>Local Historic District (LHD) Name</u>	<u>Property Address</u>	<u>Map-Block-Lot</u>
<u>Historic Name</u>		
<b>East Somerville LHD</b>		
Dole House	84 Perkins Street	103-E-1
Wild Row House	12-14 Lincoln Avenue	103-H-7
Lattermoor House	20 Lincoln Avenue	103-H-6

**Hinckley-Magoun LHD**

Hennesy House	23 Fiske Avenue	32-C-17
Knox-Mahoney House	25 Fiske Avenue	32-C-18
Farnham House	37 Fiske Avenue	32-C-19
Hobbs House	8 Hinckley Street	32-C-22
Peters-Ring House	12 Hinckley Street	32-C-21
Chute-Conian House	23 Hinckley Street	32-L-10
Dugan House	10 Lowell Terrace	32-D-17

**Orchard Street LHD**

Richard Collins House	23-25 Day Street	22-B-12
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**Prospect Hill LHD**

Folsom-Duxbury House	67 Walnut Street	72-B-44
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**Union Square LHD**

Huff-Mulholland House	22 Summer Street	63-C-8
Odiorne-Langley House	24 Summer Street	63-C-7
St. Joseph's Roman Catholic Church	13 Webster Avenue	82-B-2
John Howie House	170 Summer Street	44-C-1
Bennett Block	380 Somerville Avenue	74-A-4

**Central-Atherton-Spring-Summer  
(CASS) LHD Expansion**

Jonathan Stone House	7 Central Street	52-H-40
Nathaniel T. Stone House	15 Central Street	52-H-43
A. Johnson & E. Purdy House	10 Harvard Place	44-B-16
A. Johnson & E. Purdy House	14 Harvard Place	44-B-15
Carlton-Proctor House	44 Spring Street	44-A-6

Approved by the Board of Aldermen;

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President