



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	57 Broadway
Case:	HPC 2017.004
Applicant Name:	Vincent Lee for Centrie Realty, LLC
Date of Application:	February 1, 2017
Recommendation:	Significant
Hearing Date:	February 21, 2017

I. Historical Association

Historical Context:

Only one portion of Mt. Benedict's original elevation survives, at the eastern edge. Austin, Benedict, and Union Streets are a fragment of the residential corner now bisected by 1-93. Several Italianate and Second Empire Style houses give an indication of the original character of this area. The Austin area was platted in the 1850s by heirs of Sarah Stearnes, who lived in a pre-Revolutionary War house at the foot of Mt. Benedict (since replaced by Broadway Brake).

57 Broadway is one of two mirror image Italianates currently sided in contrasting materials was owned by Gilbert Tufts, who owned a tannery in Charlestown. The building is located on property surveyed by William A. Garbett dated 1867. Other than Gilbert Tufts inclusion at this address in the 1873 City Directory, he is listed as living on Broadway at the corner of Mount Vernon Street. The next known owner (1895-1900) was J. H. Cotton, a lawyer who was involved in the American Tube Works and numerous other businesses in Somerville, Boston and Charlestown. During the 1930s and 1940s, the house was owned by Catherine Dainley or Dawley, a tailor. At least one of the tenants had certain fame for his achievements. Louis H. Mudgett (1860-1924), who lived at #57 in 1885 at the beginning of his 40-year career, became well known as the manager of the Music Hall, Boston Opera and the Boston Symphony Hall. See attached spreadsheet of owners and tenants through 1940.

Architectural Description:

57 Broadway is an L-shaped 2 ½ story Italianate cottage with a bay on the first floor facing Broadway and a simple side porch on the inside of the L facing Benedict Avenue. The building is one bay wide by three



bays deep. Fenestration is simple 1/1 sash. The siding is aluminum. The roof has deep eave returns which have partially enclosed to keep out pigeons. The brackets have been removed although their outline remains. There are two chimneys, one for the parlors and bedrooms in the main portion and one for the kitchen and the bedroom above.

Summary:

57 Broadway is an L-shaped 2 ½ story Italianate cottage associated with the Tufts family, J. H. Cotton, Louis H. Mudgett and numerous workers. It is set within a neighborhood well established before 1874 on the remaining portion of Mount Benedict or Ploughed Hill. See maps below.

Findings on Historical Association

*For a Determination of Significance, the subject building must be found either (a) **importantly associated with people, events or history** or (b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B). Findings for (b) are at the end of the next section.*

(a) In accordance with the historic information obtained from *Findings on Historical Association*, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as *Somerville Past and Present*, Staff find 57 Broadway to be importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.

The subject building is found importantly associated with one or more historic persons the broad architectural, cultural, economic and social history of the City due to associations with the Tufts family, J.H. Cotton as a prominent landowner, and Louis H. Mudgett, manager of several musical institutions, and with the broad architectural, cultural, political, economic or social history of the City.

II. Historical and Architectural Significance

The findings for historical and/or architectural significance of a historic property address the period, style, method of building construction and association with a reputed architect or builder of the subject property, either by itself or in the context of a group of buildings or structures (Ordinance 2003-05, Section 2.17.B).

The period of significance **for 57 Broadway** begins circa 1870 with the platting of the area by William A Garbett on the southeastern edge of Mount Benedict in 1867 and continuing to the present day as workers housing

Integrity

The National Park Service identifies historic integrity as the ability of a property to convey significance. A property should possess sufficient integrity to convey, represent or contain the values and qualities for which it is judged significant; therefore, the following is an identification and evaluation of these qualities and alterations as they affect the ability of the subject property to convey significance.

- a. **Location:** The building has not been moved. The neighborhood is a mix of Italianate and Mansard style homes constructed on Mount Benedict before 1874 between the north side of Broadway and the saltmarsh along the Mystic River. Much of Mount Benedict has been removed. The neighborhood is now contained by I-93 to the north while much of the hill has been removed to make bricks and fill in the various saltmarshes to make land.
- b. **Design:** The house is a simple 2 ½ story L-shaped Italianate, a style popular from the late 1840s well in to the 1880s in Somerville.

- c. Materials: The building is a wood frame structure with aluminum siding and replacement windows. The chimneys and foundation above grade are brick.
- d. Alterations: The house was sided with asbestos shingles in 1953 and then resided with aluminum in 1965.

Evaluation of Integrity: Despite the alterations to the building, the retention of form and location give a very good sense of this type of working-class housing in the 19th century.

Does the subject parcel represent a distinguishable entity whose components may lack individual distinction?

This house is one of a small collection of working class houses on the north side of Broadway on the remains of Mount Benedict all constructed before 1874. 59 Broadway shares the same form and construction although its brick veneer gives the building more solidity.

Does the subject parcel represent an established and familiar visual feature of the neighborhood, community or region due to its singular physical characteristics or landscape?

Its location in the center of the neighborhood is key to the perception of the district. Any alteration of massing and form will distort the proportions of the remaining buildings on the street.

Findings for Historical and Architectural Significance

*For a Determination of Significance, the subject building must be found either (a) importantly associated with people, events or history or (b) **historically or architecturally significant** (Ordinance 2003-05, Section 2.17.B). Findings for (a) can be found at the end of the previous section.*

(b) In accordance with the *Finding on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, which assess the ability of the **property** to convey significance, Staff find 57 Broadway historically or architecturally significant.

The subject building is found historically and architecturally significant due to its period, style, method of building construction, and in the context of a group of buildings or structures, as well as integrity, which assess the ability of the property to convey significance, Staff find 57 Broadway historically or architecturally significant. This house is one of a small collection of working class houses on the north side of Broadway on the remains of Mount Benedict all constructed before 1874. 59 Broadway shares the same form and construction although its brick veneer gives the building more solidity. The building is in a key location. It is integral to the pre-1874 neighborhood and despite alterations is readily identifiable as an Italianate home.

III. Recommendation

Recommendations are based upon an analysis by Historic Preservation Staff of the permit application and the required findings for the Demolition Review Ordinance, which requires archival and historical research, and an assessment of historical and architectural significance, conducted prior to the public meeting for a Determination of Significance. This report may be revised or updated with a new recommendation and/or findings based upon additional information provided to Staff or through further research.

For a Determination of Significance, the structure must be either (A) listed on the National Register or (B) at least 50 years old.

(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.

OR

(B) The structure, circa 1874, is at least 50 years old.

AND

For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.

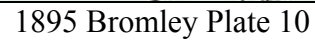
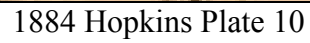
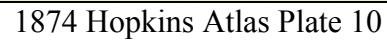
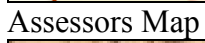
(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission find 57 Broadway importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.**

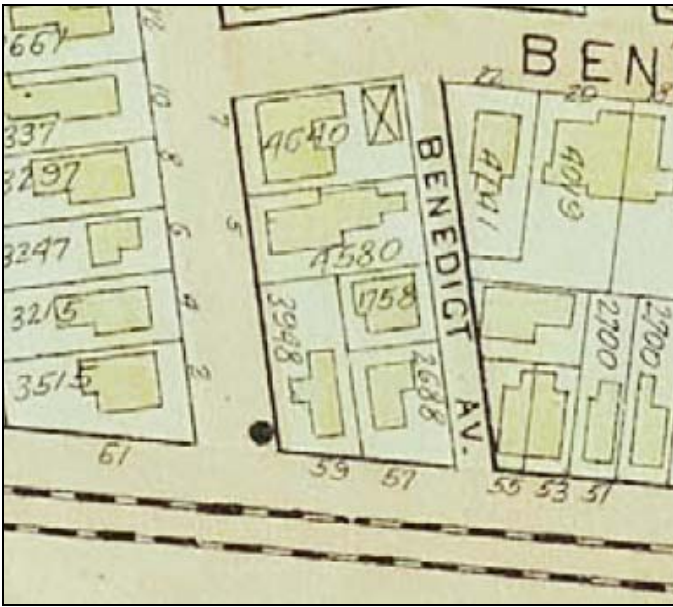
The subject building is found importantly associated with one or more historic persons the broad architectural, cultural, economic and social history of the City due to associations with the Tufts family, J.H. Cotton as a prominent landowner, and Louis H. Mudgett, manager of several musical institutions, and with the broad architectural, cultural, political, economic or social history of the City.

OR

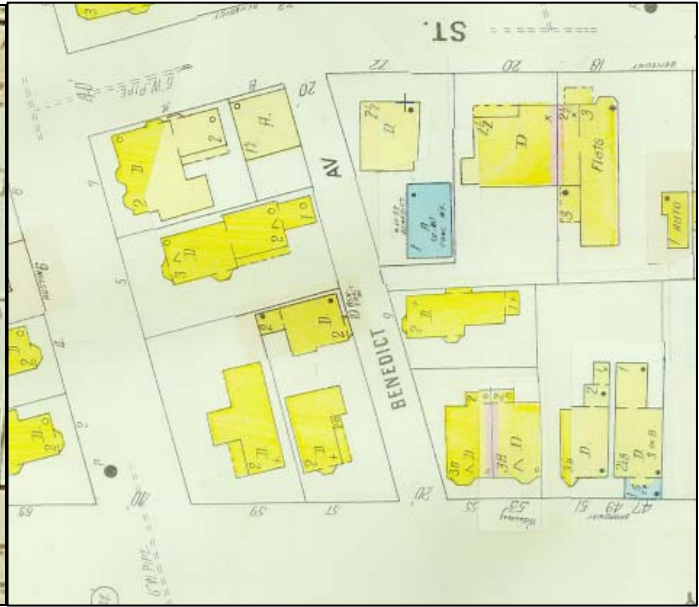
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 57 Broadway historically and architecturally significant.**

The subject building is found historically and architecturally significant due to its period, style, method of building construction, and in the context of a group of buildings or structures, as well as integrity, which assess the ability of the property to convey significance, Staff find 57 Broadway historically or architecturally significant. This house is one of a small collection of working class houses on the north side of Broadway on the remains of Mount Benedict all constructed before 1874. 59 Broadway shares the same form and construction although its brick veneer gives the building more solidity. The building is in a key location. It is integral to the pre-1874 neighborhood and despite alterations is readily identifiable as an Italianate home.

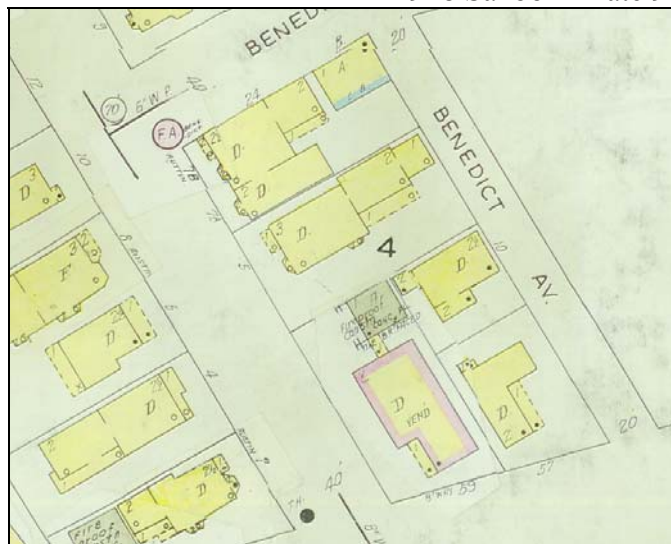




1900 Stadly Plate 14



1928 Sanborn Plate 98



1959 Sanborn Plate



<i>Fa mil y Nu mb er</i>	<i>Dw elli ng Nu mb er</i>	<i>LOCATION</i>	<i>O/R</i>	<i>NAME</i>	<i>AGE</i>	<i>OCCUPATION</i>	<i>PLACE OF BIRTH</i>	<i>Immig Year</i>	<i>SOURCE</i>
		h. Broadway, cor. Benedict Ave.		Gilbert Tufts					1873 Directory
				Gilbert Tufts					1874 Hopkins Atlas
				William S. Badger		Salesman			1877 Directory
302	24 6	57 Broadway	R	William Badger (head)	40	Dry Goods Salesman	New Hampshire		1880 US Census
		57 Broadway		Fannie S. Badger (wife)	35		Massachusetts		1880 US Census
		57 Broadway		Walter C. Badger (son)	10		Massachusetts		1880 US Census
		57 Broadway		Sadie D. Badger (daughter)	4		Massachusetts		1880 US Census
		57 Broadway		William S. Badger		Salesman			1881 Directory
		57 Broadway		William S. Badger		Salesman			1883 Directory
		57 Broadway		E. T. Mayhew		Boot & Shoemaker & Repairer			1884 Directory
		57 Broadway		Louis H. Mudgett		Clerk			1885 Directory
		57 Broadway		Thomas Boese		Wine Clerk			1889 Directory
		57 Broadway		Frederick E. Dickinson		Printer			1889 Directory
		57 Broadway		Henry J. Addison		Jeweler			1890 Directory
		57 Broadway		Charles E. Armington		Conductor			1892 Directory
		57 Broadway	O	J. H. Cotton et al.		Lawyer			1895 Bromley Atlas
		57 Broadway		Joseph F. Fitch		Clerk			1895 Directory
		57 Broadway		Joseph F. Fitch		Clerk			1896 Directory
		57 Broadway		Joseph F. Fitch		Clerk			1897 Directory
		57 Broadway		Linville S. Remick		Carpenter			1897 Directory
		57 Broadway		Nellie A Bond		Widow of Luther			1898 Directory

<i>Fa mil y Nu mb er</i>	<i>Dw elli ng Nu mb er</i>	<i>LOCATION</i>	<i>O/R</i>	<i>NAME</i>	<i>AGE</i>	<i>OCCUPATION</i>	<i>PLACE OF BIRTH</i>	<i>Immig Year</i>	<i>SOURCE</i>
		57 Broadway		Helen F. Cullen		Widow of George			1898 Directory
		57 Broadway		Joseph F. Fitch		Clerk			1898 Directory
		57 Broadway		Angie B. Remick		Clerk			1898 Directory
		57 Broadway		Linville S. Remick		Carpenter			1898 Directory
		57 Broadway		Nellie A Bond		Widow of Luther A.			1899 Directory
		57 Broadway		Linville S. Remick		Carpenter			1899 Directory
		57 Broadway	O	J. H. Cotton et al.		Lawyer			1900 Stadly Atlas
	14								
213	2	57 Broadway	R	Frank M. Davis (head)	42	Lawyer	Massachusetts		1900 US Census
		57 Broadway		Edna M. Davis (mother)	72		Massachusetts		1900 US Census
				Mary C. Yale					
		57 Broadway		(Housekeeper)	33	Domestic Servant	Sweden	1890	1900 US Census
		57 Broadway		Frank M. Davis		Lawyer			1900 Directory
		57 Broadway		Edna M. Davis					1900 Directory
		57 Broadway		Frank M. Davis		Lawyer			1901 Directory
		57 Broadway		Edna Davis					1901 Directory
		57 Broadway		Frank M. Davis		Lawyer			1902 Directory
		57 Broadway		Franklin P. Fitch		Clerk			1905 Directory
		57 Broadway		William Bailey		Clerk			1909 Directory
		57 Broadway		Herbert B. Kelley		Conductor			1909 Directory
	40								
288	6	57 Broadway		John Barry (head)	55	Machinist, Navy Yard	Ireland	1881	1910 US Census
		57 Broadway		Hannah Gorman (sister)	26		Ireland	1867	1910 US Census
		57 Broadway		Jennie Kelly (lodger)	40		New Hampshire		1910 US Census
		57 Broadway		Albert B. Kelly (lodger)	38	Conductor, Railroad	Canada	1885	1910 US Census
		57 Broadway		Howard L. Feil (lodger)	34	Engineer, Locomotive	Maine		1910 US Census

<i>Fa mil y Nu mb er</i>	<i>Dw elli ng Nu mb er</i>	<i>LOCATION</i>	<i>O/R</i>	<i>NAME</i>	<i>AGE</i>	<i>OCCUPATION</i>	<i>PLACE OF BIRTH</i>	<i>Immig Year</i>	<i>SOURCE</i>
						Woodworker, Cabinet			
		57 Broadway		Albert Shibelle (lodger)	25	Shop	Maine		1910 US Census
		57 Broadway		Lillian Shibelle (lodger)	21		Massachusetts		1910 US Census
		57 Broadway		John Barry		Machinist			1910 Directory
		57 Broadway		Howard L. Fish		Engineer			1910 Directory
		57 Broadway		John Barry		Machinist			1911 Directory
		57 Broadway		Hannah Gorman		Widow of Patrick			1911 Directory
		57 Broadway		John Barry		Machinist			1912 Directory
		57 Broadway		Ernest Rude		Conductor			1912 Directory
		57 Broadway		Frank Stanchfield		Motorman			1912 Directory
		57 Broadway		John Barry		Machinist			1913 Directory
		57 Broadway		John Barry		Machinist			1914 Directory
		57 Broadway		Joseph Sweeney		Clerk			1914 Directory
		57 Broadway		Mrs. Hannah Gorman					1915 Directory
		57 Broadway		John Barry		Machinist			1915 Directory
		57 Broadway		Mrs. Hannah Gorman					1916 Directory
		57 Broadway		Mrs. Hannah Gorman					1917 Directory
		57 Broadway		Mrs. Hannah Gorman					1918 Directory
		57 Broadway		Joseph Biagotti		Statuary Modeler			1919 Directory
		57 Broadway		Pia Biagotti					1919 Directory
		57 Broadway		John Ghiloni		Clerk			1919 Directory
		57 Broadway		Mrs. Bertha Test					1919 Directory
		57 Broadway		Vacant					1920 US Census
	10								
68	3	57 Broadway	O	Catherine Dainley (head)	58	Tailoress, Tailoring Co.	Newfoundland	1889	1930 US Census

<i>Fa mil y Nu mb er</i>	<i>Dw elli ng Nu mb er</i>	<i>LOCATION</i>	<i>O/R</i>	<i>NAME</i>	<i>AGE</i>	<i>OCCUPATION</i>	<i>PLACE OF BIRTH</i>	<i>Immig Year</i>	<i>SOURCE</i>
		57 Broadway		Bridget Dainley	55	Tailoress, Tailoring Co.	Newfoundland	1889	1930 US Census
		57 Broadway		Joanna Dainley	47		Newfoundland	1889	1930 US Census
173		57 Broadway	O	Catherine Dawley (head)	70		Newfoundland		1940 US Census
		57 Broadway		Bride M. C. Dawley (sister)	66	Suit altrator, Men's clothes, manufacturer	Newfoundland		1940 US Census
		57 Broadway		Johanna M. Dawley (sister)	58		Newfoundland		1940 US Census
		57 Broadway		Bridget Dawley					1940 Directory
		57 Broadway		Katherine Dawley		Tailor			1940 Directory
		57 Broadway		Johanna M. Dawley					1940 Directory
			O	Daniel Sweeney					Book 7907 p. 52 May 19, 1952
			O	Patrick J & Annie M. Greeley					Book 9226 p. 582 September 15, 1958
			O	Clare & Therese C. Hegarty					Book 823679 p. 76 September 22, 1993