



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:	36 Horace Street
Case:	HPC 2016.016
Applicant Name:	Maria Valente
Date of Application:	3/23/2016
Recommendation:	Significant
Hearing Date:	April 26, 2016

I. Historical Association

Historical Context and Evolution of Site:

The neighborhood on the east side of Medford Street has been home to works of the meat packing plants that arose along the Millers River and the Fitchburg Railroad line. The convenience of the railroad bringing animals for slaughter from the West thence to the wharves of Boston to the south, and the Millers River to ostensibly wash away the remains of the slaughter led to Somerville's pre-eminence for a time as having more animals slaughtered than even Chicago or Omaha. Within a short walk of the neighborhood were the Charles H. North Meat Packing Plant, the Squires Meat Packing Plant, the New England Dressed Meat and Wool, The Boynton Meat Packing Company and numerous other smaller enterprises. Other industries such as glass and furniture making also flourished nearby in Somerville and East Cambridge.



The slaughterhouses gave the area a particular character that made it undesirable except for only the poorest and most recent immigrants. The odors produced by the animals in life and death were so noxious that after a many-year battle steps were finally taken to fill in the Millers River in 1874.

To the Honorable the State Board of Health of the Commonwealth of Massachusetts.

The undersigned, the Board of Health of the city of Somerville, being hereto duly authorized in behalf of said city, in view of the fact that most noxious and offensive odors emanate from the basins of Miller's River and the establishments in its immediate vicinity, and that it would seem that by those skilled in such matters, means could be devised of much diminishing if not wholly abating the evils and nuisance complained of, respectfully petition your honorable Board to visit and inspect the establishment of John P. Squire & Co., in Cambridge and this city of Somerville, and the establishment, in said Somerville, of the Boynton Packing Co., the packing-house of Lincoln & Chamberlain, the slaughter-house of J. O'Brien, the rendering establishment of Charles O'Neill, and the establishment of **Charles H. North & Co.**, and that your Board will take such action as, in its judgment, will be most for the interests of the public.'

THE BOARD OF HEALTH OF THE CITY OF SOMERVILLE,
By the Committee on Health.

[Signed by the mayor, eight aldermen and twelve councilmen.]

There is no census material available for Massachusetts in 1890. There are also no searchable City Directories online after 1884 making it impossible to find the tenants of Somerville homes before 1903. The owners noted on the Atlases have not been traceable on through Census or other on-line resources due to insufficient information. See Table below for known ownership, tenancy and building permit records of 36 Horace Street.

In 1906, the noted photographer Lewis Hine shot a series on child labor practices. A large number of photos located on Medford, South, Ward and Horace Streets primarily show girls producing crocheted edging for undergarments. Many of the images include the houses and other buildings in the neighborhood. Unfortunately 36 South Street is not one of them.

Architectural Description:

The house is a simple two-and-half story gable front single-family structure with asphalt roof shingles and vinyl siding. A modern high fanlight door replaces the original door. There is no door hood. The ground floor windows in the front have been altered. Many of the windows have applied shutters to the side of the casing. A small shed is applied to the north side of the building.

Summary:

36 Horace Street is a typical workers cottage located in a group of similar buildings to the west of Medford Street. It was once located in the midst of several slaughterhouses, all of which are now gone. Tenants where known, have often been associated with the meat packing industries.

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/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as *Somerville Past and Present*, Staff find 36 Horace Street to be importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.

The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with the meat packing industries of the last half of the 19th and early 20th centuries. Somerville and Cambridge were at one time among the largest of the meat packing centers in the US.

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 of structures (Ordinance 2003-05, Section 2.17.B).

The period of significance for 36 Horace Street begins before 1874 as workers housing for the meat packing industry and continues through the present 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 house has not been moved.
- b. Design: The building's form and massing is that of an Italianate cottage. There are no existing details.
- c. Materials: The wood-framed building has vinyl siding, replacement window and doors and brick steps.
- d. Alterations: The original details of the building have been lost. It is likely that the house originally had a door hood, wooden steps and a picket fence as seen the Lewis Hine photographs of the neighborhood. The windows would have been 2/2 double hung sash.

Evaluation of Integrity: Alterations, such as replacement siding and windows, and the rear ell, have modified the exterior appearance of this single-family dwelling over the years. However, this building retains a number of qualities that continue to convey both historic and architectural significance, such as the location of the structure on the lot and the spatial relationships between the subject dwelling and other dwellings along Horace Street. Other qualities that convey significance include the original form and massing, fenestration pattern for various façades, and the side-hall interior plan, which is understood from the exterior.

The building on its own encompasses the humble nature of the inhabitants over time but does not tell a specific story when taken out of its context of other similar houses set in a 19th century industrial area. These buildings demonstrate the conditions of those working and living near the slaughter houses.

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 36 Horace Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to its association with the workers of the Somerville and Cambridge slaughterhouses and other industries using unskilled labor, many of them recent immigrants.

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 36 Horace Street importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.

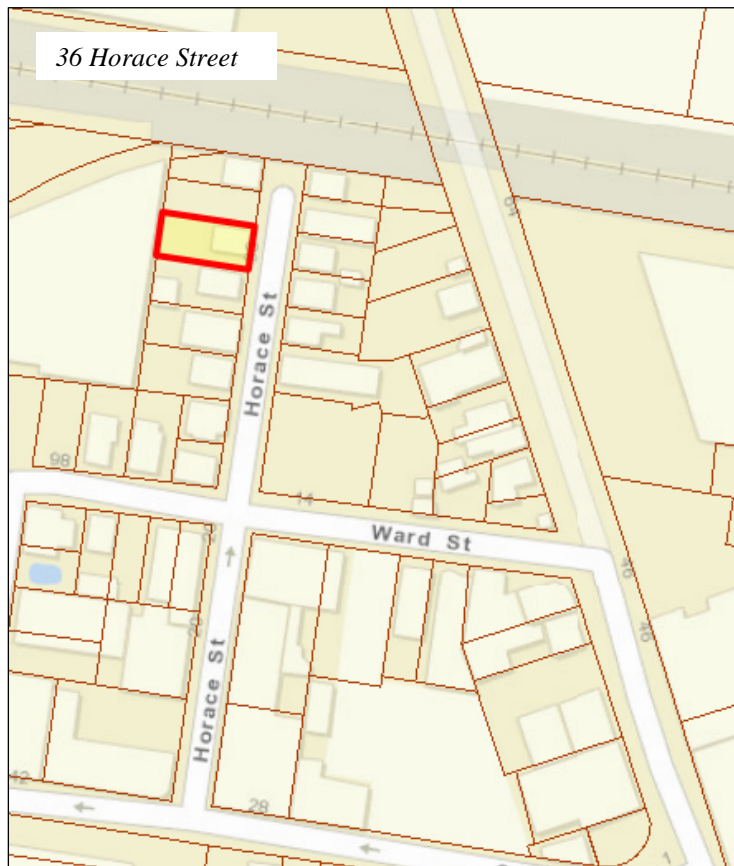
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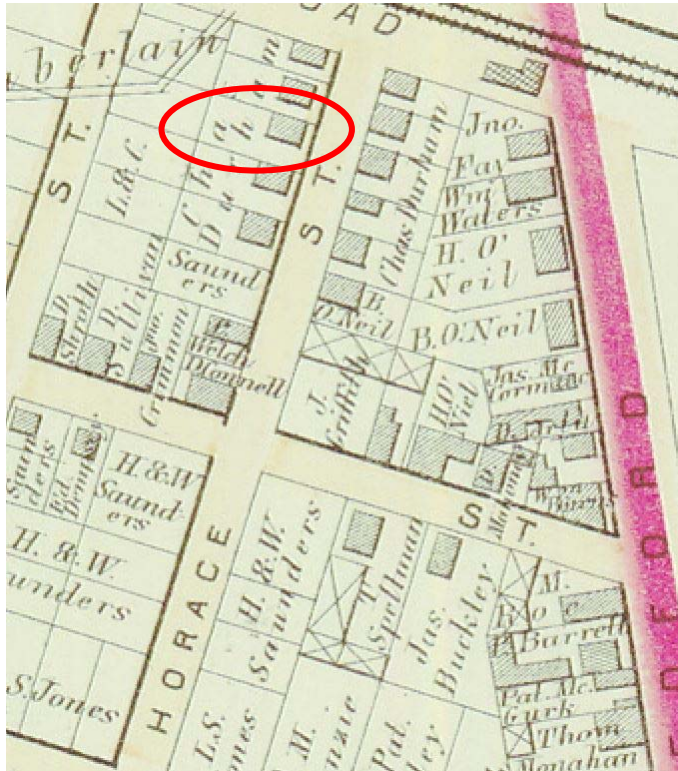
OR

- (b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 26 Horace Street historically and architecturally significant.**

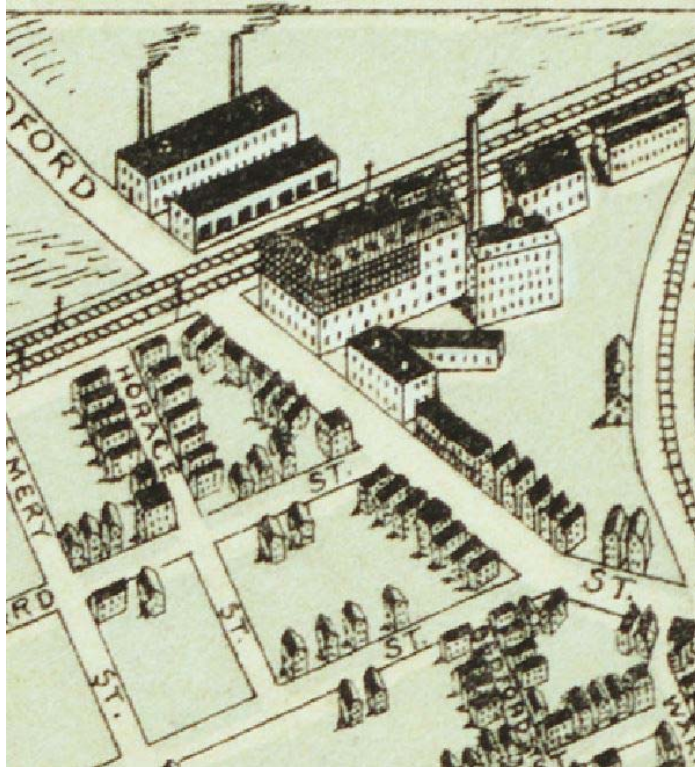
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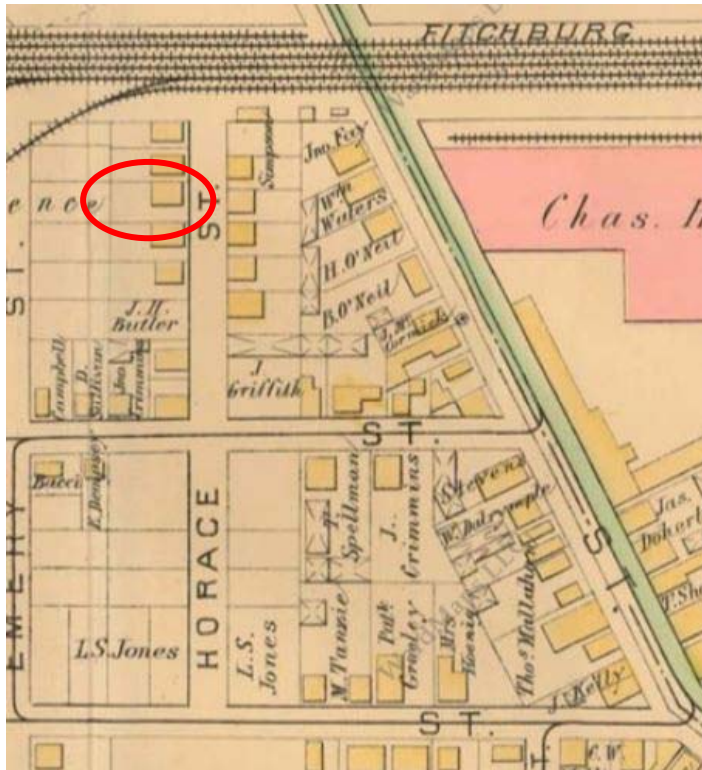




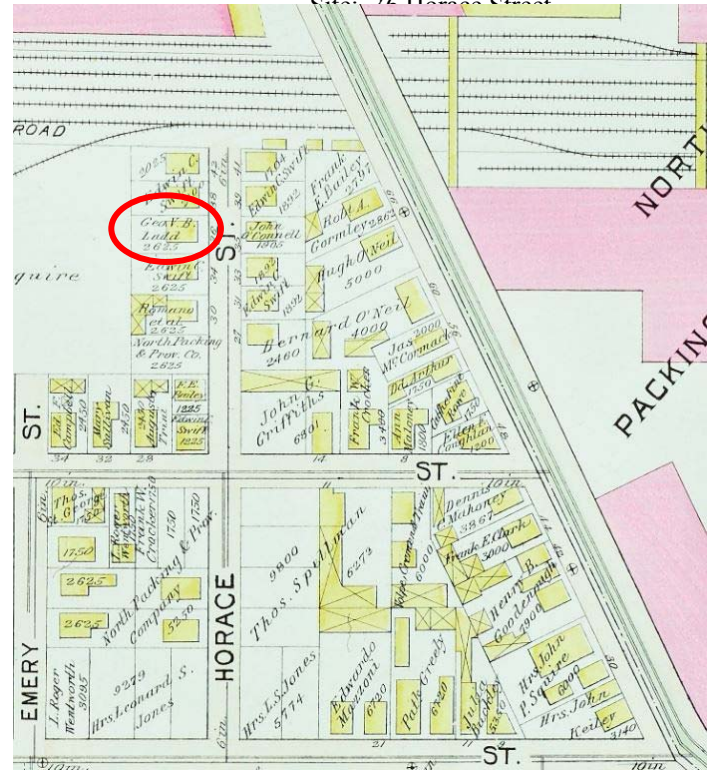
1874 Hopkins Plate 27



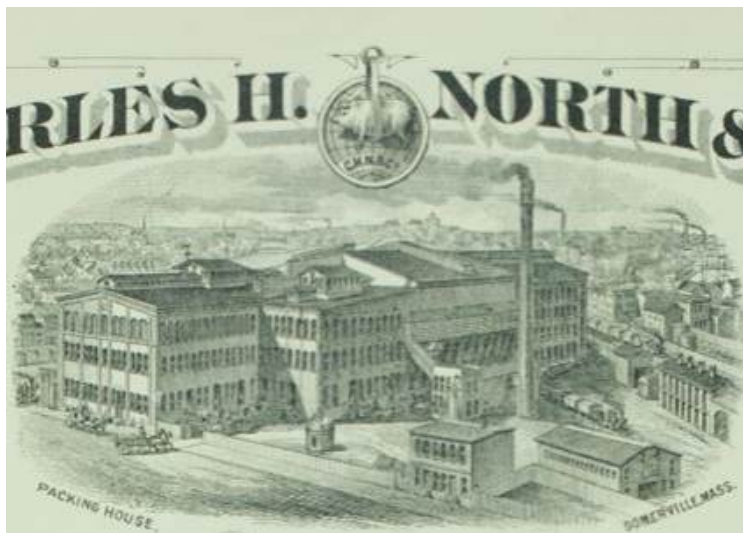
1877 Bird's Eye View of Cambridge



1884 Hopkins Plate 7



1895 Bromley Atlas Plate 7



Advertisement for John P. Squire and Company's Somerville-Cambridge slaughtering plant.



Lewis Hine Photo 1906 showing 64 Medford Street directly across from the Squire's and Company (Charles C North Company)

<i>Census #</i>	<i>LOCATION</i>	<i>O/R</i>	<i>NAME</i>	<i>AGE /DATE</i>	<i>OCCUPATION</i>	<i>PLACE OF BIRTH</i>	<i>IMM IGR ATION YEAR</i>	<i>SOURCE</i>
	<i>Horace Street</i>		<i>Chas. Durham</i>					<i>1874 Hopkins Atlas Plate 27</i>
			<i>Charles Durham</i>					<i>Name is too common.</i>
	<i>Horace Street</i>		<i>?</i>					<i>1884 Hopkins Atlas Plate 7</i>
	<i>Horace Street</i>		<i>George V. B. Ladd</i>					<i>1895 Bromley Atlas Plate 7</i>
	<i>Horace Street</i>		<i>G. V. B. Ladd</i>					<i>1900 Stadley Atlas Plate 45</i>
			<i>George V. B. Ladd</i>		<i>Steam Pipe Worker</i>			<i>1870, 1880, 1883, 1885 Boston City Directories</i>
			<i>George V. B. Ladd</i>		<i>Shipping Clerk</i>			<i>1876, 1878 Boston City Directories</i>
			<i>George V. B. Ladd</i>		<i>Depot Master</i>			<i>1890 Boston Directory</i>
<i>280/438</i>	<i>36 Horace Street</i>		<i>Cosmar Dejaka (head)</i>	<i>30</i>	<i>Laborer Factory</i>	<i>Italy</i>	<i>1897</i>	<i>1900 U S Census</i>
<i>280/438</i>	<i>36 Horace Street</i>		<i>Josie (wife)</i>	<i>28</i>		<i>Italy</i>	<i>1897</i>	<i>1900 U S Census</i>
<i>280/438</i>	<i>36 Horace Street</i>		<i>Mary (daughter)</i>	<i>2</i>		<i>Massachusetts</i>		<i>1900 U S Census</i>
<i>280/438</i>	<i>36 Horace Street</i>		<i>Antonio Vouday (boarder)</i>	<i>25</i>	<i>Laborer Factory</i>	<i>Italy</i>	<i>1897</i>	<i>1900 U S Census</i>
<i>280/438</i>	<i>36 Horace Street</i>		<i>Cosmar Vouday (brother)</i>	<i>23</i>	<i>Laborer Factory</i>	<i>Italy</i>	<i>1899</i>	<i>1900 U S Census</i>
<i>280/438</i>	<i>36 Horace Street</i>		<i>Antonio Sacoltsa (boarder)</i>	<i>27</i>	<i>Laborer Factory</i>	<i>Italy</i>	<i>1897</i>	<i>1900 U S Census</i>
<i>***</i>	<i>36 Horace Street</i>		<i>Frank DiBiase(DiBisso) (head)</i>	<i>30</i>	<i>Laborer, Slaughterhouse</i>	<i>Italy</i>	<i>1905</i>	<i>1910 U S Census</i>

155/360	36 Horace Street	R	Clement Manolo (head	38	Laborer, Rubber Factory	Italy	1907	1920 U S Census
155/360	36 Horace Street		Geremena (wife	34		Italy	1907	1920 U S Census
155/360	36 Horace Street		Christina (daughter)	5		Massachusetts		1920 U S Census
155/360	36 Horace Street		Vincent (son)	2		Massachusetts		1920 U S Census
155/360	36 Horace Street		Thomas (son)	12		Massachusetts		1920 U S Census
155/360	36 Horace Street		Savi (son)	7		Massachusetts		1920 U S Census
155/360	36 Horace Street		Mary (daughter)	6		Massachusetts		1920 U S Census
155/361	36 Horace Street	R	Ceaser Fortuna (head)	43	Box Maker, Packing House	Italy	1901	1920 U S Census
155/361	36 Horace Street		Mary (wife)	35		Italy	1901	1920 U S Census
155/361	36 Horace Street		Antatina (daughter)	14		Massachusetts		1920 U S Census
155/361	36 Horace Street		Silvia (daughter)	12		Massachusetts		1920 U S Census
155/361	36 Horace Street		Ralph (son)	4		Massachusetts		1920 U S Census
155/361	36 Horace Street		Thomas (son)	3		Massachusetts		1920 U S Census
19/31	36 Horace Street	R	Tony DiCicco (head)	62	None	Italy	1913	1930 U S Census
19/31	36 Horace Street		John (son)	17		Massachusetts		1930 U S Census
106	36 Horace Street	R	Carl Belthauner (head)	36		French Canada		1940 U S Census
106	36 Horace Street		Lavinia (wife)	32		French Canada		1940 U S Census
106	36 Horace Street		Lorraine (daughter)	3		Massachusetts		1940 U S Census
106	36 Horace Street		Gerald (son)	1		Massachusetts		1940 U S Census

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106	36 Horace Street	Ray (son)	0		Massachusetts	1940 U S Census
106	36 Horace Street	Clara (daughter)	0		Massachusetts	1940 U S Census
107	36 Horace Street	Charles Ballon (head)	38	Mechanic, Auto Supply	Massachusetts	1940 U S Census
107	36 Horace Street	Catherine (wife)	36		Oklahoma	1940 U S Census
107	36 Horace Street	Daniel (son)	10		Massachusetts	1940 U S Census
107	36 Horace Street	Barbara (daughter)	8		Massachusetts	1940 U S Census
107	36 Horace Street	Loretta (daughter)	6		Massachusetts	1940 U S Census
107	36 Horace Street	Charles (son)	3		Massachusetts	1940 U S Census

*** *Addresses are confused and crossed out. Address and name derived from City Directories.*