



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MAYOR

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EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	35 Moreland Street
Case:	HPC 2015.003
Applicant Name:	Kevin Slattery
Date of Application:	January 6, 2015
Recommendation:	Significant
Hearing Date:	February 17, 2015

I. Historical Association

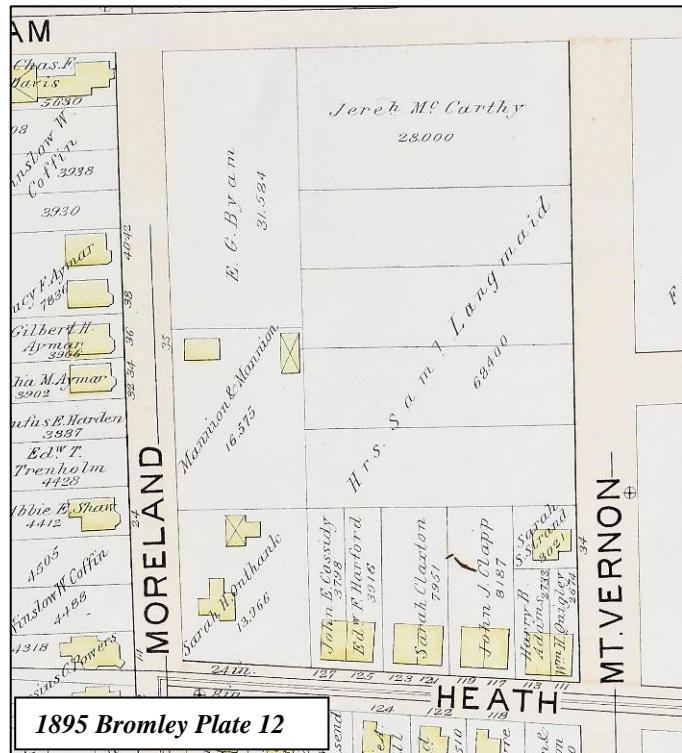
Historical Context: The 1874 and 1884 Hopkins Maps show the ownership of this property to a Mrs. Sawyer. 19th century Directories available on line show the following residents on Brooks Street near Heath Street. Chauncy H Field, machinist in Cambridgeport, 1876; Roderick D. Field, 1877; Cleveland Parshley, boots and shoes at 8 Portland Street, Boston, 1881; and Ambrose Boardman, stereotyper at 248 Washington Street, Boston, 1884. This turnover indicates that the property is probably rental and not owner occupied. It is not known whether Mrs. Sawyer is a Somerville resident or not.



The 1895 Atlas shows the property belonging to Mannion and Mannion. The 1895 City Directory lists a Miss Mary and Thomas C. Mannion who can be found in the Directories through 1905. From 1910 through 1919 John Bousfield, foreman and Mary E. Bousfield, nurse are listed at 35 Moreland Street. John Bousfield also rang bells and was member of the Somerville Special Police. The Directories (1925-1965) listed George McLaughlin (died December 1924); his widow, Lillias, born 1866 (1925-1950); Francis G., born 1889 (1925-1965), driver; and Helen born 1892 (1955-1965).

Evolution of Site: Moreland Street was originally laid out and given the name of Brooks Street prior to 1874. The 1874 Hopkins Atlas shows this property as the only house on the street with

several houses on Heath Street. There is also a street in East Somerville named Brook Street. The 1895 and 1900 Atlases shows that a barn was located behind the house in the northeastern corner of the lot but not on subsequent maps. As late as 1895, by which time Brooks Street has been renamed as Moreland Street, the Bromley Atlas does not show any other construction of that side of the street. The footprints show that five simple Queen Anne style houses were constructed on the opposite side of Moreland Street. 35 Moreland was set out on a large lot of 16,575 square feet. The north side of Winter Hill developed into an area dense with 3-deckers after 1900.



Architectural Description: The house constructed prior to 1874 is a 1 and ½ story 2 bay by 2 bay gable end cottage with a central chimney. There is a single window centered on the second floor gable end toward the street and another window centered on the rear gable with a smaller window to the north. The main entry has a metal awning/door hood. To the right of the entry is a small modern bay window with applied shutters. Windows are also located toward the rear of either side of the building. A shed-roofed mud room is attached to the rear south side of the building. Shed-roof ell spans the width of the ground floor rear of the building which has a centered triple casement window. The siding is vinyl installed in 1989 according to the Building Permit record. According to the owner, the building has mortise and tenon joinery.

Summary: The dwelling is a pre-1874 cottage and the oldest building on Moreland Street. The street did not develop as a residential area until around 1895. It was rented to a number of workers during the 19th century and owned by them during the 20th century.

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 35 Moreland 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.

Findings: The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with workers and the early development of Winter Hill.

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 35 Moreland Street begins circa 1874 as a workers cottage with a large surrounding yard.

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.
- b. Design: The building is a simple workers cottage with no elaboration. It appears to be a two room over two room design with a central chimney, a mud room and a small addition in the rear.
- c. Materials: The building is of wood construction with circa 1989 vinyl siding. Little of the foundation is visible. It appears to be cement parging over brick. The windows and doors are all modern replacements. The roof has 3-tab asphalt shingles.
- d. Alterations: The house has vinyl siding, replacement windows and doors but retains its essential massing and form. The rear side entry is likely to be an addition as is the large shed roofed extension on the rear.

Evaluation of Integrity: Despite the alterations to the building, the retention of form and location give some sense of what workers housing was like in the 19th century.

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

Workers housing is marked by its simplicity and its unassuming presence. The buildings on either side also indicate the development of Moreland Street over time. The types of buildings are however, consistent with housing for the middle and working classes.

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?

The dwelling is the oldest and smallest house on the street. Indicative of workers housing, it has the least architectural detail of the houses on the street. It is unique in the area.

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 35 Moreland Street historically or architecturally significant.

The subject building is found historically and architecturally significant as a representative of 19th century workers housing stock due to the remaining integrity of the structure with regard to original form, and massing and its association with laborers and the early development of that section of Winter Hill.

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 35 Moreland 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.**

Findings: The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its association with laborers and the early development of Winter Hill.

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 35 Moreland Street historically and architecturally significant.**

Findings: The subject building is found historically and architecturally significant as a representative of 19th century workers housing stock due to the remaining integrity of the structure with regard to original form, and massing and the early development of that section of Winter Hill.

35 Moreland Street

