



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: 22 Woodbine Street
Case: HPC 2016.011
Applicant Name: Michael LoPresti
Date of Application: March 3, 2016
Recommendation: Significant
Hearing Date: April 19, 2016

I. Historical Association

Historical Context: Woodbine Street was originally called Alpine Street and dead-ended against land belong to the Stearns family. The 1884 Hopkins Atlas shows only six houses on the street with 3 of them on the property of Daniel Simonds. By 1895, most of the north side of Woodbine Street was fully built up with workers cottages. The ownership of the parcels on both sides of the road is shown to the ownership of Nathan Simonds. In the 1900 census, 76 year-old Simonds is listed as a landowner boarding at 73 Albion Street which abuts the properties



he owns on the south side of Woodbine Street. Neither he nor Daniel Simonds are found in Somerville for the 1880 census. Due to the continued ownership of the land from the 1874 through 1900 by the Simonds family, it is likely that all the workers cottages were constructed by them for rental. Nathan Simonds also owned rental property on Campbell Park in Davis Square.

In keeping with the simple workers cottages on Woodbine Street, the known tenants of the houses appearing in the 1884 Hopkins Atlas and found in the 1884 City Directory were Bernard Hagen, toolmaker; George Holt, paper box cutter; John McKenna, piano tuner; William McLaughlin, laborer; and Thaddeus M Burrows, printer working in Boston.

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. Therefore it cannot be known for whom the Simonds family built these workers cottages. See Table below for known ownership, tenancy and building permit records of 22 Woodbine Street

Architectural Description: The house is a 1 and ½ story side-gable cottage with an enclosed center entry located within a gable-ended vestibule. A saltbox addition is located on the rear with a side entry. Both doors are surmounted by metal awnings. The windows on the east end have been altered to single pane small high windows. The windows on the west are traditional double-hung sash. The siding is wood shingle on the main body and vertical planks on the saltbox. The foundation is not visible. The roof is three-tab asphalt.

Summary: The workers cottage located at 22 Woodbine Street was constructed between 1884 and 1895 on land belonging to Daniel Simonds, 1884 and Nathan Simonds, 1895. The street is predominantly 1 and ½-story workers cottages on the land originally owned by the Simonds family while the older houses are a full two stories. Throughout the 20th century the house was tenanted by working class families.

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 22 Woodbine 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 associations with the working class development of the City in the Albion Magoun neighborhood.

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 22 Woodbine Street begins before 1895 with its construction in a neighborhood of similar buildings owned by the Simonds family and constructed for working class families.

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. It is located on a quiet side street amid a grouping of similar houses near the Lowell Railroad.

- b. Design: The building is a simple wood workers cottage with a center entry and side gables. A gable-ended vestibule was added to the front and a salt-box addition is on the rear.
- c. Materials: The building is constructed of wood with asphalt roof shingles and modern windows.
- d. Alterations: A gable-ended vestibule was added to the front and a salt-box addition is on the rear. The windows on the east side have been altered.

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 centrally located among a small collection of similar working class houses on Woodbine Street constructed by the Simonds family between 1884 and 1895.

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?

Woodbine Street is a small street that links Lowell Street with Central Street through the Somerville Junction Park and the Cambridge Health Alliance Parking Lot. While the street is not much used by automotive traffic, pedestrians and cyclists find it a preferred route parallel to the rail corridor. 22 Woodbine Street is set among many similarly sized and shaped buildings. The house is centrally located 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 22 Woodbine Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to its place within a group of similarly important buildings. The subject building is found historically and architecturally significant as an intact representative of 19th century working- class housing stock and represents some of the earliest residential development on this neighborhood.

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 1884-1895, is at least 50 years old.

The period of significance for 22 Woodbine Street begins before 1895 with its construction in a neighborhood of similar buildings owned by the Simonds family and constructed for working class families.

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 22 Woodbine 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.**

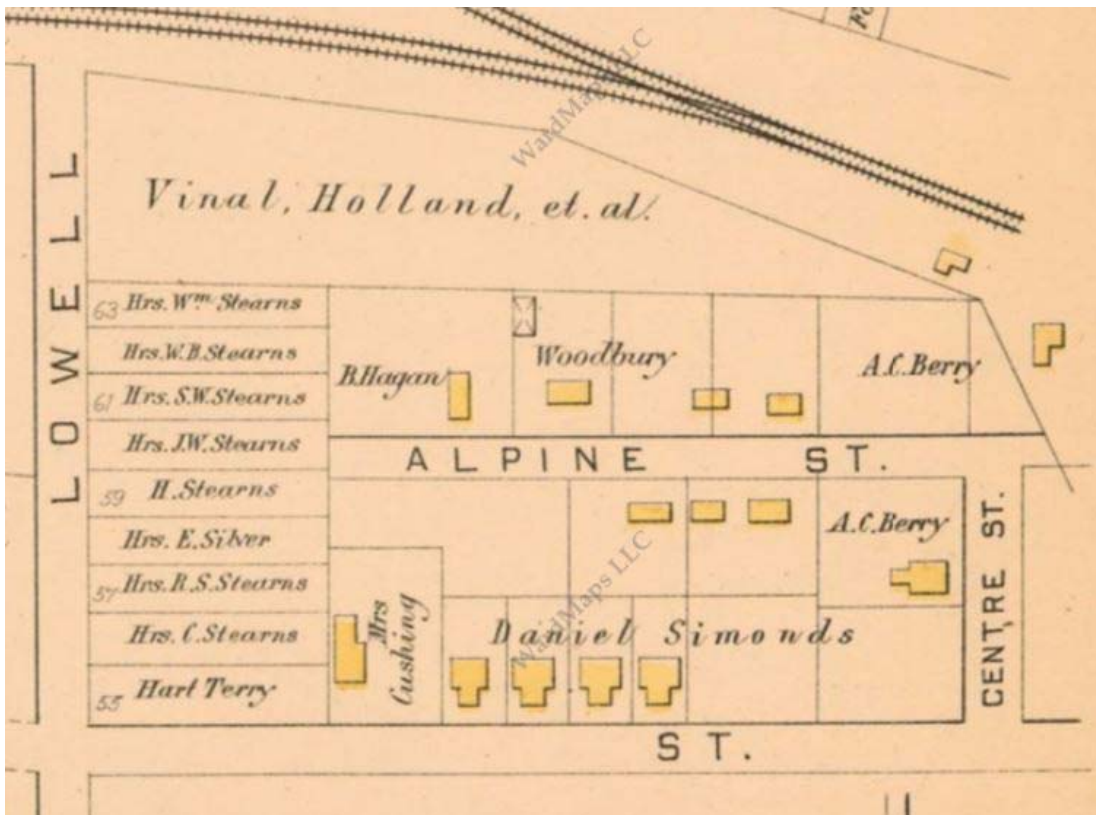
The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its associations with the working class development of the City in the Albion Magoun neighborhood.

OR

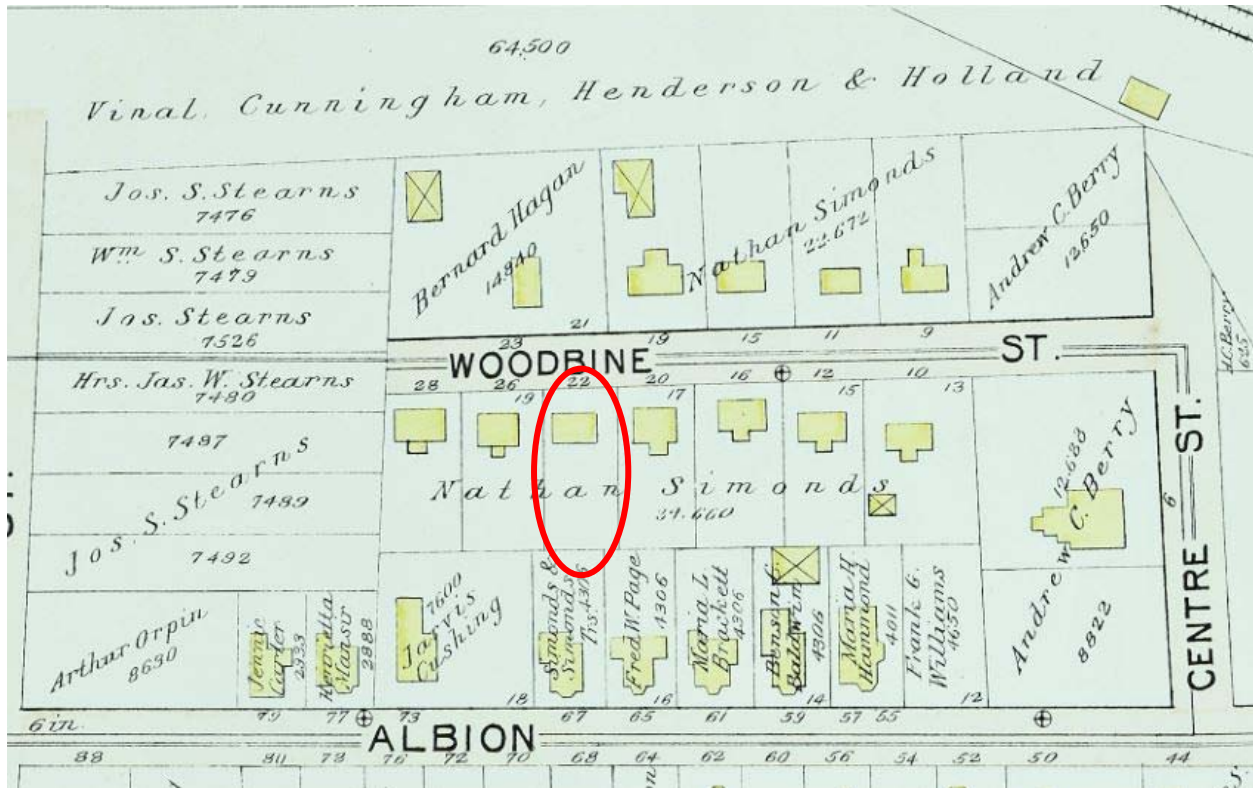
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 22 Woodbine Street historically and architecturally significant.**

The subject building is found historically and architecturally significant due to its place within a group of similarly important buildings. The subject building is found historically and architecturally significant as an intact representative of 19th century working-class housing stock and represents some of the earliest residential development on this neighborhood.

22 Woodbine Street



1884 Hopkins Plate 12



1895 Bromley Plate 3



22 Woodbine Street



Houses on Woodbine Street showing the massing and form of the houses constructed by Daniel or Nathan Simonds.

<i>Census #</i>	<i>LOCATION</i>	<i>O/ R</i>	<i>NAME</i>	<i>AGE /DA TE</i>	<i>OCCUPATION</i>	<i>PLACE OF BIRTH</i>	<i>IM MIG RAT ION YEA R</i>	<i>SOURCE</i>	<i>NOTES</i>
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22 Woodbine Street

		<i>O</i>	<i>Daniel Simonds</i>					<i>1884 Hopkins Atlas Plate 12</i>	<i>Vacant land</i>
		<i>O</i>	<i>Nathan Simonds</i>					<i>1895 Bromley Atlas Plate 3</i>	<i>22,672 S F, 4 houses on N side & 34,660 SF, 7 houses on S side</i>
<i>202/298</i>	<i>22 Woodbine Street</i>	<i>R</i>	<i>James A Riley (head)</i>	<i>29</i>	<i>Shoe Machinist</i>	<i>Canada (Eng)</i>	<i>1882</i>	<i>1900 Census</i>	
<i>202/298</i>	<i>22 Woodbine Street</i>		<i>Ellen R. (wife)</i>	<i>24</i>		<i>Massachusetts</i>		<i>1900 Census</i>	
<i>202/298</i>	<i>22 Woodbine Street</i>		<i>Olive L. (daughter)</i>	<i>5</i>		<i>Massachusetts</i>		<i>1900 Census</i>	
<i>202/298</i>	<i>22 Woodbine Street</i>		<i>Marion V. (daughter)</i>	<i>7</i>		<i>Massachusetts</i>		<i>1900 Census</i>	
				<i>mos</i>					
		<i>O</i>	<i>N. Simonds</i>					<i>1900 Stadley Atlas Plate 15</i>	<i>22,672 S F, 4 houses on N side & 34,660 SF, 7 houses on S side</i>
<i>253/388</i>	<i>22 Woodbine Street</i>	<i>R</i>	<i>Robert L. Johnson (head)</i>	<i>31</i>	<i>Freight Clerk, Railroad</i>	<i>Massachusetts</i>		<i>1910 Census</i>	
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Estel D. (wife)</i>	<i>28</i>		<i>Massachusetts</i>		<i>1910 Census</i>	
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Richard A. (son)</i>	<i>5</i>		<i>Massachusetts</i>		<i>1910 Census</i>	
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Robert F. (son)</i>	<i>4</i>		<i>Massachusetts</i>		<i>1910 Census</i>	
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Cora A. (daughter)</i>	<i>2</i>		<i>Massachusetts</i>		<i>1910 Census</i>	
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Ethel E. (daughter)</i>	<i>3</i>		<i>Massachusetts</i>		<i>1910 Census</i>	
				<i>mos</i>					
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Frederick Averill (F in Law)</i>	<i>61</i>	<i>Teamster, Iron Work</i>	<i>Massachusetts</i>		<i>1910 Census</i>	
<i>253/388</i>	<i>22 Woodbine Street</i>		<i>Alfred B Beaman (boarder)</i>	<i>5</i>		<i>Massachusetts</i>		<i>1910 Census</i>	
<i>158/258</i>	<i>22 Woodbine Street</i>	<i>R</i>	<i>James P Bourke (head)</i>	<i>41</i>	<i>Freight Clerk, Railroad</i>	<i>Ireland</i>	<i>1897</i>	<i>1920 Census</i>	
<i>158/258</i>	<i>22 Woodbine Street</i>		<i>Catherine (wife)</i>	<i>35</i>		<i>Ireland</i>	<i>1905</i>	<i>1920 Census</i>	
<i>158/258</i>	<i>22 Woodbine Street</i>		<i>Edmund J. (son)</i>	<i>9</i>		<i>Massachusetts</i>		<i>1920 Census</i>	
<i>158/258</i>	<i>22 Woodbine Street</i>		<i>Florence E. (daughter)</i>	<i>8</i>		<i>Massachusetts</i>		<i>1920 Census</i>	
<i>158/258</i>	<i>22 Woodbine Street</i>		<i>Ruth J. (daughter)</i>	<i>7</i>		<i>Massachusetts</i>		<i>1920 Census</i>	
<i>158/258</i>	<i>22 Woodbine Street</i>		<i>Norman P. (son)</i>	<i>2</i>		<i>Massachusetts</i>		<i>1920 Census</i>	

Date: April 14, 2016
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		O	Norman D. Scheffreen			1921	Deed	Lot #7, Plan Book 295, Plan 42	
			<i>R. Jackson</i>				<i>1929-1-442 Bldg Permit</i>	<i>Shed for storage ash barrrels, cement blocks, hip</i>	
14/14	22 Woodbine Street	R	Richard D. Jackson (head)	38	Auto Mechanic, Auto Factory	Newfoundland	1900	1930 Census	
<i>14/14</i>	<i>22 Woodbine Street</i>		<i>Lenora M (wife)</i>	<i>38</i>		<i>Massachusetts</i>		<i>1930 Census</i>	
<i>14/14</i>	<i>22 Woodbine Street</i>		<i>Francis J (son)</i>	<i>15</i>		<i>Maine</i>		<i>1930 Census</i>	
<i>14/14</i>	<i>22 Woodbine Street</i>		<i>Helen N (daughter)</i>	<i>13</i>		<i>Massachusetts</i>		<i>1930 Census</i>	
			<i>L. Zanolli</i>				<i>1932-1-54 Bldg Permit</i>	<i>Dwe for 1 fam, asphalt shingles, pitched roof,</i>	
63	22 Woodbine Street	R	William Walsh (head)	32	Labor, Mattress Factory	Massachusetts		1940 Census	<i>Lived in same house in 1935</i>
<i>63</i>	<i>22 Woodbine Street</i>		<i>Sarah (wife)</i>	<i>28</i>	<i>Seamstress, Ladies Dress Factory</i>	<i>Massachusetts</i>		<i>1940 Census</i>	
<i>63</i>	<i>22 Woodbine Street</i>		<i>Alexander (son)</i>	<i>5</i>		<i>Massachusetts</i>		<i>1940 Census</i>	
<i>63</i>	<i>22 Woodbine Street</i>		<i>William (son)</i>	<i>4</i>		<i>Massachusetts</i>		<i>1940 Census</i>	
<i>63</i>	<i>22 Woodbine Street</i>		<i>Emily (mother)</i>	<i>72</i>		<i>Massachusetts</i>		<i>1940 Census</i>	<i>Lived in same house in 1935</i>
			<i>T. Pickett</i>				<i>1971-1-131 Bldg Permit</i>	<i>Rebuild & repair back porch</i>	
			<i>T. Pickett</i>				<i>1985-2-810 Bldg Permit</i>	<i>Strip main roof/reshingle</i>	
			Eleanor Louis Pickett			1993	Deed	Book 023319 Page 120	