



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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Site:	10 Oak Street
Case:	HPC 2018.017
Applicant Name:	10 Oak Street LLC
Date of Application:	February 28, 2018
Recommendation:	Not Significant
Hearing Date:	April 1, 2018

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**I. Historical Association**

*Historical Context:* Oak Street appears on the 1858 Walling Map of Boston and Vicinity with several houses indicated but not on the 1852 Draper Map which is based upon an 1846 Survey. The first known owner of 10 Oak Street was Charles Bent, Thomas A. Bent, provision dealer at 17 Lakeman Market, Boston. He and his family are found in the 1870 and 1880 US Census, although their particular address can only be deduced. From the U. S. Census and City Directory information it can be deduced that the house was used as a two-family residence beginning around 1890 when two men are listed at 10 Oak Street. This is confirmed by the 1900 U.S. Census and subsequent censuses. The attempt to trace the ownership through deeds electronically back came to a dead end with the 1939 Deed when the foreclosed property was transferred from Somerset Savings Bank to Antonio Ferreira. See the attached table with all information found regarding the known residents of the building.



*Evolution of Site:* The map and building permit record show that the house has changed little over time. The barn was changed to a garage in 1919, porches were repaired and altered in 1925 and 1930 and sided with asbestos in 1957 and then vinyl in 1993. Other changes are visible but no documented such as enclosed porches and egress stairs, window sizes and materials, and the removal of the garage. Several houses along Prospect Street were demolished and replaced with automotive serves as can be seen in the Sanborn Maps of 1925 and 1958.

*Architectural Description:* The building is a 2 2 ½ story 2-bay by 2 bay side hall entry pattern main structure with a 2-bay by 1-bay ell. The ell has a 2-story enclosed porch and enclosed stairs. The chimney has been removed from the main structure but not the rear ell. The front is enlivened by a 2 story polygonal bay.

*Summary:* 10 Oak Street is a much altered possibly Italianate style house encased in vinyl. There is little remaining of the building beyond its essential form and massing, which in itself has been altered. The house has been home to workers since around 1890 as can be seen in the table 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 10 Oak Street Street to be 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, however not importantly associated with any of them.

The subject building is NOT found importantly associated with the broad architectural, cultural, economic and social history of the City. Little information has been found about Thomas A. Bent, Boston provision dealer or the numerous workers who do not represent one particular group of people.

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## **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 10 Oak Street begins circa 1870 as home to Thomas A. Bent.

### ***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. Oak Street a residential street of Prospect Street is little changed since the late 19<sup>th</sup> century. However, many houses along Prospect Street in this block have been demolished in favor of automotive businesses as can be seen in the maps for 1925 and 1959.
- b. Design: The design began as a side hall pattern Italianate house.

- c. Materials: The building is wood-frame with vinyl siding and modern windows.
- d. Alterations: The siding has been changed as have the window openings and materials. The 2-story porch on the ell has been enclosed as have the added egress stairs.

*Evaluation of Integrity*: The building is set on a street that has little change since the 19<sup>th</sup> century beyond 20<sup>th</sup> century alterations of siding materials. 10 Oak Street retains the core of a 19<sup>th</sup> century house with more modern accretions.

### **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 do not find 10 Oak Street historically or architecturally significant.

The subject building is NOT found historically and architecturally significant due to numerous alterations to the building and no associations with a reputed architect or builder.

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### **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 do not find 10 Oak 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.**

10 Oak Street is a much altered possibly Italianate style house encased in vinyl. There is little remaining of the building beyond its core form and massing, which has been altered with changed window and door penetrations and various additions. The house has been home to workers since around 1890.

The subject building is NOT found importantly associated with the broad architectural, cultural, economic and social history of the City. Little information has been found about Thomas A. Bent, Boston provision dealer or the numerous workers who do not represent one particular group of people.

**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 do not find 10 Oak Street historically and architecturally significant.**

The building is set on a street that has little change since the 19<sup>th</sup> century beyond 20<sup>th</sup> century alterations of siding materials. 10 Oak Street retains the core of a 19<sup>th</sup> century house with more modern accretions.

The subject building is NOT found historically and architecturally significant due to numerous alterations to the building and no associations with a reputed architect or builder.



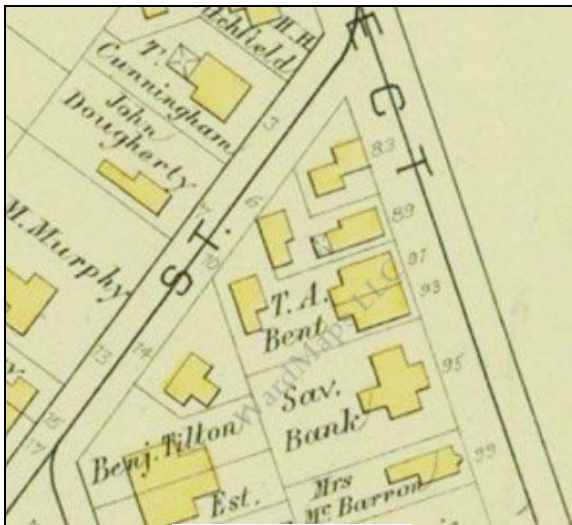
10 Oak Street



1860 Walling Map Detail



1874 Hopkins Plate E



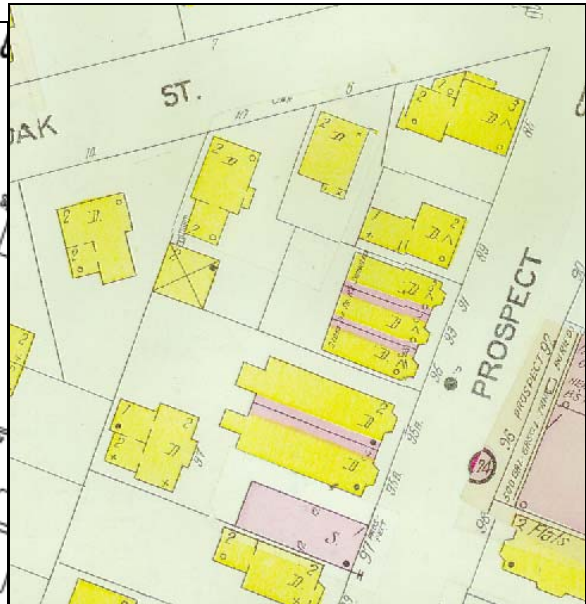
1884 Hopkin Street



1895 Bromley Plate 6



1900 Sanborn Plate 76



1925 Sanborn Plate 76



1958 Sanborn Plate 19



Dwelling	Street Address	Name	Relationship	O/R	Age	Birthplace	Immigration	Occupation	Industry	Source	
	Lot lettered C on a plan of land belonging to Mrs. R.H. Bent, made by Charles D. Elliott of Middlesex County, at the end of Record Book 1998										
	House Extant									1868 Walling Map of Boston & Vicinity	
	Oak Street	Charles Bent		O						1874 Hopkins Atlas Plate E	
	Oak Street	Thomas A. Bent	Head		44	Massachusetts		Provision Dealer		1880 US Census	
	Oak Street	Rebecca Bent	Wife		40	Massachusetts				1880 US Census	
	Oak Street	Lewis A. Bent	Son		16	Massachusetts				1880 US Census	
	Oak Street	Carrie F. Bent	Daughter		10	Massachusetts				1880 US Census	
	10 Oak Street	T. A. Bent		O						1884 Hopkins Atlas Plate 8	
	10 Oak Street	Thomas A. Bent								1884 City Directory	
	10 Oak Street	Thomas A. Bent								1885 City Directory	
	10 Oak Street	Thomas A. Bent								1887 City Directory	
	10 Oak Street	Charles Orvitz						Clothing		1889 City Directory	
	10 Oak Street	Thomas Nightingale						Brushmaker		1890 City Directory	
	10 Oak Street	Charles Orvitz						Clothing		1890 City Directory	
	10 Oak Street	Jacob Orvitz						Trimmer		1890 City Directory	
	10 Oak Street	Albion Ryan						Carpenter		1892 City Directory	
	10 Oak Street	Leonard V. Marsters						Carpenter		1894 City Directory	
	10 Oak Street	Albion Ryan						Carpenter		1894 City Directory	
	10 Oak Street	Mary L. Springer		O						1895 Bromley Atlas Plate 6	
	10 Oak Street	Mrs. Sadie Allen								1895 City Directory	
	10 Oak Street	Leonard V. Marsters						Carpenter		1895 City Directory	
	10 Oak Street	Mrs. Sadie Allen								1896 City Directory	
	10 Oak Street	Mary L. Manning						Music Teacher		1896 City Directory	
	10 Oak Street	Leonard V. Marsters						Carpenter		1896 City Directory	
	10 Oak Street	Sadie Allen								1897 City Directory	
	10 Oak Street	Leonard V. Marsters						Carpenter		1897 City Directory	
	10 Oak Street	Leonard V. Marsters						Carpenter		1898 City Directory	
	10 Oak Street	M. L. Springer		O						1900 Stadley Plate 13	
	10 Oak Street	Leona S. Haskell						Engineer		1900 City Directory	
	10 Oak Street	William H. Merry						Compositor		1900 City Directory	
212/342	10 Oak Street	William Merry	Head	R	33	P. E. I.	1886	Printer		1900 US Census	
212/342	10 Oak Street	Elizabeth M. Merry	Wife		35	Massachusetts				1900 US Census	
212/343	10 Oak Street	Leona S. Haskell	Head	R	55	Maine		Stationary Engineer		1900 US Census	
212/343	10 Oak Street	Delphine A. Haskell	Wife		53	Maine				1900 US Census	
	10 Oak Street	Patrick McManus						Switchman		1901 City Directory	
	10 Oak Street	William H. Merry						Compositor		1901 City Directory	
	10 Oak Street	Michael Kennealy						Baggage Master		1902 City Directory	
	10 Oak Street	William H. Merry						Compositor		1902 City Directory	
	10 Oak Street	John Maloney						Laborer		1903 City Directory	
	10 Oak Street	John Maloney						Laborer		1904 City Directory	
	10 Oak Street	John Molloy						Laborer		1905 City Directory	
	10 Oak Street	John Sommermann						Shoe Cutter		1905 City Directory	
	10 Oak Street	Ellen MacDowell						Widow of William MacDowell		1906 City Directory	
	10 Oak Street	George T. MacDowell						Bookkeeper		1906 City Directory	
	10 Oak Street	John Molloy						Laborer		1906 City Directory	
	10 Oak Street	William Crosby						Sales		1907 City Directory	
	10 Oak Street	John Molloy						Laborer		1907 City Directory	
	10 Oak Street	William Crosby						Sales		1908 City Directory	
	10 Oak Street	Benjamin Offen						Harness Maker		1908 City Directory	
	10 Oak Street	Archie Besanson						Insurance Agent, Boston		1909 City Directory	
	10 Oak Street	Andus Swenson						Carpenter		1910 City Directory	
	10 Oak Street	John A. Hogland	Head	R	28	Sweden	1904	Carpenter	Factory	1910 US Census	
	10 Oak Street	Emma Hogland	Wife		38	Sweden	1891			1910 US Census	
	10 Oak Street	Oscar Johnson	Lodger		22	Sweden	1907	Carpenter	Factory	1910 US Census	
	10 Oak Street	John Hogland						Carpenter		1911 City Directory	
	10 Oak Street	Andrew Swenson						Carpenter		1911 City Directory	
	10 Oak Street	John Hogland						Carpenter		1912 City Directory	
	10 Oak Street	Andrew Swenson						Carpenter		1912 City Directory	
	10 Oak Street	John Hogland						Carpenter		1913 City Directory	
	10 Oak Street	John Hogland						Carpenter		1914 City Directory	
	10 Oak Street	John Olson						Gardener		1914 City Directory	
	10 Oak Street	John Hogland						Carpenter		1915 City Directory	
	10 Oak Street	John Olson						Gardener		1915 City Directory	
	10 Oak Street	John Hogland						Carpenter		1916 City Directory	

Dwelling	Street Address	Name	Relationship	O/R	Age	Birthplace	Immigration	Occupation	Industry	Source	
	10 Oak Street	John Olson						Gardener		1916 City Directory	
	10 Oak Street	David Stewart						Plumber		1919 City Directory	
	10 Oak Street	Clara Stewart								1919 City Directory	
	10 Oak Street	De Prato Bros								1919-1-426 Building F	Alter one 2 car garage, fireproof wooden
	10 Oak Street	David Stewart						Plumber		1920 City Directory	
	10 Oak Street	Clara Stewart								1920 City Directory	
240	10 Oak Street	David Stewart	Head	R	28	Scotland	1913	Plumber	Packing House	1920 US Census	
240	10 Oak Street	Clara E. Stewart	Wife		26	Pennsylvania				1920 US Census	
240	10 Oak Street	William Stewart	Son		3	Massachusetts				1920 US Census	
240	10 Oak Street	Joan Stewart	Daughter		2	Massachusetts				1920 US Census	
240	10 Oak Street	Caroline R. Stewart	Daughter		0	Massachusetts				1920 US Census	
241	10 Oak Street	Jerone Crean	Head	R	27	Ireland	1909	Operator	Machine Shop	1920 US Census	
241	10 Oak Street	Margaret Crean	Wife		24	Massachusetts				1920 US Census	
241	10 Oak Street	Veronica Crean	Daughter		1	Massachusetts				1920 US Census	
241	10 Oak Street	Eleanor Crean	Daughter		0	Massachusetts				1920 US Census	
	10 Oak Street	R. Story								1925-1-373 Building F	Rebuilding front piazza
	10 Oak Street	R. Story								1926-2-604 Building F	1 new brick foundation under ell, to be used
	10 Oak Street	James B. Fitzgerald						Student		1927 City Directory	
	10 Oak Street	Nicholas H. Fitzgerald						Student		1927 City Directory	
	10 Oak Street	Peter Story						Cook		1927 City Directory	
	10 Oak Street	Rose Story								1927 City Directory	
	10 Oak Street	Jeremiah Conley						Laborer		1929 City Directory	
	10 Oak Street	Mary Conley								1929 City Directory	
121/129	10 Oak Street	Anthony Vitekofsky	Head	O	48	Lithuania	1908	Presser	Soap Factory	1930 US Census	
121/129	10 Oak Street	Amelia Vitekofsky	Wife		41	Lithuania	1912	Braider	Rubber Mill	1930 US Census	
121/129	10 Oak Street	Frank Vitekofsky	Son		17	Massachusetts		Plumber	Plumbing Shop	1930 US Census	
121/129	10 Oak Street	John Vitekofsky	Son		12	Massachusetts				1930 US Census	
121/130	10 Oak Street	Michael Connolly	Head	R	26	Irish Free State	1925	Heater	Rubber Mill	1930 US Census	
121/130	10 Oak Street	Mary Connolly	Wife		27	Irish Free State	1926			1930 US Census	
121/130	10 Oak Street	Mary E. Connolly	Daughter		0	Massachusetts				1930 US Census	
	10 Oak Street	A. Vitkofsky								1930-1-458 Building F	Building piazza on rear & side of house
	10 Oak Street	Antonio Ferreira, Jr & Mary T. Ferreira								1939 Deed 6274/274	from Somerset Savings Bank - foreclosure
139	10 Oak Street	Antonio Ferreira	Head	O	34	Portugal		Tinsmith	Can	1940 US Census	
139	10 Oak Street	Antionio Ferreira	Father		58	Portugal		Blacksnith	Can	1940 US Census	
139	10 Oak Street	Mary Ferreira	Wife		33	Portugal				1940 US Census	
140	10 Oak Street	Aniceto Lounet	Father		56	Portugal		Tailor		1940 US Census	
140	10 Oak Street	Mary Lounet	Wife		31	Portugal				1940 US Census	
140	10 Oak Street	Manuel Lounet	Head	R	31	Portugal		Laborer	WPA	1940 US Census	
	10 Oak Street	A. Ferrena								1957-1-315 Building F	Re-side w asbestos
	10 Oak Street	A. Feeveua								1959-1-61 Building F	Enlarge kitchen
	10 Oak Street	M. Ferreira								1977-1-285 Building F	Strip roof
	10 Oak Street	C. Wais								1992-1-90 Building F	Siding/wood repairs
	10 Oak Street	C. Wais								1993-2-819 Building F	Vinyl siding
	10 Oak Street	Talik Raj & Alka Rani		O						2000 Deed 31708/36	from Carolann Wais, Trustee under will of Mary T. Ferreira
	10 Oak Street	Rolando Dongo		O						2005 Deed 45646/38	from Talik Raj & Alka Rani