



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:	14 Pearl Street
Case:	HPC 2018.014
Applicant Name:	Adragna Dedic, LLC
Date of Application:	March 20, 2018
Recommendation:	Significant
Hearing Date:	April 17, 2018

I. Historical Association

Historical Context: The property was platted in 1858 by C. L. Stevenson for J. B. Stearns. The first deed from Joshua B. Stearns to Samuel G. Underhill (1809-1885) was not found on line but is dated to 1862. According to City Directories, Underhill lived on Cutter Street, therefore the house was rental property.

No tenants could be found until 1881 although the house clearly existed by 1874 and probably earlier. Residents held a wide variety of blue collar jobs from entry clerk to engineer to comptometer (a fairly complicated early calculator patented in 1887) operator. The building was not inhabited by owners until 1920 when George R. Moore bought the house. He was a fireman and engineer for a steam railroad.

G. Moore received a building permit for a concrete block 3-car garage in 1921.

Evolution of Site: The house is located on the short section of Pearl Street between Mount Vernon Street and Mount Pleasant Street. The street was mostly built up by 1874 with a few small lots filled in later.

Architectural Description: The house is a 1-bay by 3-bay 1 ½ story residential structure with an enclosed side porch. The building has a variety of siding materials from vinyl to synthetic brick and real brick. The windows are all replaced. A small shed dormer and a central chimney can also be seen from Pearl Street.

The garage is 3-bays wide and has wood batten garage doors and one pedestrian door.



Summary: The house is a simple workers cottage that retains its original form and massing. Dating to around 1862, it is one of the earlier buildings on this section of Pearl Street. Unlike many of the workers cottages, none of the residents listed on the US Census have been foreign born.

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 14 Pearl 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 size, form, style, and massing as a good example of workers housing and associations with the working class, particularly workers on the steam railway.

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 14 Pearl Street begins prior to 1874 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.
- b. Design: The building design is simple and unornamented, in keeping with its purpose of housing for workers.
- c. Materials: The building is wood-frame construction with more modern materials applied over the wood frame.
- d. Alterations: The form of the house is essentially unaltered although at some point between 1925 and 1933, the side porch was enlarged and possibly enclosed while a new back door mudroom was added to the rear of the building. The wood clapboard was replaced with vinyl, faux brick and wood shingles. The windows have all been altered or replaced.

Evaluation of Integrity: The building retains the essential form, shape and size of a workers cottage and can therefore be understood as such despite some alteration of the external fabric. The building is the smallest and probably the oldest on the street which exhibits a range of altered Second Empire and Mansard roofed houses.

According to one neighbor, the yard had until recently been mostly hidden behind trees and shrubs, used by teenagers in the area looking for a secluded spot to congregate.

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 14 Flint Street historically or architecturally significant.

14 Pearl Street is found historically and architecturally significant to the ability of the subject parcel to convey significance regarding location and design in terms of scale, height, form and massing. 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 Pearl Street.

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 14 Pearl 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 size, form, style, and massing as a good example of workers housing and associations with the working class, particularly workers on the steam railway.

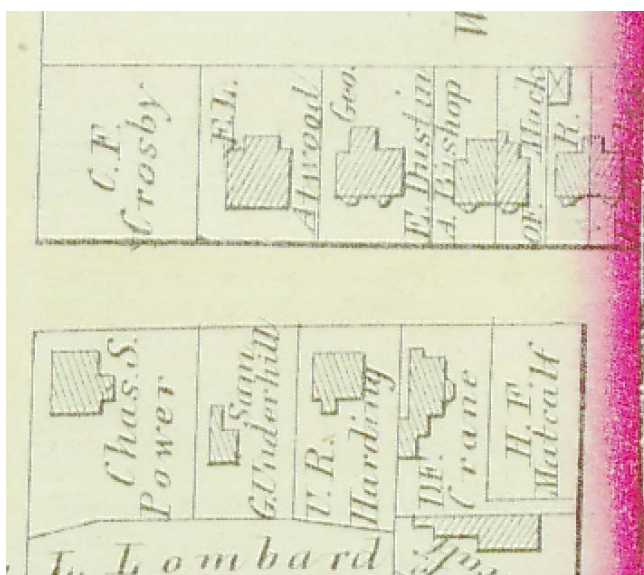
OR

- (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 14 Pearl Street historically and architecturally significant.**

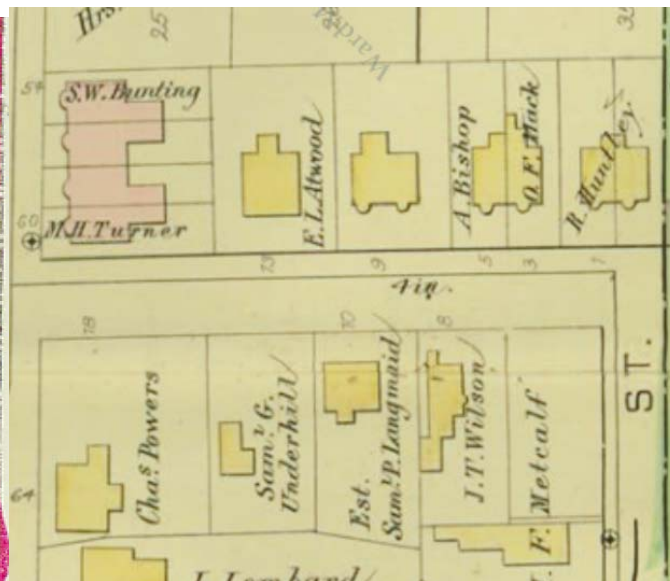
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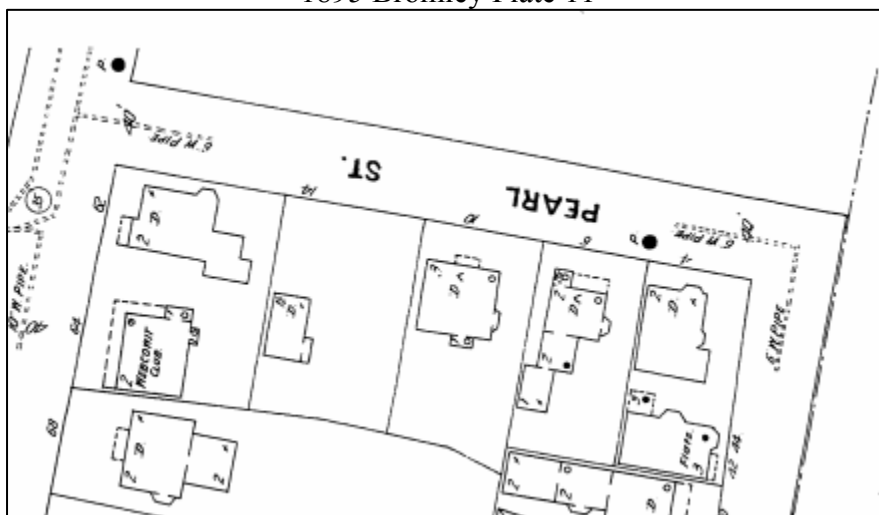
1874 Hopkins Plate 14-15



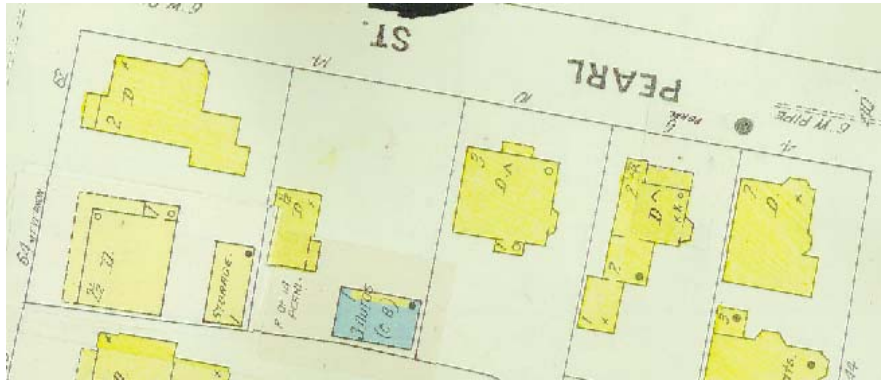
1884 Hopkins Plate 1



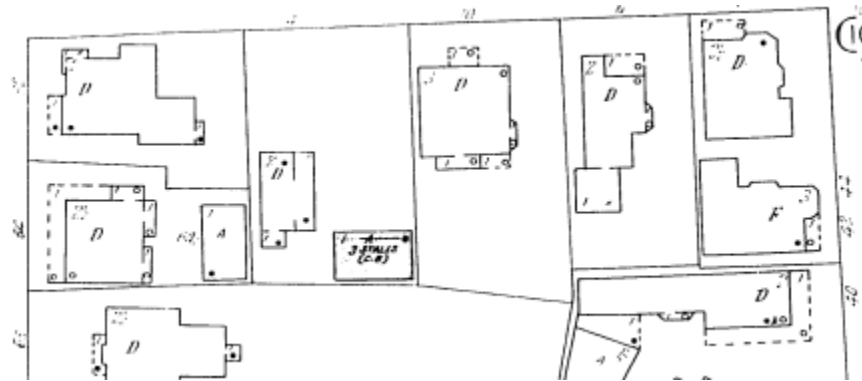
1895 Bromley Plate 11



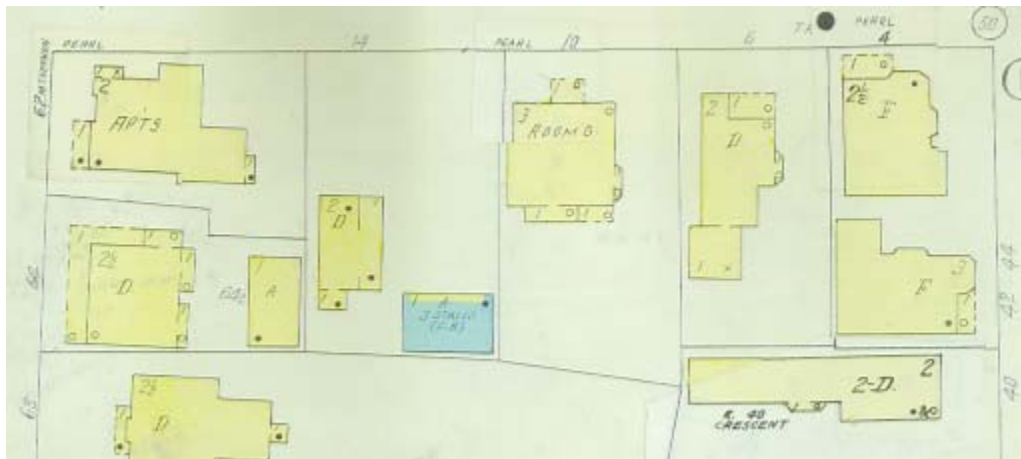
1900 Sanborn Plate 106



1925 Sanborn Plate 106



1933 Sanborn Plate 42



1959 Sanborn Plate 42





14 Pearl Street

House/Family Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	Lots 2 & 3 as shown on a plan recorded with Middlesex Deeds book of Plans 10, Page 7	O						1858 Survey	by C. L. Stevenson belonging to J. B. Stearns
	Lots 2 & 3 as shown on a plan recorded with Middlesex Deeds book of Plans 10, Page 7	O	Samuel G. Underhill					1862 Deed 885/60	from Joshua B. Stearns
	14 Pearl Street		Charles Q. Goodwin					1881 City Directory	
	14 Pearl Street		William C. Clarke		Entry Clerk, B & M Depot, Boston			1883 City Directory	
	14 Pearl Street		Charles H. Blesdill		Clerk, 50 Causeway, Boston			1884 City Directory	
	14 Pearl Street		Charles H. Blesdill		Clerk, 117 Franklin Street, Boston			1887 City Directory	
	14 Pearl Street		George Hall		Printer, Boston			1887 City Directory	
	14 Pearl Street		George G. Hall		Printer, 155 Franklin Street, Boston			1889 City Directory	
	14 Pearl Street		Benjamin F. Snow		Salesman, 108 Faneuil Hall Market, Boston			1890 City Directory	
	14 Pearl Street		Frank Ames		Engineer, B & M RR			1893 City Directory	
	14 Pearl Street		Frank Ames		Engineer, B & M RR			1894 City Directory	
	14 Pearl Street		Frank Ames		Engineer, B & M RR			1895 City Directory	
	14 Pearl Street		Frank Mansfield		Engineer, B & M RR			1896 City Directory	
	14 Pearl Street		Joseph W. Miller		Shipper			1897 City Directoe	
	14 Pearl Street		Henry G. Engel		Salesman			1898 City Directory	
	14 Pearl Street		Mrs. Ida L. Engel					1898 City Directory	
	14 Pearl Street	O	Charles F. Powers					1898 Deed 2638/416	from S. Augustus Underhill for estate of Samuel G. Underhill
	14 Pearl Street		Henry G. Engel					1899 City Directory	
	14 Pearl Street		Henry G. Engel		Traveling Salesman			1900 City Directory	
226/290	14 Pearl Street		Carl H. Engel (son)	3		Massachusetts		1900 US Census	
226/290	14 Pearl Street		Emily S. Engel (daughter)	4		Massachusetts		1900 US Census	
226/290	14 Pearl Street		Chester W. Engel (son)	7		Massachusetts		1900 US Census	
226/290	14 Pearl Street		Ida L. Engel (wife)	29		Massachusetts		1900 US Census	
226/290	14 Pearl Street	R	Edgar H. Engel (head)	37	Salesman	Massachusetts		1900 US Census	
	14 Pearl Street		Henry G. Engel		Traveling Salesman			1901 City Directory	
	14 Pearl Street		Henry G. Engel		Traveling Salesman			1902 City Directory	
	14 Pearl Street		Fred J. Porter		at Custom House, Boston			1904 City Directory	
	14 Pearl Street		Fred J. Porter		at Custom House, Boston			1905 City Directory	
	14 Pearl Street		George A. Thomas		Machinist			1906 City Directory	
	14 Pearl Street		George A. Thomas		Machinist			1907 City Directory	
	14 Pearl Street		Gilbert W. Thomas					1907 City Directory	
	14 Pearl Street		George A. Thomas		Machinist			1908 City Directory	
	14 Pearl Street		Gilber W. Thomas					1908 City Directory	
	14 Pearl Street		Eva J. Johnson		Nurse			1909 City Directory	
	14 Pearl Street		Frederick W. Peak		Electrician			1909 City Directory	
	14 Pearl Street		Mrs. Eva J. Johnson		Nurse			1909 City Directory	
	14 Pearl Street		Thomas W. Burris		Brakeman			1913 City Directory	
	14 Pearl Street		Thomas W. Burris		Brakeman			1914 City Directory	
	14 Pearl Street		Thomas F Davis		Fireman			1915 City Directory	
	14 Pearl Street		Thomas F. Powers		Fireman			1915 City Directory	
	14 Pearl Street		Thomas F. Davis		Fireman			1916 City Directory	
	14 Pearl Street		Thomas F. Powers		Fireman			1916 City Directory	
	14 Pearl Street		Thomas F. Powers		Fireman			1917 City Directory	
	14 Pearl Street		Maria F. Marsh		Wife			1918 City Directory	
	14 Pearl Street		Thomas F. Powers		Fireman			1918 City Directory	
	14 Pearl Street		William H. Marsh		Teamster			1918 City Directory	
	14 Pearl Street		Maria F. Marsh		Wife			1919 City Directory	
	14 Pearl Street		William H. Marsh		Teamster,			1919 City Directory	
	14 Pearl Street		Maria F. Marsh		Wife			1920 City Directory	
	14 Pearl Street		William H. Marsh		Teamster			1920 City Directory	
	14 Pearl Street	O	Alton W. Eaton					1920 Deed 4400/488	from Edith Ellicott Smith et al, trustees for estate of Charles F. Powers
	14 Pearl Street	O	George R. Moore					1920 Deed 4400/489	from Alton W. Eaton
	14 Pearl Street		G. Moore					1921-1-73 Building Permit	T&G covering, 3 cars garag cement blck, flat roof
	14 Pearl Street		Alice Moore		Wife			1925 City Directory	
	14 Pearl Street		George H. Moore		Fireman			1925 City Directory	
	14 Pearl Street		Alice B. Moore		Wife			1927 City Directory	
	14 Pearl Street		George H. Moore		Fireman			1927 City Directory	
	14 Pearl Street		Alice B. Moore		Wife			1929 City Directory	
	14 Pearl Street		George H. Moore		Engineer			1929 City Directory	
301/302	14 Pearl Street		Grace E. Moore (daughter)	9		Massachusetts		1930 US Census	
301/302	14 Pearl Street		Hazel A. Moore (daughter)	13		Massachusetts		1930 US Census	
301/302	14 Pearl Street		Alice B. Moore (wife)	39		Massachusetts		1930 US Census	
301/302	14 Pearl Street	O	George H. Moore (head)	44	Engineer, Steam RR	New Hampshire		1930 US Census	
297	14 Pearl Street		Grace Moore (daughter)	19	Shop Girl, Cake Factory	Massachusetts		1940 US Census	
297	14 Pearl Street		Hazel Moore (daughter)	23	Comptometer Operator, Soap	Massachusetts		1940 US Census	
297	14 Pearl Street		Alice Moore (wife)	49		Massachusetts		1940 US Census	
297	14 Pearl Street	O	George Moore (head)	54	Locomotive Engineer, Steam RR	New Hampshire		1940 US Census	
	14 Pearl Street	O	Henry J. Harding					1950 Deed 7605/298	from George R. Moore
	14 Pearl Street	O	Henry J. Harding, Jr.					1952 Deed 7941/326	from Henry J. Harding

14 Pearl Street

House/ Family Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	14 Pearl Street	O	Waldo E. McDonald					1952 Deed 7941/327	from Henry J. Harding, Jr.
	14 Pearl Street	O	Henry F. Connolly & Veronica C. Connolly					1960 Deed 9688/544	from the estate of Waldo E. McDonald
			H. Connoley					1976-1-315 Building Permit	New roof as per plan
			H. Connolly					1976-2-599 Building Permit	Remodel fire job
	14 Pearl Street	O	Sandra J. Ryan					1978 Deed 13520/480	from Henry F. Connolly & Veronica C. Connolly
			Ryan					1984-1-267 Building Permit	Vinyl siding
	14 Pearl Street	O	Clemente B. Barros & Lucia F. Barros					2005 Deed 45926/73	from Sandra J. Ryan
	14 Pearl Street	O	Adragna Dedic, LLC					2017 Deed 69972/341	from Clemente B. Barros & Lucia F. Barros