



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: 15 Mossland Street
Case: HPC 2018.035
Applicant Name: Umberto A. & Charity Rossetti
Date of Application: April 17, 2018
Recommendation: Significant
Hearing Date: May 15, 2018

I. Historical Association

Historical Context: According to the preliminary Form B this building is drawn on an 1850 plan of Mossland when it was subdivided by Ozias Moore, a Cambridge realtor. However, the 1850 plan by W.A. Mason of the land does not show a building or other ownership on this lot by anyone other than Ozias Morse. Further both the 1850 plan and the 1852 Draper Map only shows the Gothic Revival building on Elm Street and another building on Elm.

Evolution of Site: Mossland Street was platted in 1850 as noted above. The buildings range in date from the 1870s although the early 20th century.

The earliest known owner was J. Edmond Lochman, wholesale coal dealer in Boston. The second owner from 1874 was Eunice W. Williams, widow. Her daughter, Harriet E. Wood ((Hattie) married Joseph M. Wood. Joseph M. Wood is identified as a ship steward in 1880 City Directory. By 1884, he is a conductor on the Charles River Railway Company, then on the West End Street Railway Company. From 1890 through 1908, he is noted as a clerk at the State House.



Joseph Wood's 1909 obituary notes that he served in the 2nd Rhode Island Infantry from 1861-1864 during the Civil War, being discharged for wounds received at the Battle of Fort Stephens outside Washington D.C. in June 1864. He was a member of several fraternal organizations and a member of the North Congregational Church of Somerville.

His son, Maynard had a brush with the law in 1887 when he stole \$40 from his business partner in a men's clothing business located on North Street (Massachusetts Avenue) and headed for Mexico via New York City, leaving behind a roller skating girlfriend. The news articles do not give details on how the situation was rectified, but it should be noted that from 1889-1900 Maynard A Wood, is listed as a clerk at 827 Washington Street, Boston.

The 1910 Census shows, Joseph Wood's daughter, Laura as the owner of 15 Mossland Street. Thereafter the house was rented with a range of tenants with primarily blue collar jobs. From 1927, Joshua Lohnes, laborer and woodworker, and his wife Alice live at 15 Mossland as owners until their deaths in 1939 and 1944 respectively.

See attached table for more detail.

Architectural Description: 15 Mossland Street is a 2-story gable end side hall plan house with a 2-story bay on the left side front. The roof pitch is that of a Greek Revival but the house does not have the other architectural references expected for Greek Revival consistent with an earlier structure. Four of the windows in the bay are original 6/6 sash window trim is simple. Many of the other windows have been altered and replaced. There is a small ell on the rear and a wing on the left side. The rear right side has a shed/enclosed porch addition.

Summary:

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 the building at 15 Mossland 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 at 15 Mossland is found importantly associated with the broad architectural, cultural, economic and social history of the City. No associations were found with an important historic person or event.

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 13-15 McGrath Highway begins in 1930 as a warehouse/factory for the Clinton Corn Processing Company.

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 is located on a residential through street and has not been moved. The surrounding buildings on the street with one exception are of more recent construction but are predominantly 19th century.
- b. Design: The building is vernacular, with a mix of 19th century stylistic elements from a Greek Revival roof pitch to a Queen Anne bay.
- c. Materials: The building is wood-frame construction with wood shingle siding. The foundation is parged in cement.
- d. Alterations: The porch has been replaced, Numerous windows have been altered although the side windows of the bay are the original 6/6 sash. Wood shingles overlay the clapboard siding as can be seen in the amount of reveal around the windows.

Evaluation of Integrity: Despite alterations to the fenestration and porch, the building retains the form and massing of a 19th century workers cottage. The house is slightly smaller than the other houses 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 the house at - 15 Mossland Street historically or architecturally significant.

The subject building at 15 Mossland Street has no known associations with a reputed architect or builder. However, it is constructed in the manner of the mid to third quarter of the 19th century of a scale associated with workers housing. It is part of the 19th century streetscape characterized by the gable fronts facing the 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 structures, circa 1916 and circa 1945, are 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 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 the building at 15 Mossland 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.

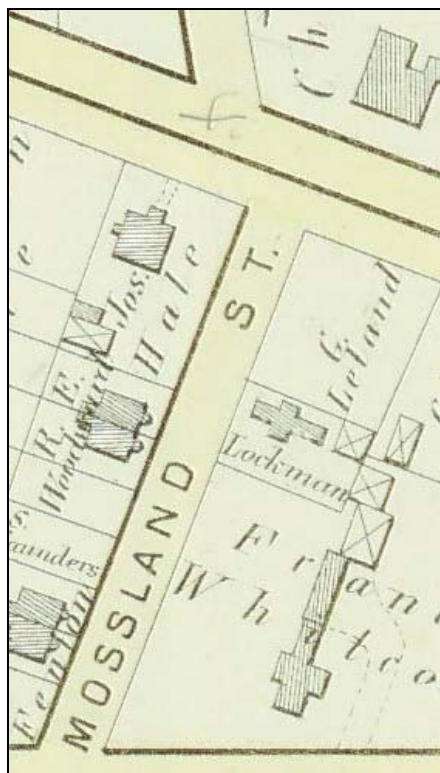
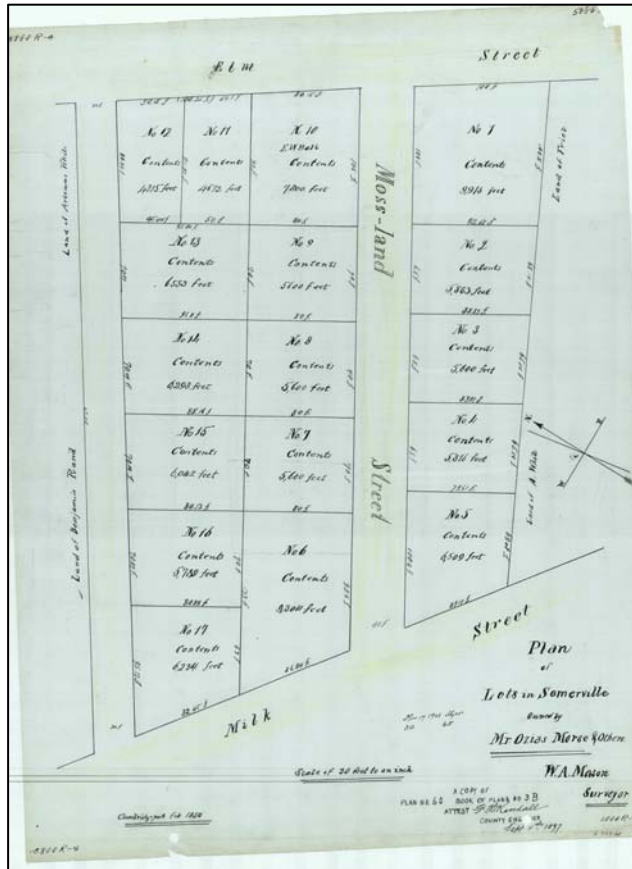
The subject building at 15 Mossland is found importantly associated with the broad architectural, cultural, economic and social history of the City. No associations were found with an important historic person or event.

OR

(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 the house at -15 Mossland Street historically or architecturally significant.

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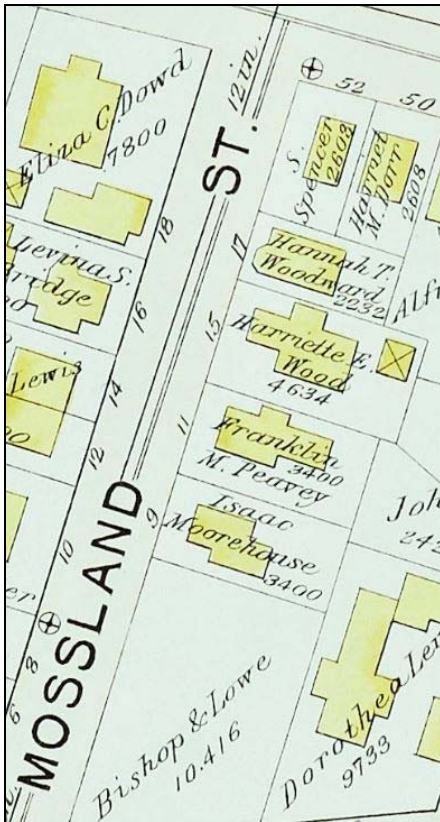




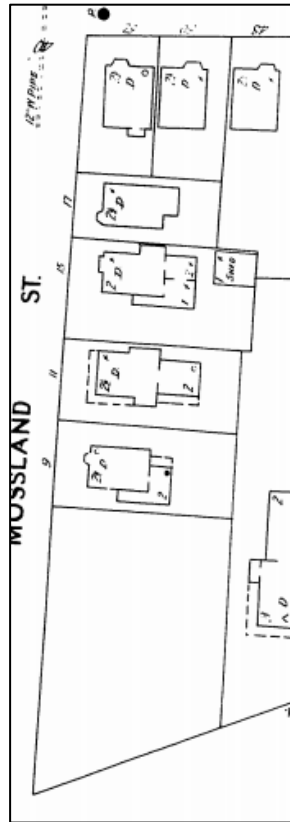
1874 Hopkins Atlas Plate 40-41



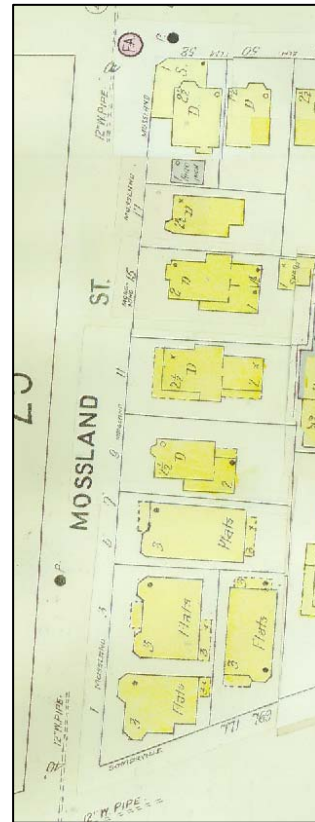
1884 Hopkins Atlas Plate 13



1895 Bromley Atlas Plate 17



1900 Sanborn Atlas Plate 26



1925 Sanborn Atlas Plate 26



1980 photo





Dwelling N	Street Address	Name	Relationship	O/R	Age	Birthplace	Immigrant	Occupation	Industry	Source	
	Lot #2	Ozias Morse		O						1850 Survey by W.A. Mason	
	Mossland	J. Edmond Lochman						Wholesale Coal	29 Doane, Boston	1871 City Directory	
		Lochman		O						1874 Hopkins Atlas	
	15 Mossland	James Woods, Jr						Carriage Maker		1877 City Directory	
	15 Mossland	J. Edmond Lochman						Wholesale Coal Dealer		1879 City Directory	
351/432	Mossland Street	Joseph M. Wood	Head		43	Massachusetts		Ship Steward		1880 US Census	
351/432	Mossland Street	Eunice W. Williams	Mother in Law		73	Massachusetts				1880 US Census	
351/432	Mossland Street	Hattie Wood	Wife		41	Vermont				1880 US Census	
351/432	Mossland Street	Laura Wood	Daughter		14	Massachusetts				1880 US Census	
351/432	Mossland Street	E. Francoeur Wood	Daughter		11	Massachusetts				1880 US Census	
351/432	Mossland Street	Maynard Wood	Son		10	Massachusetts				1880 US Census	
	15 Mossland	Mrs. Eunice W. Williams								1881 City Directory	
	15 Mossland	Joseph M. Wood								1881 City Directory	
	15 Mossland	Joseph M. Wood								1883 City Directory	
	15 Mossland	Joseph M. Wood						Conductor	CRR Co.	1884 City Directory	
		E. W. Williams		O						1884 Hopkins Atlas	
	15 Mossland	Joseph M. Wood						Conductor	CRR Co.	1887 City Directory	
	15 Mossland	Joseph M. Wood						Conductor	West End St RR	1889 City Directory	
	15 Mossland	Maynard A. Wood						Clerk		1889 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1890 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1890 City Directory	
	15 Mossland	Joseph M. Wood						Bookkeeper		1892 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1892 City Directory	
	15 Mossland	Joseph M. Wood						Bookkeeper	116 Tremont Str	1894 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1894 City Directory	
	15 Mossland	Harriet E. Wood		O						1895 Bromley Atlas	
	15 Mossland	Joseph M. Wood						Bookkeeper	166 Tremont Str	1895 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1895 City Directory	
	15 Mossland	Joseph M. Wood								1896 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1896 City Directory	
	15 Mossland	Joseph M. Wood						Bookkeeper		1897 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1897 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1898 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1899 City Directory	
	15 Mossland	Maynard A. Wood						Clerk	827 Washington	1899 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1900 City Directory	
	15 Mossland	H.E. Wood		O						1900 Stadly Atlas	
343/418	15 Mossland Street	Joseph M. Wood	Head	O	63	Massachusetts		Bookkeeper		1900 US Census	
343/418	15 Mossland Street	Harriet E. Wood	Wife		61	Vermont				1900 US Census	
343/418	15 Mossland Street	Laura H. Wood	Daughter		34	Massachusetts				1900 US Census	
	15 Mossland	Joseph M. Wood						Clerk	State House	1901 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1902 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1904 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1905 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1907 City Directory	
	15 Mossland	Joseph M. Wood						Clerk	State House	1908 City Directory	
287/498	15 Mossland Street	Laura Wood	Head	O	45	Maine		Frame Maker	Millinery Store	1910 US Census	
287/498	15 Mossland Street	Nettie Parmenter	Boarder		41	Vermont				1910 US Census	
	15 Mossland	Joseph H. Mongan						Janitor	24 Central Street	1912 City Directory	
	15 Mossland	William Brown								1913 City Directory	
	15 Mossland	William C. Brown								1914 City Directory	
	15 Mossland	William C. Brown						Builder		1915 City Directory	
	15 Mossland	Joseph Mongan						Chauffeur		1916 City Directory	
	15 Mossland	Albert L. Allen						Laborer		1920 City Directory	
	15 Mossland	Anna M. Allen						Operator		1920 City Directory	
	15 Mossland	Hollis Allen						Oiler		1920 City Directory	
	15 Mossland	Fannie Allen	Widow of William							1920 City Directory	
	15 Mossland	Martha A. Tracy						Rubber Worker		1920 City Directory	
252/414	15 Mossland	Flora Allen	Head	R	38	Maine				1920 US Census	
252/414	15 Mossland	Clarence Allen	Son		9	Maine				1920 US Census	
252/414	15 Mossland	Nathaniel Allen	Son		7	Maine				1920 US Census	
252/414	15 Mossland	Vesta P. Allen	Daughter		5	Maine				1920 US Census	
252/414	15 Mossland	Pauline Allen	Daughter		5	Maine				1920 US Census	
252/414	15 Mossland	Gendolyn Allen	Daughter		2	Maine				1920 US Census	
252/415	15 Mossland	Fannie E. Allen	Head	R	48	Maine				1920 US Census	
252/415	15 Mossland	Anna Allen	Daughter		26	Massachusetts		Stitcher	Clothes Shop	1920 US Census	
252/415	15 Mossland	Bertha Allen	Daughter		21	Connecticut				1920 US Census	
252/415	15 Mossland	Hollis Allen	Son		21	Maine		Oiler	Machine Shop	1920 US Census	
252/415	15 Mossland	Albert Allen	Son		19	Maine		Machinist	Soap Factory	1920 US Census	
	15 Mossland	Arthur F. Farnham						Salted Nuts		1924 City Directory	
	15 Mossland	Laura E. Farnham	Wife of Arthur							1924 City Directory	
	15 Mossland	Lucius Rowe						Foreman		1924 City Directory	
	15 Mossland	Blanche M. Rowe	Wife of Lucius							1924 City Directory	
	15 Mossland	Henry J Murphy						Carpenter		1925 City Directory	
	15 Mossland	William H. Phillips						Sales		1925 City Directory	
	15 Mossland	Emma G. Phillips	Wife of William							1925 City Directory	
	15 Mossland	J. Lohnes								1926-2-512 Building R	Rebuilding front piazza, cutting windows 9x13

Dwelling N	Street Address	Name	Relationsh	O/R	age	Birthplace	immigr	occupation	Industry	Source	
	15 Mossland	Mary E. Crowley	Widow							1927 City Directory	
	15 Mossland	Edgar R. Davis								1927 City Directory	
	15 Mossland	Evelyn Jones	Widow of Herbert							1927 City Directory	
	15 Mossland	George Lohnes						Laborer		1927 City Directory	
	15 Mossland	Alice Lohnes	wife of Joshua							1927 City Directory	
	15 Mossland	Gladys Lohnes	wife of George							1927 City Directory	
	15 Mossland	Joshua Lohnes						Laborer		1927 City Directory	
	15 Mossland	George Lohnes						Carpenter		1929 City Directory	
	15 Mossland	Joshua Lohnes						Woodworker		1929 City Directory	
	15 Mossland	Alice Lohnes	wife of Joshua							1929 City Directory	
	15 Mossland	Gladys Lohnes	wife of George							1929 City Directory	
	15 Mossland	Edgar R. Davis								1929 City Directory	
114/214	15 Mossland	Joshua Lohnes	Head	O	62	Canada, English	1891	Laborer	Sash & Window	1930 US Census	
114/214	15 Mossland	Alice Lohnes	Wife		57	Canada, English	1890			1930 US Census	
114/214	15 Mossland	Katherine Savage	Lodger		46	Irish Free State	1900			1930 US Census	
114/214	15 Mossland	Thomas McIntyre	Lodger		28	Massachusetts		Helper	Express	1930 US Census	
114/214	15 Mossland	Katherine Savage	Lodger		21	Massachusetts		Stenographer	Fish	1930 US Census	
114/215	15 Mossland	George Lohnes	Head	R	32	Massachusetts		Carpenter	Machine Shop	1930 US Census	
114/215	15 Mossland	Gladys Lohnes	Wife		32	Massachusetts				1930 US Census	
114/215	15 Mossland	Cedric Monahan	Lodger		28	Massachusetts		Busboy	Restaurant	1930 US Census	
114/215	15 Mossland	Phyllis Lohnes	Daughter		5	Massachusetts				1930 US Census	
37	15 Mossland	George Lohnes	Head	O	42	Massachusetts		Peddler	Ice & Coal	1940 US Census	
37	15 Mossland	Alice Lohnes	Mother		66	Canada, English				1940 US Census	
37	15 Mossland	Gladys Lohnes	Wife		42	Massachusetts				1940 US Census	
37	15 Mossland	Phyllis Lohnes	Daughter		15	Massachusetts				1940 US Census	
37	15 Mossland	George Lohnes	Son		6	Massachusetts				1940 US Census	
	15 Mossland	Charles H. Munroe		O						1946 Deed 7065/235	from George & Gladys Lohnes, Estate of Alice S. Lohnes
	15 Mossland	Walter E. & Irene M. Munroe		O						1950 Deed 7609/577	from Charles L. Munroe
	15 Mossland	Elizabeth & Richard Howe		O						1987 Deed 18785/36	from Irene M. Munroe
	15 Mossland	Umberto A & Charity A. Rossetti		O						1987 Deed 69997/80	from Elizabeth & Richard Howe

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.639
Historic Name:	
Common Name:	
Address:	5 Mossland St
City/Town:	Somerville
Village/Neighborhood:	Spring Hill
Local No:	
Year Constructed:	c 1820
Architect(s):	
Architectural Style(s):	No style
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Wall: Wood; Wood Shingle Foundation: Concrete Unspecified



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108



Area Spring Hill	Form no. 639
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Roll 10:1A *PI-SPRING*
US. BOSTON
SOUT B

Somerville

5 Mossland

c Name _____

iginal residence _____

esent _____

ip: ☒ Private individual
Private organization _____

Public _____

iginal owner unknown _____

ATION:

Date _____ ca. 1820

Source _____ visual analysis

Style _____ Federal period (1820) or
Greek Revival

Architect _____

Exterior wall fabric varies: replacement
siding

Outbuildings _____

Major alterations (with dates) _____

totally altered: windows,
siding, late 19th, early
20th century

Moved _____ Date _____

Approx. acreage _____ city lot

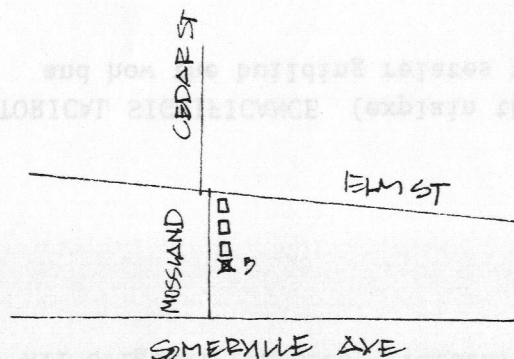
Setting _____

Recorded by C. Zellie

Organization Landscape Research

Date 5/80

cross streets and other buildings
or geographical features.
Indicate north.



(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

All original features - returns at eaves, 6/6 windows, entrances, have been altered.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

► This building is drawn on an 1850 plan of Mossland when it was subdivided by Ozias Moore, a Cambridge realtor. It thus pre-dates the majority of existing buildings in the Elm Street/Mossland area.

BIBLIOGRAPHY and/or REFERENCES

Hopkins, G.M. Atlas of the City of Somerville, 1874

Plan in Somerville City Engineers Office - 1850, Ozias Moore lots.