



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

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INTERIM EXECUTIVE DIRECTOR

PLANNING DIVISION  
HISTORIC PRESERVATION

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**STEP 1: DETERMINATION OF SIGNIFICANCE**  
**STAFF REPORT**

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**Site:** 17 Hudson Street

**Case:** HPC.DMO 2022.32

**Applicant:** Nicole Black and Michael Pettit

**Owner:** Same as Applicant

**Legal Ad:** *The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.*

**HPC Meeting Date:** October 18, 2022

*Top: Front elevation*

*Bottom, left: Left elevation*

*Bottom, middle: Rear elevation*

*Bottom, right: Right elevation*



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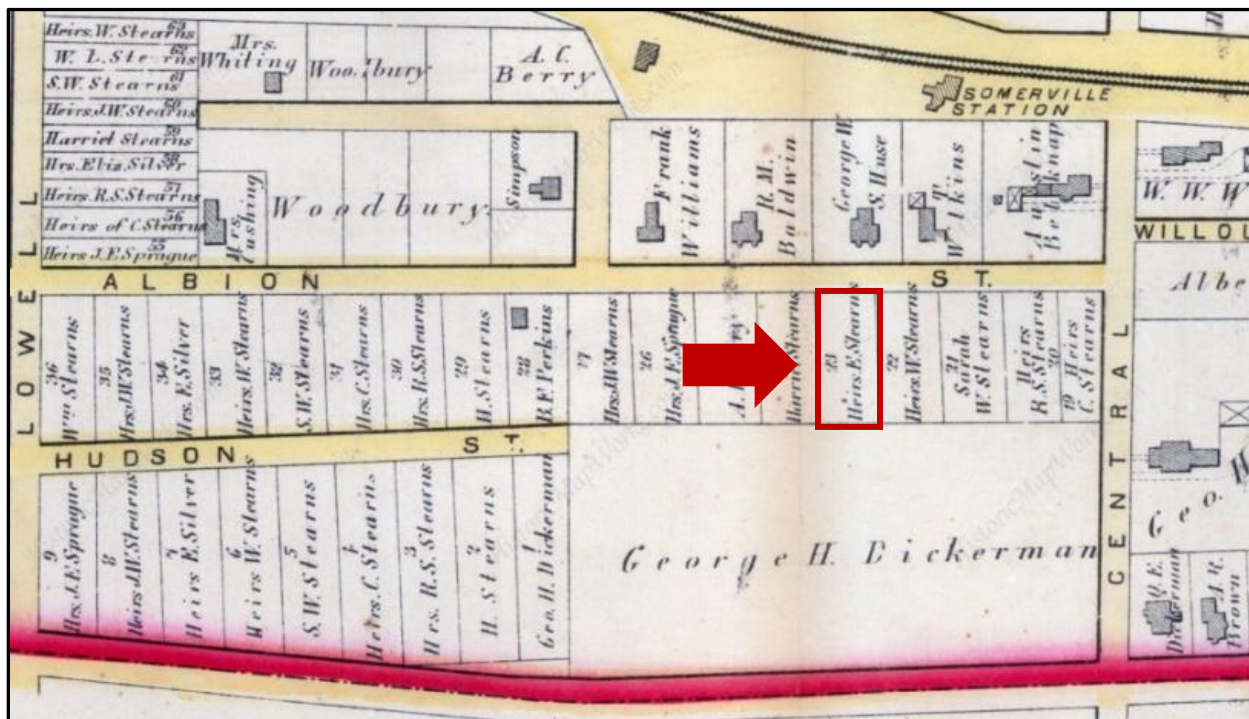
The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

## I. HISTORICAL ASSOCIATION

**Historical Context:** 17 Hudson Street is a two-and-one-half (2 ½ ) detached structure. This portion of Hudson Street is dominated by two-and-one-half (2 ½ ) to three (3) story residential detached houses.

While the western section of Powder House was affected by the post-Civil War growth of Davis Square, the eastern section grew more slowly. One large marshy tract, known as "Polly Swamp" provided a few home sites as early as 1850. Located on Albion Street, once known as Forest Place, the Frank G. Williams House was one of the first houses built in the "Polly Swamp" area. Subsequent development of the immediate area occurred at the end of the 19th century when William Stearnes subdivided the remaining lands of the family farm.

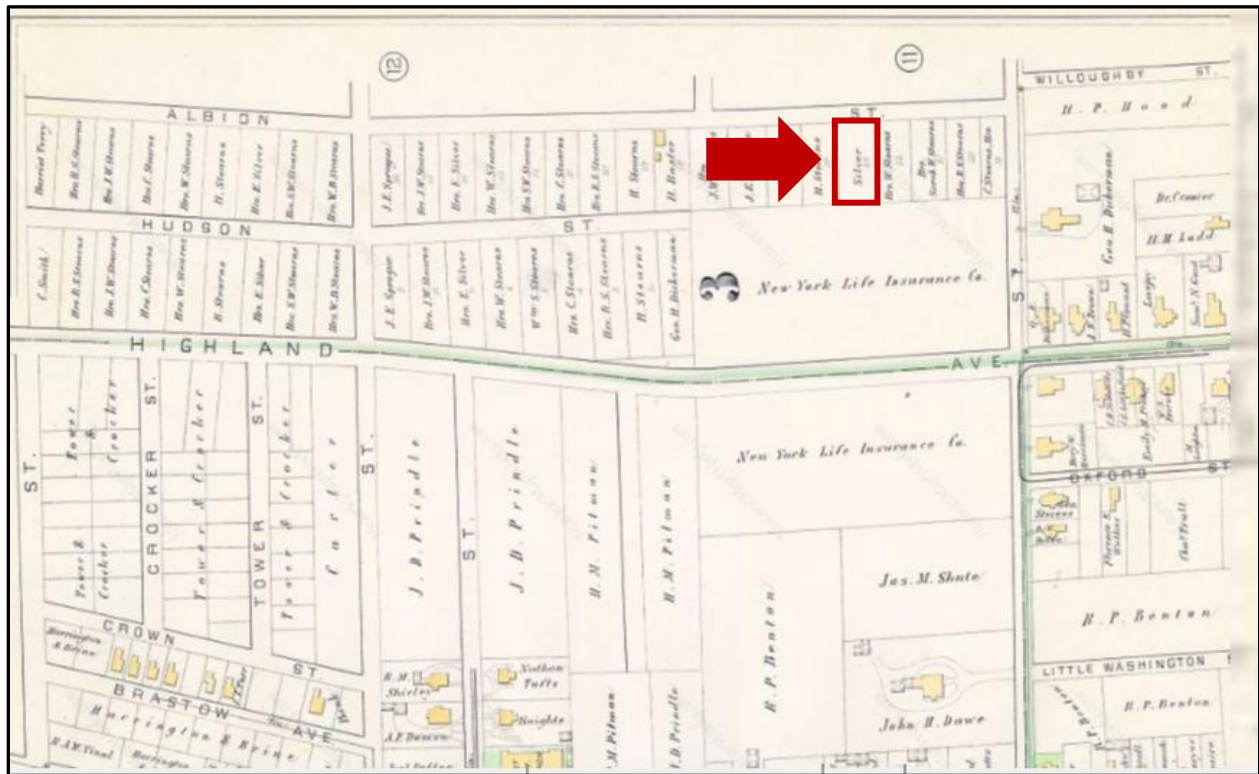
By 1880, Albion Street included a collection of Italianate businessmen's homes built on land formerly a part of the Stearnes farm. Nothing further was built on the marshes or surrounding woodlands until the 1890s, when William Stearnes sold off the remaining lots on Hudson, Alpine, and Albion Streets. Mansard cottages and two-family Queen Anne houses with simple trim were the standard house types chosen by builders.



*Above: 1874 Hopkins Map, Plate 30, approximately the site of 17 Hudson Street.*

The 1874 Hopkins Map and 1884 Hopkins Map illustrates that this part of Hudson Street was likely developed between the late 1880s and 1890s. The current extension of the Hudson Street road to Central Street did not exist. Instead, the area was part of a large area of subdivided land between Alpine and Albion Streets. The lot for 17 Hudson St and the surrounding area was largely undeveloped though it had been subdivided into lots.





Above: 1884 Hopkins Map, Plate 9, approximately the site of 17 Hudson Street



Above: 1895 Bromley Map, Plate 3, approximately the site of 17 Hudson Street

By 1895, the house at 17 Hudson Street had been constructed as had most of the surrounding lots, this is illustrated in the 1895 Bromley Map. 17 Hudson Street resembles the adjacent residential structure layouts in the surrounding area, which indicates these structures were constructed roughly around the same time and were likely built by the same entity/company.

The 1925 Sanborn Map shows that the existing lots were being subdivided into smaller lots, while the lot containing 17 Hudson Street retained its original land dimensions. This is illustrated by comparing the lot dimensions to that of 20 Albion Street, which directly borders 17 Hudson Street. The 1925 Sanborn Map also illustrates the construction of a detached rear structure, which is likely a shed or garage.



*Above: 1925 Sanborn Map, Plate 46, approximately the site of 17 Hudson Street*

Based on the first listed inhabitants in the City Directories and the 1895 Bromley Map, the first owners of the land at 17 Hudson Street were James Glazebrook and Annie Glazebrook. James Glazebrook migrated from England to this region early 1900s. He and his wife resided at 17 Hudson Street from 1900 to the late 1920s together.

Annie Glazebrook migrated from Canada to the region in 1869 and resided at 17 Hudson Street from 1900 to 1920s with James Glazebrook and from 1920 to late 1930s with her two (2) tenant roommates Edith Emerson and Benjam Hafford. Staff cannot find further information on the roommates that resided with Annie Glazebrook. By the early 1940s, John Keith and his brother, William Keith, owned the land where the structure at 17 Hudson Street sits.

A list of all residents is provided below.

| Name              | Year(s) of Residency | Occupation | Relationship          | Residency Type |
|-------------------|----------------------|------------|-----------------------|----------------|
| Glazebrook, James | 1900-1920            | n/a        | Husband to Annie      | Owned          |
| Glazebrook, Annie | 1900-1930            | n/a        | Wife to James         | Owned          |
| Edith Emerson     | 1930-1935            | n/a        | Roommate to Annie     | Rent           |
| Benjam Hafford    | 1930-1935            | n/a        | Roommate to Annie     | Rent           |
| John Keith        | 1940s                | n/a        | Brother to William    | Owned          |
| William Keith     | 1940s                | n/a        | Brother to John       | Owned          |
| Ethel Keith       | 1940s                | Maid       | Sister-in-law to John | n/a            |
| Mabel E. Bunker   | 1940s                | n/a        | Tenant to John        | Rent           |

*Above: Resident Table from 1900-1940 at 17 Hudson Street*

(Continued on the next page.)



## II. ARCHITECTURAL DESCRIPTION

Please see the section immediately below which discusses location, design, materials, and any alterations as the same information would be written here, just in longer form.

*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.*

Comparing the historic map with satellite images of the current property we can determine the degree to which the structure has been altered.



Above: Figure 1



Above: Figure 1



Above: Figure 3



Above: Figure 4



Above: Figure 5

Fig 1-2: 1895 Bromley Map and 1925 Sanborn Map, close-up of 17 Hudson Street

- Figure 1 and Figure 2 shows that between 1895 to 1925, a detached rear structure was constructed, which is listed as a shed or garage. The 1925 Sanborn Map shows a porch addition was made to the front of the structure.

Fig 3 -5: Current photos of 17 Hudson Street

- The photos of the extant structure show the addition of a shed dormer on both the left and right elevations and the addition of a porch on the right elevation.

## 1. 17 Hudson Street

The period of relevance for the house starts from 1895 to 1905.

- a. Location: It is likely that this structure is in its original location and was built on-site.
- b. Design: The house is a two-and-one-half story, front gable, wood-framed residential structure; on the front elevation is a covered wood porch with turned wood railings, and mid to late 20<sup>th</sup> century iron railings; front door is wood or aluminum; the left elevation has a first-floor bay and a shed dormer; on the right elevation is a two story bay, a shed dormer, and a wood porch leading to a side entrance; side entrance door is likely aluminum or vinyl; on the rear is a door leading to the basement; fenestration includes one-over-one double hung sash windows except at the basement which appear to be fixed with three vertical muntins.
- c. Materials:  
 Foundation: Concrete parging over brick  
 Windows: Likely Aluminum  
 Entry: Modern with a storm door  
 Trim: Wood & Aluminum  
 Siding: Wood Clapboard  
 Roof: Asphalt Shingles
- d. Alterations: Mid to late 20<sup>th</sup> century porch railings; replacement doors; shed dormers; addition of a porch on the left elevation. It is also likely on the rear elevation, the massing was enlarged or extended.
- e. Evaluation of Integrity of 17 Hudson Street: Based on the observations of the building and a study of the historic maps, it is Staff's position that the building does retain most of the integrity of its original form. Alterations and an addition have occurred to this structure which obscure some original details; however, the original massing and key architectural details such as the two-story, gable roofed square corner bay remain intact.

## III. FINDINGS

*For a Determination of Significance, the subject building must be found either (i) importantly associated with people, events, or history and/or (ii) historically or architecturally significant. The Historic Preservation Commission (HPC) must make these findings. The portions of the Demolition Review Ordinance (DRO) related to these findings are included below:*

### A. HISTORICAL ASSOCIATION

*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 of Massachusetts.*

**Residential Structure**

1. The HPC must make a finding as to whether or not the STRUCTURE at 17 Hudson Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 17 Hudson Street does or does not meet the threshold for historic significance under finding “a”.

**B. HISTORICAL & 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, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.*

**Residential Structure**

1. The HPC must make a finding as to whether or not the STRUCTURE at 17 Hudson Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 17 Hudson Street does or does not meet the threshold for historic significance under finding “b”.

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

**IV. VOTE**

1. When bringing the matter to a vote, the HPC must include the reasons why the STRUCTURE at 17 Hudson Street is or is not “historically significant”.