



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

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ACTING EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 23 Glenwood Road

Case: HPC.DMO 2023.05

Applicant: Grace Spellenberg Revocable
Living Trust

Owner: Same as Applicant

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

HPC Meeting Date: May 2, 2023

Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Right elevation

Bottom, right: Rear elevation



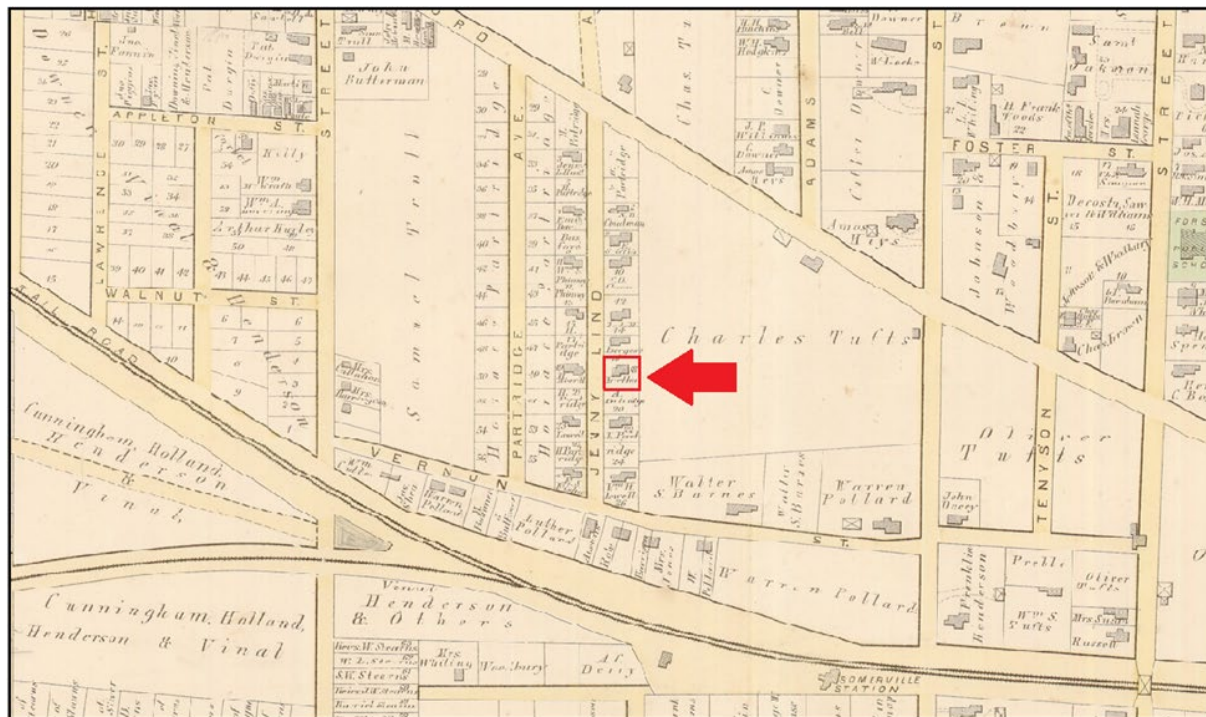
The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the 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: 23 Glenwood Road is a one and $\frac{3}{4}$ story building located within the Winter Hill neighborhood. Glenwood Road is largely dominated by two and $\frac{1}{2}$ and one and $\frac{3}{4}$ story residential structures.

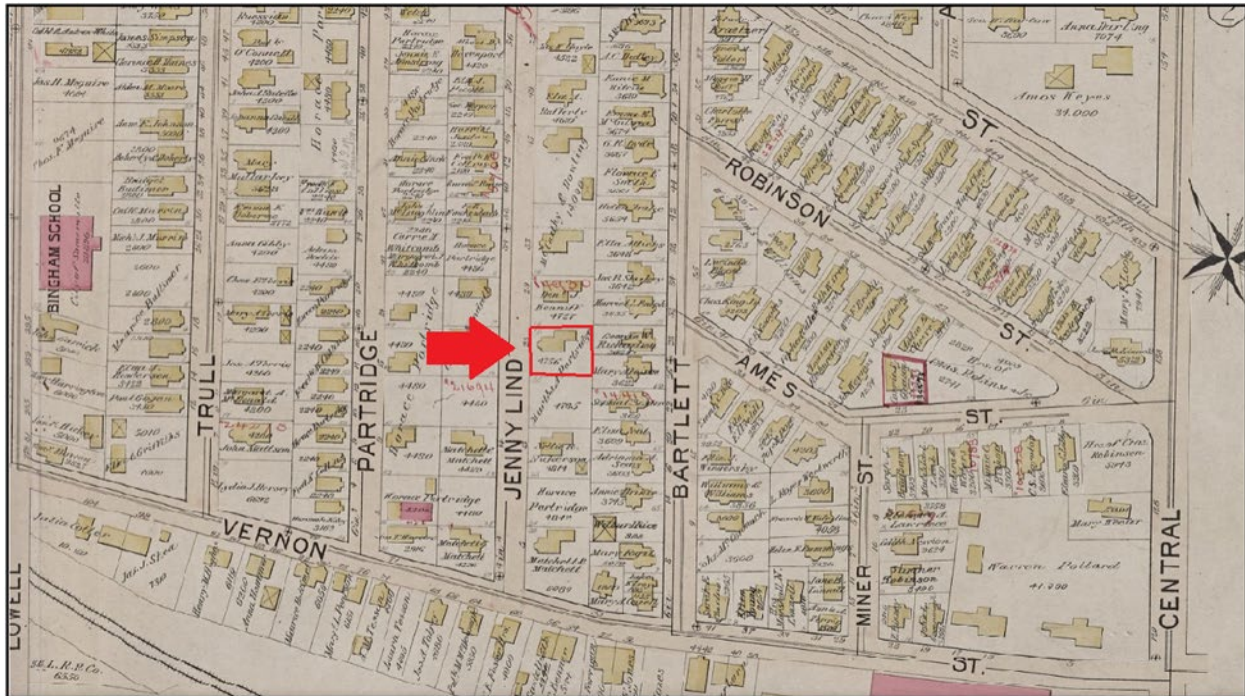
Winter Hill refers to a large area of development north of Highland, east of Lowell, west of Marshall and bordered on the north by Broadway. The actual geographic drumlin reaches its summit near Adams Street, laid out and subdivided in 1847 but not developed for the most part until the 1880s and 1890s. Workers' housing was located in the Ten Hills area and on tracts of land west of Lowell and Adams Streets. In contrast, this area was developed with large, detailed, businessmen's homes.

Horace Partridge platted Partridge Street and Jenny Lind (now Glenwood) in 1868. A Boston toy manufacturer, he resided on Broadway and speculated in real estate. Reportedly, Partridge moved in a number of brickworker's houses from the "Happy Hollow" section (located in Broadway Park) between 1874 – 1900 along Partridge and Trull. The resulting neighborhood character is eclectic. Houses in this area were intended for workers at the Derby-Kilmer desk factory, the brickyards, and the Pollard quarry. Partridge built and held many of the houses of Jenny Lind Street as speculative property, a common practice among land developers.



Above: 1874, Plate G, Hopkins Map, specifying the location of 23 Glenwood Road.

The building at 23 Glenwood Rd is visible on the 1874 Hopkins Map along with a number of other Mansard cottages that still exist along Glenwood Road today. The building at 23 Glenwood is representative of the economical mansard cottage built throughout the city in the 1870's and 1880's. Originally, such houses included patterned slate roofs; 23 Glenwood Rd no longer retains such a feature. The property is listed on the 1874 Hopkins and 1895 Bromley Maps as owned by Martha A Partridge, the wife of Horace Partridge. The City Directories and census have Martha and Horace as residing on Broadway indicating she acted as an absentee landlord.



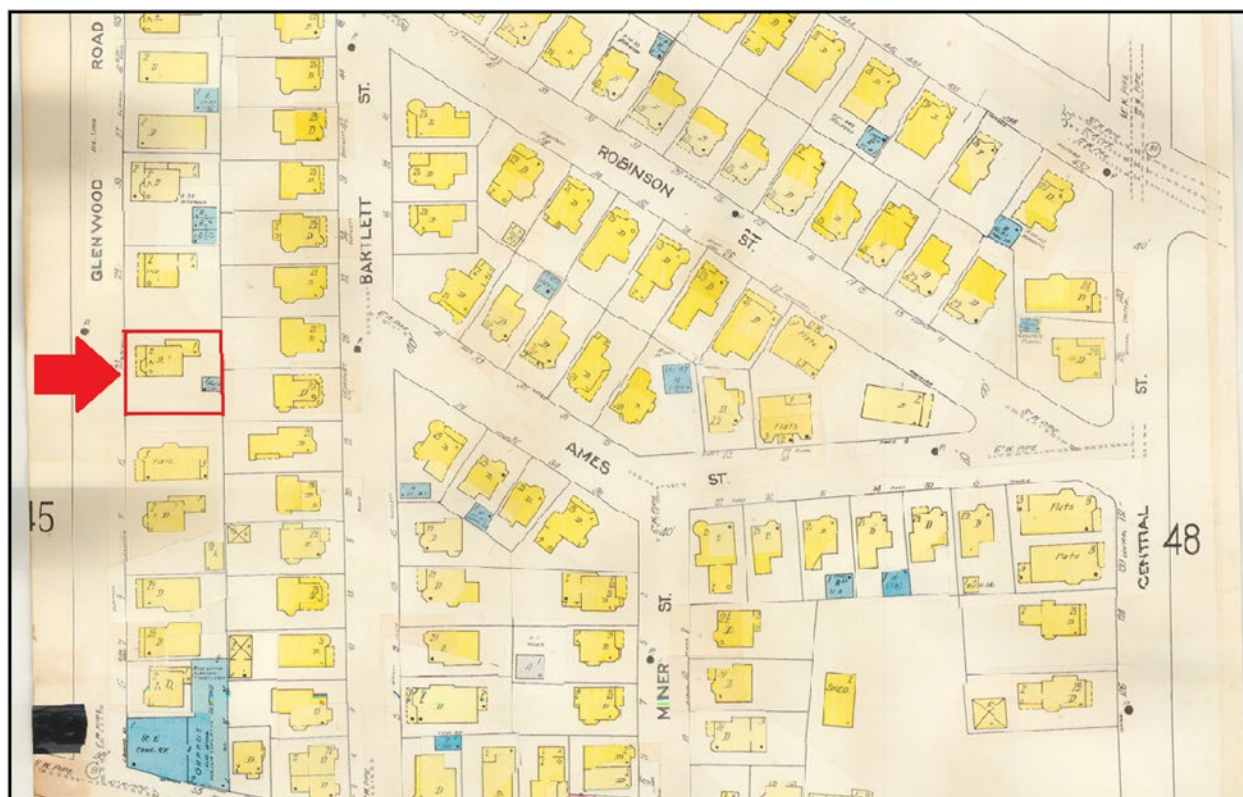
Above: 1895, Plate 15, Bromley Map, specifying location of 23 Glenwood Road.

Not a lot was found about the residents of 23 Glenwood from the time of its construction through 1950. The only records found for residents at the property were of the Madigan Family. John J Madigan and his wife, Catherine, bought the house in 1910 and moved in with their children, John J.M. Jr, Thomas J, and Veronica. John J Madigan worked as a printer's pressman and was a member of the Boston Printing Pressmen's Union No 67.

The 1925 Sanborn Map of 23 Glenwood depicts a front porch and the construction of a concrete block garage in the rear. The construction of a car garage indicates that the Madigan Family were financially well enough to join the increasing number of families in Somerville purchasing automobiles. The Madigan Family owned the property through at least 1942 at the death of John J Madigan, aged 67.

Right: Excerpt from The Boston Globe, January 29, 1942





Above: 1925 Sanborn Map, Sheet 47, specifying the location of 23 Glenwood Road.

A list of all residents found for 23 Glenwood is provided below.

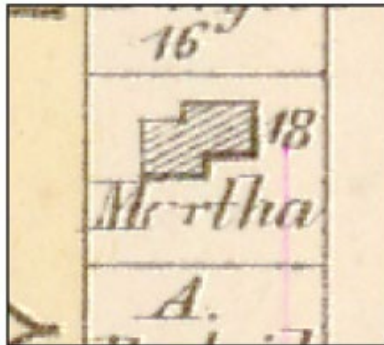
Name	Year(s) of Residency	Occupation	Relationship	Residency Type
Jennings, Martin C	1914 - 1927	Engineer		Res, bds
Madigan, Catherine	1910 - 1942		Wife of John J Madigan	H
Madigan, John J	1910 - 1942	Printer's Pressman	Head of Household	H
Madigan, John J M Jr	1910 - 1927	Stenographer	Son of John J & Katherine	Bds
Madigan, Thomas J	1910 - 1927	Electrician, Switchboard operator/installer	Son of John J & Katherine	Res, bds
Madigan, Veronica	1910 - 1933	Clerk, Telephone Operator	Daughter of John J & Katherine	R

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.

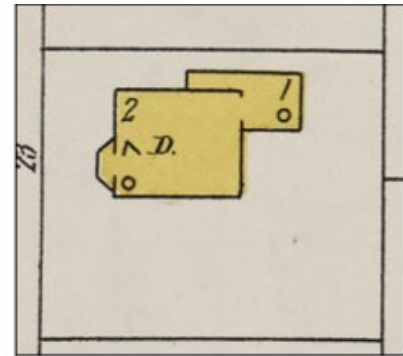
Comparing the historic map with satellite images of the current property we can determine the degree to which the structure has been altered.



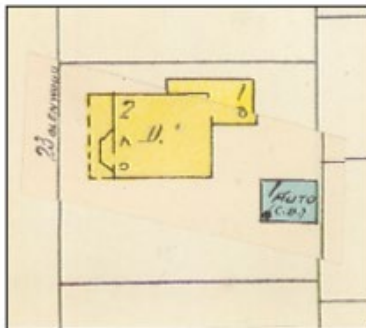
Above: Fig 1



Above: Fig 2



Above: Fig 3



Above: Fig 4



Above: Fig 5



Above: Fig 6

Fig 1: 1874 Hopkins Map, close-up of 23 Glenwood Road

- Square structure with a second massing to the left rear.

Fig 2: 1895 Bromley Map, close-up of 23 Glenwood Road

- A bay on the front elevation is now depicted.

Fig 3: 1900 Sanborn Map, close-up of 23 Glenwood Road

- Main massing is two stories (likely what we consider 1 ¾ stories)
- Rear massing is one story.

Fig 4: 1925 Sanborn Map, close-up of 23 Glenwood Road

- A front porch along the length of the front elevation has been added.
- Concrete block garage now depicted in the rear right corner.

Fig 5&6: Satellite images of 23 Glenwood Road

- The portion of the one-story massing towards the rear that overlaps with the front massing has been increased to two-stories.
- Oriel bay in rear.

1. 23 Glenwood Road

The period of relevance for the property starts c.1874

- a. Location: The structure is likely in the original location and built on-site.
- b. Design: The primary structure is one and ¾ stories, wood framed, with a mansard roof; wood clapboard along the walls and mansard roof; wood steps lead to wood front porch; asymmetrical entryway with wood door on the left of the façade and bay on the right; fenestration includes one one-over-one double-hung sash window on each side of the bay; two arched dormers each with one-one-over-one double-hung sash windows; two one-over-one double hung sash windows stacked on the two story portion of façade to the left of the porch; brick chimney; on the right elevation are two arched dormers each with one one-over-one double-hung sash windows; two one-over-one double-hung sash windows along right façade; three pivot windows along foundation; steps lead to entryway at one-story massing in the rear; on the rear elevation is one arched dormer to the right of the rear; there was likely a second dormer towards the left of the rear that was removed to accommodate the later construction of a second floor on the left; oriel bay on the one story portion of rear, likely a later addition; fenestration on rear includes one one-over-one double-hung sash window towards right and one one-over-one double-hung sash window in the dormer; on the left elevation are two one-over-one double-hung sash windows.
- c. Materials: Wood clapboard; wood replacement front door; wood front porch and steps and landing on front; metal railings; brick chimney stack; clapboard roof; concrete or concrete with brick parging foundation.
- d. Alterations: Clapboard roof; replacement windows and doors; oriel bay on the rear; removal of dormer window on rear elevation; second story addition to the originally one-story portion on the left side.
- e. Evaluation of Integrity of 23 Glenwood Road Based on the observations of the building and a study of the historic maps, it is Staff's position that the building largely retains the integrity of its original form. Alterations have occurred to this structure; however, that obscure original architectural details; the original massing remains largely 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.

1. The HPC must make a finding as to whether or not the STRUCTURE at 23 Glenwood Road meets any of the criteria stated above.

2. The HPC must specifically state why the STRUCTURE at 23 Glenwood Road 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.

1. The HPC must make a finding as to whether or not the STRUCTURE at 23 Glenwood Road meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 23 Glenwood Road 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 23 Glenwood Road is or is not “historically significant”.