



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

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 58 Main Street

Case: HP25-000078

Applicant: Patrick Easley

Owner: Doug Keach

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

HPC Meeting Date: November 18, 2025

Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Rear Elevation

Bottom, right: Right 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.

Staff Note: This property has already begun demolition, as they have demolished more than fifty percent of the building while repairing the roof. A Stop Work Order has been placed on the property by the Inspectional Services Department (ISD). A determination from the HPC is needed to see if the house is historically significant and the work can continue.

I. HISTORICAL ASSOCIATION

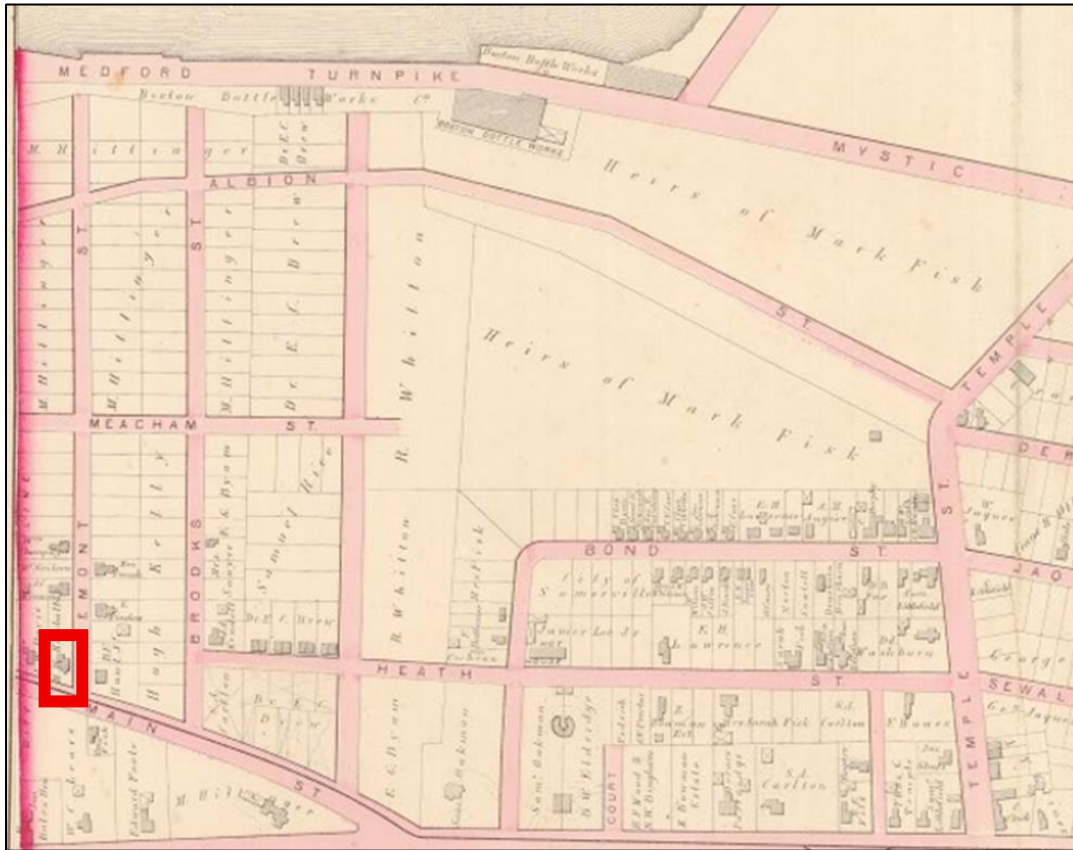
Historical Context: The principal building at **58 Main Street** is a three-story mansard colonial house located in the Winter Hill neighborhood, close to Magoun Square. The house was constructed prior to 1874, based on historic map information. Main Street runs through the south-east portion of the city. This portion of Main Street is dominated by houses of similar size and style on lots of similar size.

Winter Hill was originally an agricultural area, due in part to the area's well-drained soil, and by 1800, the area contained large tracts of agricultural land for farming and grazing. By 1840 offices, shops, and taverns began popping up along Winter Hill Road (which later became Broadway), signaling the beginning of a shift in the area's economic practices.

During the 1850s and 1860s, the area underwent significant residential development, stimulated by the increased access to transportation. The area had undergone improvements in steam rail services provided by the Boston, Fitchburg, and Maine Railroads. In 1858, two horse car lines were introduced, allowing for more accessible travel between West Somerville and Charlestown and Boston.

From the mid 1800's to early 1900's, the area formerly known as Winter Hill Road, now known as Broadway, saw the construction of large single-family homes. It was evident that the area wanted a certain look, as Somerville's City Beautification Society, established in 1889, lobbied for the introduction of parks, trees, boulevards, and ordinances meant to prevent construction of cheap tenements on small lots.

The house itself. First appears on a historic map in 1874, indicating it was built prior to that year. We can see the beginning of post-Civil War development in the area, with houses already popping up along Main Street.

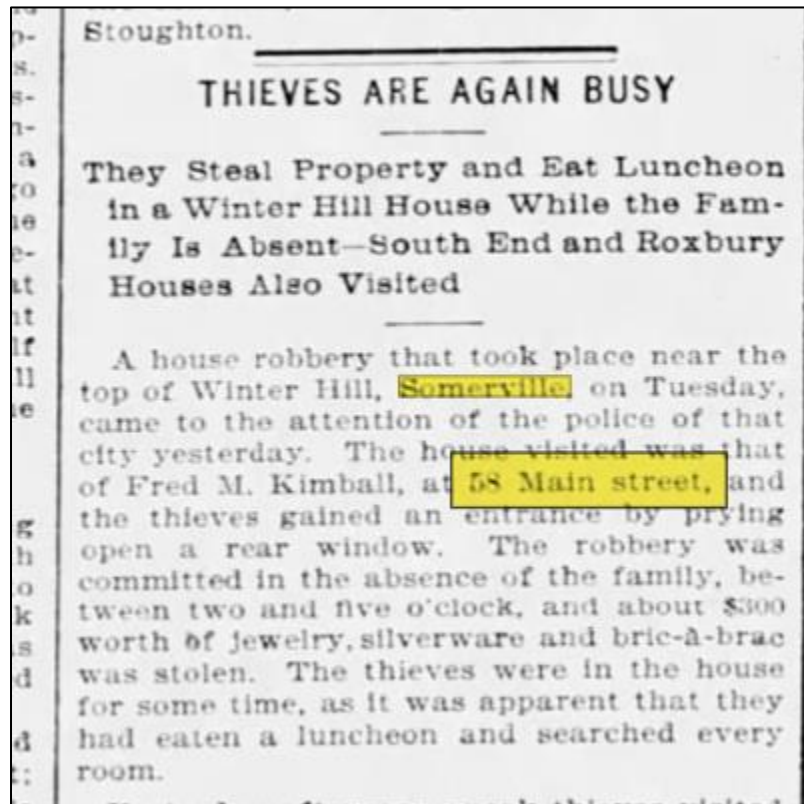


Above: 1895 Hopkins Map, Plate 36737, 58 Main St highlighted



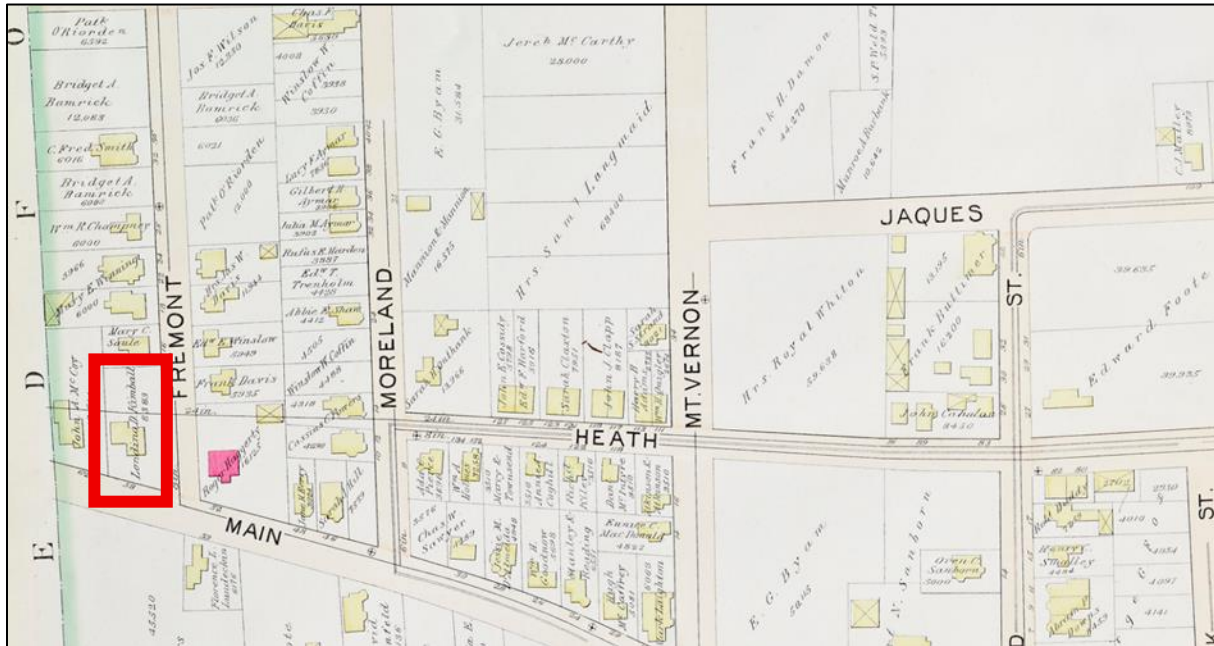
Above: 1874 Hopkins Map, Plate 36&37, 58 Main St highlighted, and a close-up of the lot

Zooming in on the 58 Main Street lot, we can see that R. M. Kimball is listed as the owner. It's possible that the initials on this map are a misprint, as a 1898 Boston Evening Transcript lists someone named Fred M. Kimball as residing there.

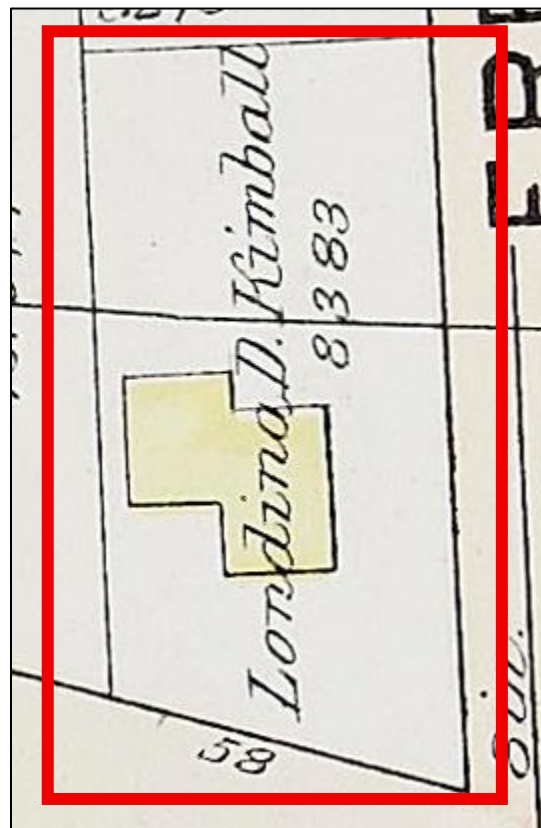


Source: Boston Evening Transcript, Thu, Mar 24, 1898, Page 7

On the 1895 Map below we can see continued growth in the area, with more residential development popping up, this time expanding further out from Main Street.



Above: 1895 Bromley Map, Plate 12, with 58 Main Street lot highlighted



Above: 1895 Bromley Map, Plate 12, 58 Main St highlighted, and a close-up of the lot

We also see that Londino D. Kimball is now listed as the owner. Based on the information we have, it's possible that the elder Kimball passed ownership down to Londino sometime prior to 1985 but still resided there himself.

Unfortunately, not much information could be found on the Kimballs. However, it is likely that they rented rooms in the house while residing there. A table of confirmed former residents is below:

Name	Year(s) of Residency	Occupation	Relationship	Residence Type
R. M. Kimball	1874-1985			owner
Landino Kimball	1900			owner
Henry Willard Bradley	1895			
Andrew Churchill Corliss	1895			
Alonzo Pennoyer Dexter	1879			
Frank Raymond Ham	1892			

Henry Bradley, Andrew Corliss, Alonzo Dexter, and Frank Ham were all confirmed to be residing at 58 Main Street by their draft registration cards. They most likely rented rooms at the house, since the Kimballs were listed as the owners at this time.

Form 1-4077 ORDER No. 1972 No. 737

REGISTRATION CARD

1 Name in full Henry Willard Bradley Age 22

2 Home address 58 Main Street, Souverville, Mass

3 Date of birth November 11 1895

4 Are you (1) a natural born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? natural born

5 Where were you born? Peacham, Vt. U.S.A.

6 If not a citizen, of what country are you a citizen or subject? U.S.

7 What is your present trade, occupation, or other? Carpenter

8 By whom employed? Abertshaw Construction Co.

Where employed? Goodyear Town of Killiply Conn

9 Have you a father, mother, wife, child under 18, or a sister or brother under 18, solely dependent on you for support (specify which)? no one

10 Married or single (specify which)? single Race (specify which)? Caucasian

11 What military service have you had? Rank no Branch no

12 Do you think emergency from draft (specify grounds)? no

I affirm that I have verified above answers and that they are true.

Henry W. Bradley

Signature of registrant

U.S., World War I Draft Registration Cards, 1917-1918 for Henry Willard Bradley

REGISTRATION CARD

Serial Number **3319** Order Number **9383**

1. **Andrew Churchill Corlies**

2. **58 Main St. Somerville, Middlesex, Mass.**

Age in Years **43** Date of Birth **April 30 1875**

RACE

White ☒ Negro ☐ Oriental ☐ Chinese ☐ Indian ☐ Hawaiian ☐

U. S. CITIZEN

Native Born ☒ Naturalized ☐ Citizen by Father's Naturalization & Law of Naturalization ☐ Declared ☐ Non-declared ☐

10. ☒ 11. ☐ 12. ☐ 13. ☐ 14. ☐

15. **Manager** 16. **John P. Connor & Co.**

17. **270 Broadway Somerville, Middlesex, Mass.**

18. **Arthur S. Corlies**

19. **Arthur S. Corlies**

20. **Arthur S. Corlies**

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

17. M. H. O. **Andrew Churchill Corlies**

U.S., World War I Draft Registration Cards, 1917-1918 for Andrew Churchill Corlies

REGISTRATION CARD

Serial Number **3468** Order Number **9383**

1. **Alonzo Penoyer Dexter**

2. **26 Lane Somerville, Middlesex, Mass.**

Age in Years **38** Date of Birth **December 13 1879**

RACE

White ☒ Negro ☐ Oriental ☐ Chinese ☐ Indian ☐ Hawaiian ☐

U. S. CITIZEN

Native Born ☒ Naturalized ☐ Citizen by Father's Naturalization & Law of Naturalization ☐ Declared ☐ Non-declared ☐

10. ☒ 11. ☐ 12. ☐ 13. ☐ 14. ☐

15. **Professor** 16. **Alonzo P. Dexter**

17. **26 Lane Somerville, Middlesex, Mass.**

18. **John A. Dexter**

19. **John A. Dexter**

20. **John A. Dexter**

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

17. M. H. O. **Alonzo Penoyer Dexter**

U.S., World War I Draft Registration Cards, 1917-1918 for Alonzo Penoyer Dexter

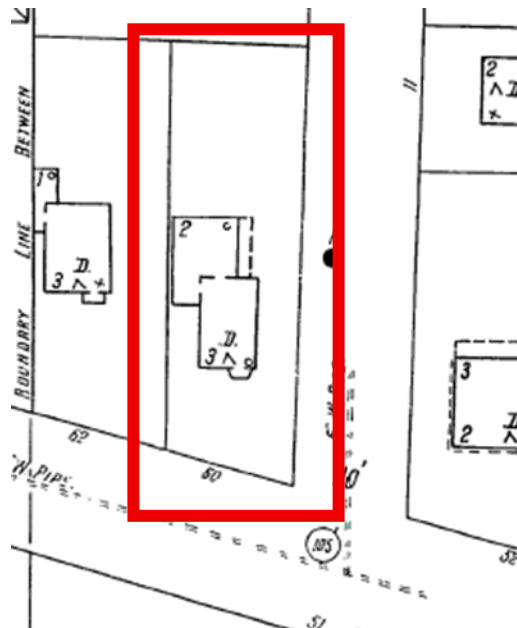
Form 1		ORDER No. 43		REGISTRATION CARD		No. 135	
1	Name in full	Frank Raymond Ham				Age in yrs. 25	
2	Home address	58 Main St Somerville, Mass.					
3	Date of birth	March 2		1892			
4	Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)?	Born citizen					
5	Where were you born?	Lynn, Mass. California U.S.					
6	If not a citizen, of what country are you a citizen or subject?						
7	What is your present trade, occupation, or office?	Blank				29	
8	By whom employed?	Eastern Cream Co.					
9	Where employed?	145 Fulton St Boston					
10	Have you a father, mother, wife, child under 18, or a sister or brother under 18, wholly dependent on you for support (specify which)?	No					
11	Married or single (specify which)?	Single				None (specify which)?	
12	What military service have you had? Rank	None					
13	Do you claim exemption (specify grounds)?	No					
I affirm that I have verified above answers and that they are true.							
Frank Raymond Ham							

U.S., World War I Draft Registration Cards, 1917-1918 for Frank Raymond Ham

On the 1900 Map below, we can see the surrounding area in a similar state as 1895 and the building footprint of 58 Main Street remaining the same.



Above: 1900 Sanborn Map, Plate 51, with 58 Main Street lot highlighted



Above: 1900 Sanborn Map, Plate 51, 58 Main St highlighted, and a close-up of the lot



Above: current state of the building taken from the right elevation

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.

1. 58 Main Street

The period of relevance for the house starts prior to 1874.

- a. Location: This structure is in its original location. The building was constructed on-site sometime prior to 1874.
- b. Design: The house is a 3-story mansard colonial home with a mansard roof. The exterior consists of vinyl siding and concrete material over a wood frame, with masonry on the exterior near the porch on the first floor. Entry is through the front vinyl door.
 - Front Elevation
 - The front elevation presents a mansard roof
 - There is a brick front porch on the first-story with metal railing

- The first floor has masonry on the front elevation
- The front door is possibly wood

- Right Elevation

- The right elevation presents vinyl siding over a concrete base
- There are eight one-over-one windows that are likely vinyl and, on the rear porch, a slider window on the first floor and a bay window on the second
- The windows are likely not original
- A rear porch and balcony are seen. There is an additional entry door on each
- There is one large, likely, likely, wood, picture bay-window and seven one-over-one likely vinyl windows on the porch and balcony

- Left Elevation

- The right elevation presents vinyl siding over a concrete base
- There are twelve one-over-one windows that are likely vinyl
- The windows are likely not original

- Rear Elevation

- The rear elevation presents vinyl siding over a concrete base
- Four one-over-one vinyl windows, two smaller one-over-one windows, and a small basement window are seen
- A rear porch and two balconies are seen. There is an additional entry door on the porch and second story balcony
- There is one large, likely, likely, wood, picture bay-window and seven one-over-one likely vinyl windows on the porch and balcony

c. Materials:

- Foundation: Concrete perimeter with brick mortar
- Windows: Likely vinyl
- Siding: Vinyl
- Trim: Likely vinyl or wood
- Roof: Mansard, asphalt shingles

d. Alterations: possible window replacements, possible door replacement

e. Evaluation of Integrity of 58 Main Street: Based on the observations of the building and a study of the historic maps, it is Staff's position that the building retained most of the integrity of its original form prior to the applicant's demolition.

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 58 Main Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 58 Main 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 58 Main Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 58 Main 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 58 Main Street is or is not “historically significant”.