



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

TOM GALLIGANI
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 23 Hinckley Street

Case: HP26-000029

Applicant: W.O.M. Construction

Owner: 23 Hinckley St Somerville LLC

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

HPC Meeting Date: August 4, 2026

Top: Front elevation
Bottom, left: 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

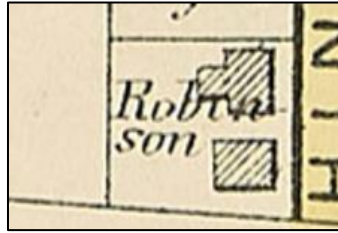
Historical Context: The principal building at **23 Hinckley Street** is a two-and-a-half-story house located in the Magoun Square neighborhood. Hinckley Street runs through the south-east portion of the city and is dominated by houses of similar size. According to city deed and directory records, the house was constructed in 1869 by David A. Chute, a Somerville carpenter, who was also likely a builder, who was also the first owner and confirmed resident.

Magoun Square, originally called “The Corner”, was a convenient stopping point at the corner of Medford Street and Broadway for teamsters hauling stone and brick through Somerville to Charlestown and Boston. The area around Magoun Square to the south and east was developed for residential use (as demonstrated by the 1874 Hopkins map below) at about the same time as the development of the square. Hinckley Street was an appropriate location for workers’ housing, being close to the railroad tracks and the quarry (later the Derby Desk Company).



Above: 1874 Hopkins Map Plate G – 30 & 31 with location of 23 Hinckley Street indicated.

According to city directory and deed records, the house was sold to John Wilgoose in 1871, and resold to John Robinson. This is seen on the 1874 map, where Robinson is listed as the owner.

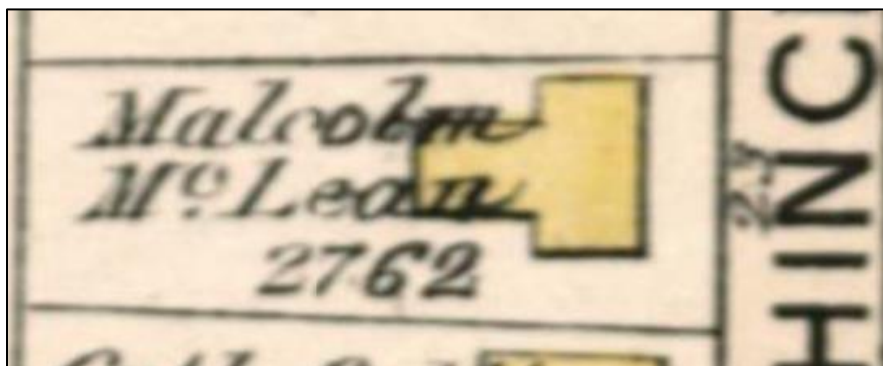


Also notable is the fact there are two buildings on the lot currently. A lot split likely occurred between 1874 and 1895, as the 1895 map below not only shows these two buildings on separate lots not, but also shows increased residential development in the area.

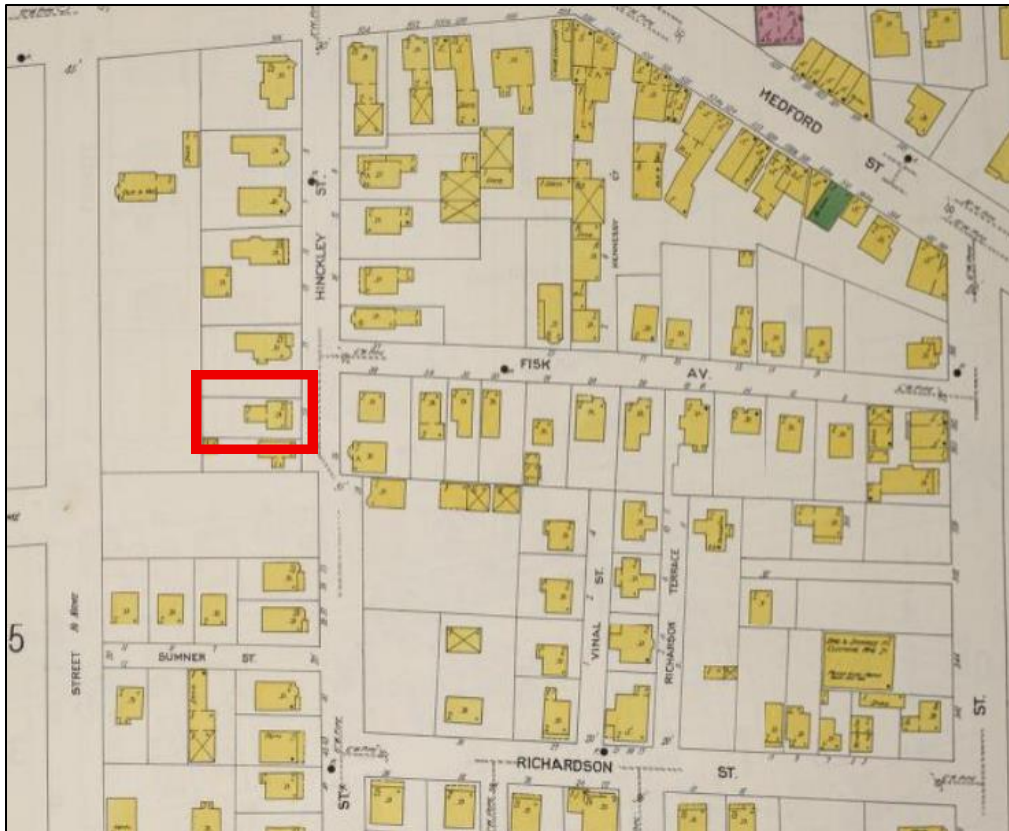


Above: 1895 Bromley Map Plate 15 with location of 326 Lowell Street indicated.

According to city directory and deed records, the property was sold again in 1888 to Michael Glen of Boston, then sold again to Michael McClean in 1891. Malcom Mclean is listed on the 1895 map below, indicating either a typo on the map, or an ownership transfer to a relative.



In the 1900 map below we see the area in mostly the same condition.



Above: 1900 Sanborn Map Plate 36 with location of 23 Hinckley Street 36

According to city directory records, Anne Conlan is listed at the address in 1905. Edward Conlan, a Boston Elevated Railway guard, is then listed in 1925 and again in 1940.

In 1946, an ad was published in the Boston Globe, listing a vacancy at the house. It states to call Mr. Hatch, regarding the vacancy, suggesting a new owner who was renting out rooms in the house.



Boston Evening Globe, Mon, Dec 23, 1946, Page 22

Name	Occupation	Years	Type
David A. Chute	carpenter	1969 - 1971	Owner, resident
John Wilgoose		1971	Owner
John Robinson		1974 - 1888	Owner
Michael Glen		1888 - 1891	Owner
Michael McClean		1891	Owner
Malcolm McClean		1895	Owner
Anne Conlan		1905	Owner
Edward Conlan	Railway guard	1925 - 1940	Owner
Han. Hatch		1945	Owner

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. 23 Hinckley 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 in 1869.
- b. Design: The house is a two-and-a-half-story home with a pitched roof. The exterior consists of vinyl siding and material over a wood frame. Entry is through the front, likely wooden, door that is accessed through the enclosed front porch.
 - Front Elevation
 - The front elevation presents a symmetrical pitched roof
 - There is an enclosed wooded front porch on the first story
 - There are four one-over-one windows on the upper stories
 - The front door is possibly wood
 - Right Elevation
 - The view of the right elevation is mostly obscured by the neighboring property, 19 Hinckley Street
 - Left Elevation
 - Vinyl siding
 - Three one-over-one windows
 - Rear Elevation
 - Wooden frame
 - Two one-over-one windows

c. Materials:

- Foundation: Brick
- Windows: Likely vinyl
- Siding: Vinyl
- Trim: Likely vinyl or wood
- Roof: Symmetrical pitched, asphalt shingles

d. Alterations: enclosed porch added around 1940e. Evaluation of Integrity of 23 Hinckley 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.**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 23 Hinckley Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 23 Hinckley 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 23 Hinckley Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 23 Hinckley 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 23 Hinckley Street is or is not “historically significant”.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1269
Historic Name:	Chute, David A. House
Common Name:	Wilgoose, John - Robinson, John House
Address:	23 Hinckley St
City/Town:	Somerville
Village/Neighborhood:	Magoun - Albion;
Local No:	32-L-10;
Year Constructed:	1867
Architectural Style(s):	No style;
Architect(s):	Chute, David A.;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	
Designation(s):	
Building Materials:	Roof: Asphalt Shingle; Wall: Asbestos Shingle; Wood; Foundation: Brick;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Thursday, July 30, 2026 at 4:25 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION



if any. Circle and number the inventoried building. Indicate north.

see attached

RECEIVED

FEB 14 2006

MASS. HIST. COMM

Recorded by Arthur Krim

Organization Somerville Hist. Presv. Comm.

Date (month/year) January 2006

Assessor's Number <u>32-L-10</u>	USGS Quad <u>Boston North</u>	Area(s) <u></u>	Form Number <u>1269</u>
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Town Somerville 504 A

Place (neighborhood or village) Magoun Square

Address 23 Hinckley St.

Historic Name Chute House

Uses: Present residential

Original residential

Date of Construction 1867-1869

Source deeds and directory research

Style/Form Italianate/sidehall

Architect/Builder David A. Chute

Exterior Material:

Foundation brick

Wall/Trim asphalt/wood

Roof asphalt

Outbuildings/Secondary Structures

Major Alterations (with dates) porch enclosed ca. 1940

Condition fair

Moved ☒ no ☐ yes Date

Acreage 2595 sq. ft.

Setting tight lot in dense

residential district

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet 23 Hinckley St.

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The early house at 23 Hinckley Street was built in 1867-1869 by David A. Chute, a carpenter. likely for himself as the original owner. The house follows a standard three bay, side hall entrance plan of two stories with a two story rear ell, presenting a tall narrow silhouette to the street. The design is simple Italianate Style marked by the center facade gable and in the short return side gable cornices. A later residing and front porch addition ca.1940 obscures the original entrance.

Although modified, the Chute House is of interest as one of the earliest houses on Hinckley Street from the post-Civil War period, retaining its Italianate features with a tall narrow silhouette to the street.

HISTORICAL NARRATIVE ☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The early house at 23 Hinckley Street is dated 1867-1869 by deed and directory research to David A. Chute, a Somerville carpenter and likely builder. The original lot was divided in 1866 as shown on the Wadsworth Plan and sold to Samuel Hinckley in 1867 with a lot sale to David Chute in January 1870 "with buildings," thus dating the house 1867-1869. The house was sold to John Wilgoose in 1871, and resold to John Robinson as named to "Robinson" on the 1874 Atlas. The property was sold again in 1888 to Michael Glen of Boston who resold it to Michael McClean of Medford in 1891, as noted to "McClean" on the 1894 Atlas. The 1905 Directory lists Mrs. Anne Conlan at the address with Edward Conlan, a Boston Elevated Railway guard, in 1925 and again in 1940.

The Chute House is of historic interest as one of the earliest houses on Hinckley Street dating from the post-Civil War period. It was subsequently owned by the Conlan family during the early 20th century.

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

- Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.
Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Middlesex County Deeds. Plan Book 13-48 (1866), 1105-628
 (1869), 1143-419 (1871), 1421-548 (1877), 1851-440
 (1888), 2046-264 (1891).
Somerville Directory. Boston: W.A. Greenough, 1871-1940.

☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

SMV.1269

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block Boundary
- - - Assessor Map Boundary

- Water Body
- Building
- Railroad ROW

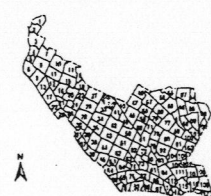
- Lot Dimensions
- Lot Number
- Square Footage
- Frontage Dimension
- Street Address



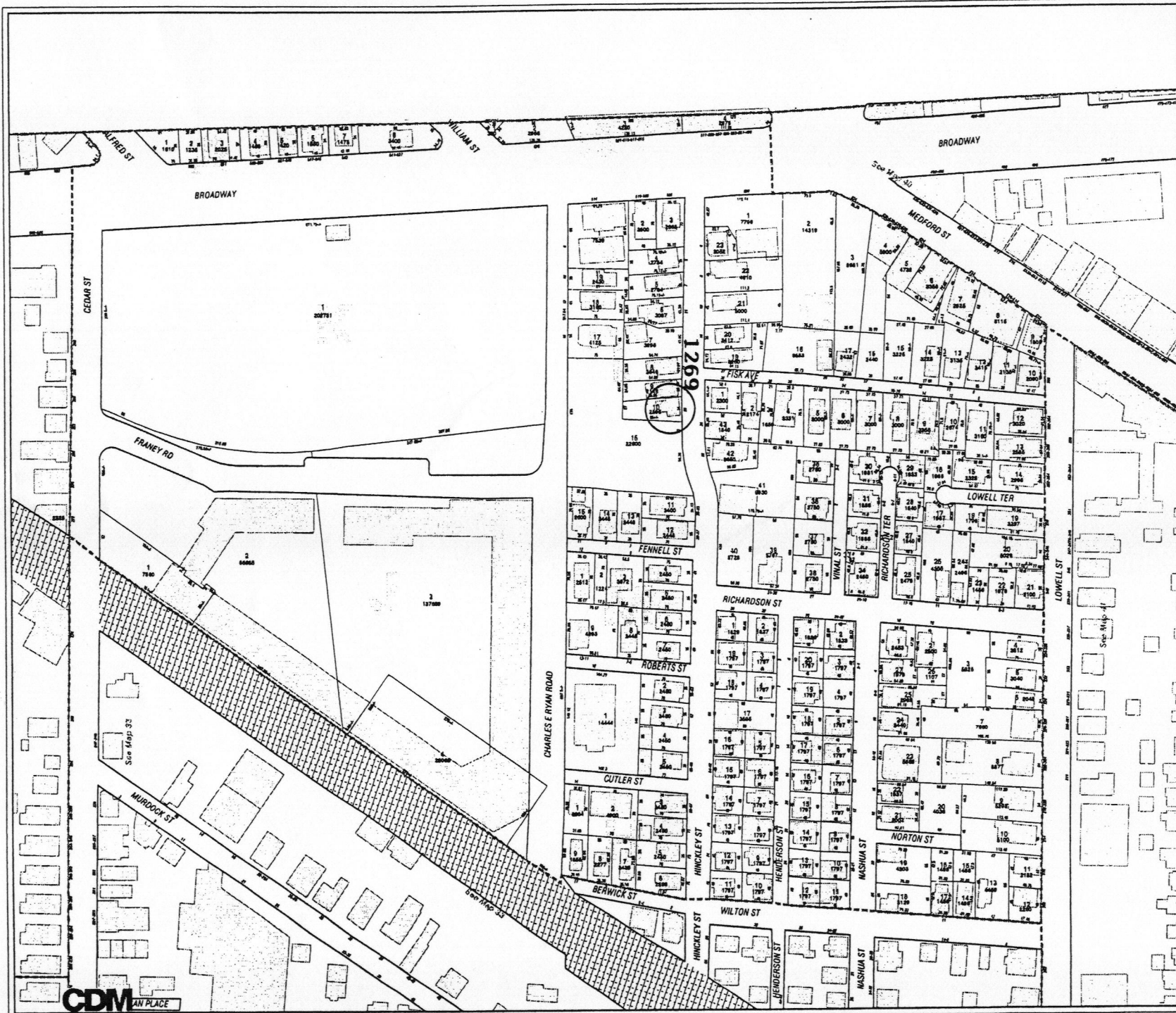
February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edition Company data, 1995. Parcel data developed from assessor maps by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



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23 Hinkley St. SMV.1269

CDM IN PLACE

