



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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Site:	25-27 Cutter Street
Case:	HPC 2016.100
Applicant Name:	32Glen Street, LLC
Date of Application:	November 30, 2016
Recommendation:	Not Significant
Hearing Date:	August 21, 2018

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**I. Historical Association**

*Historical Context:*

East Somerville is one of the oldest settlement areas in the City and, over time, has been expanded by filling in the Mystic and Miller's rivers. Dense residential development in this neighborhood dates from the early 19<sup>th</sup> century and was primarily constructed to provide housing for laborers who worked in nearby factories and brickyards.



The 1852 Draper map shows Glen Street as a dotted line street with only two houses on it.



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Edward Cutter platted the area between Glen Street and Franklin Street from Broadway to Webster Street in 1849. Early subdivision activity concentrated between the Charlestown line and Cross Street; however, many of these streets were speculatively entered into plan books and not built for another 10-20 years. Cutter Street appears to be one of these streets.

Cutter Street and Glen Street are predominantly composed of 2½ story gable-end dwellings. However, the structures on either side of #35 are consistent in that they too are of the side-gable form. While 1½ story dwellings are interspersed, these are a mixture between side- and end-gable forms. Immediately across Cutter Street is a parking lot that extends across three lots for St. Benedict's Parochial School, c. 1933.

Because there are no residences left on Cutter Street proposed for demolition, research into the ownership and residents were not done for those properties.

*Architectural Description:*

**25-27 Cutter Street** is a 3 bay by 2 bay corrugated metal garage erected between 1950 and 1959 as seen on Sanborn Maps. No building permits were found.

*Summary:*

**25-27 Cutter Street** is a 3 bay by 2 bay corrugated metal garage erected between 1950 and 1959.

**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/atlas, 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 32 Glen 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 **25-27 Cutter Street** is NOT found importantly associated with the broad architectural, cultural, economic and social history of the City due to lack of information regarding the owners or the business.

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## 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 25-27 Cutter Street begins with its construction during the 1950s as a garage and continues into the present day as the use of this structure remains consistent.

**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*



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*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:* **25-27 Cutter Street** has not been moved and is located across the street from a schoolyard in a neighborhood of workers housing
- b. *Design:* **25-27 Cutter Street** is a simple utilitarian structure intended for automotive use.
- c. *Materials:* **25-27 Cutter Street** is constructed in corrugated metal.
- d. *Alterations:* .  
**25-27 Cutter Street** has replacement doors.

*Evaluation of Integrity:*

The garage at **25-27 Cutter Street** is located across the street from a schoolyard amid a neighborhood of workers cottages. 25-27 Cutter Street is a corrugated metal garage with few alterations.

**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 32 Glen Street historically or architecturally significant.

The subject garage at 25-27 Cutter Street is NOT found importantly associated with the broad architectural, cultural, economic and social history of the City due to lack of information regarding the owners or the business.

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**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.*



**25-27 Cutter Street** is a 3 bay by 2 bay corrugated metal garage erected between 1950 and 1959.

(A) The structures are 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 structure at 35-37 Cutter Street, circa 1959 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 *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, **Staff recommend that the Historic Preservation Commission do not find 25-27 Cutter Street 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 **25-27 Cutter Street** is NOT found importantly associated with the broad architectural, cultural, economic and social history of the City due to lack of information regarding the owners or the business

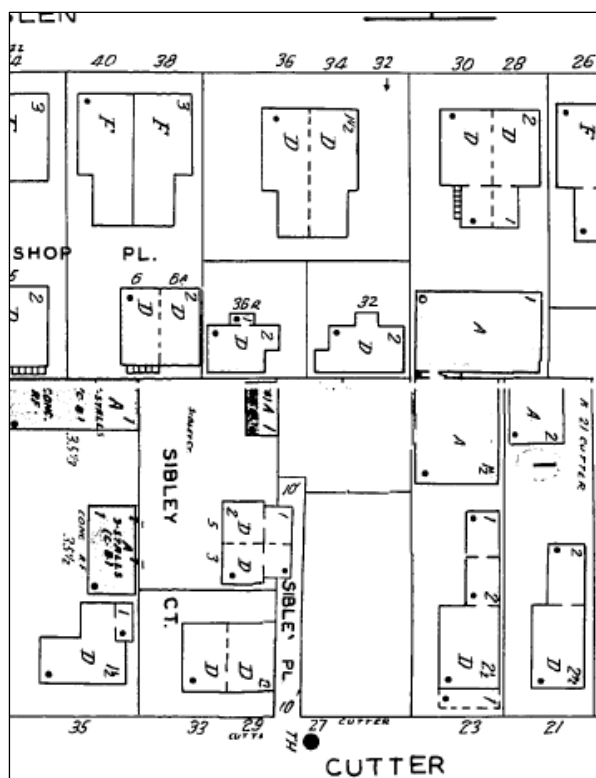
**OR**

(b) In accordance with the *Findings 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, the ability to convey significance, **Staff recommend that the Historic Preservation Commission do not find 25-27 Cutter Street historically and architecturally significant.**

The subject garage at **25-27 Cutter Street** is NOT found historically and architecturally significant although it a good example of the pre-fabricated metal garage constructed in the 1950s.







1950 Sanborn Plate 51



1959 Sanborn Plate 51



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