



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

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EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	39 Irving Street
Case:	HPC 2017.082
Applicant Name:	Kent Greenawalt
Date of Application:	September 20, 2017
Recommendation:	Significant
Hearing Date:	October 17, 2017

I. Historical Association

Historical Context: 39 Irving Street is located outside Davis Square which was developed as a suburb in the 1860s after a commuter rail station was opened in Davis Square. Wallace Simpson and Paulina Streets were platted on land owned by J. Simpson.

No information could be found regarding Tucker S. Hotton who is shown as the owner of 39 Irving Street in 1874. The next owner Sarah C. Huntress found is on an 1874 Deed. It is not known whether she ever lived at what is now 39 Irving Street. The 1870 U.S. Census does not give street names or addresses. The addresses of the Huntress family found in the 1879 City Directory show them living at 15 Irving Street while the Smith family was located at 39 Irving Street. The earliest known tenants of the property were William H. Smith, a printer in Boston, his wife, and his sons who worked as printers in Cambridgeport. The Smith family could be found there from 1879 through 1889.

See the attached spreadsheet for a complete listing of known owners and tenants with information regarding jobs and country or state of origin.

Evolution of Site: A house was located on "Lot #41 on a plan of land belonging to Jesse Simpson dated Mach 6, 1872, W.S. Barbour & A. Hodges, Surveyors, Recorded in Middlesex South District Deeds in Book of Plans #21, Plan 44. It is among the earliest properties constructed on Irving Street. See maps below.



See the attached listing for all known owners and tenants as found in City Directories, US Census, Building Permits and Deeds.

Architectural Description: The circa 1874 gable-end, side hall entry house has enclosed first and second floor front porches and a Colonial Revival entry. The front steps are brick and concrete. The siding is wood shingle. The foundation is parged with cement.

Summary: The building was constructed c.1874 as one of the earliest buildings on Irving Street. 19th and early 20th Century inhabitants were primary English speakers born in the U.S. Beginning in 1920, the inhabitants were second generation Italian-Americans working primarily in food and food distribution businesses.

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/atlasses, 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 30 Warwick 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 is found associated with the broad architectural, cultural, economic and social history of the City due to the association of the property with the expansion and development of Davis Square as a commuter suburb.

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 39 Irving Street begins *circa* 1874 as a suburban home.

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 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:* The location of the subject dwelling is on a side street between Broadway and Holland Street just outside Davis Square. Several buses travel down Broadway and Holland Street. The Davis Square MBTA stop is located near the original location of the train station.

- b. Design: The dwelling retains the basic form and massing of a *circa* 1870s house with the addition and subsequent enclosure of the front porch and a side sleeping porch on the rear second floor.
- c. Materials: The materials that compose this dwelling represent preferences of those who created the dwelling as well as later owners and occupants. The structure is wood-frame with wood shingles replacing the original clapboard. It has an asphalt shingle roof.
- d. Alterations: The addition of the front porch and its subsequent enclosure as well as the construction on the second floor of a sleeping porch in 1922 by William and Josephine Cataldo. It is not known when the siding was changed to wood shingle. The Colonial Revival styling was very popular in the 1920s.

Evaluation of Integrity: The building retains the scale and massing of a 1870s suburban home. The alterations give the house a 1920s feel especially due to styling and materials of the door hood, columns and steps. The building holds a clear relationship to the other houses on Simpson Street constructed at the same time.

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 39 Irving Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to its setting as an 1870s suburban home in the context of a group of similar buildings and the place of such buildings in the development pattern of Davis Square.

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.

(A) The structure is **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, circa 1874, is 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/atlas, 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 find 39 Irving 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.**

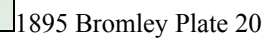
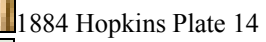
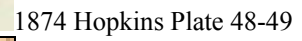
The subject building is found associated with the broad architectural, cultural, economic and social history of the City due to the association of the property with the expansion and development of Davis Square as a commuter suburb.

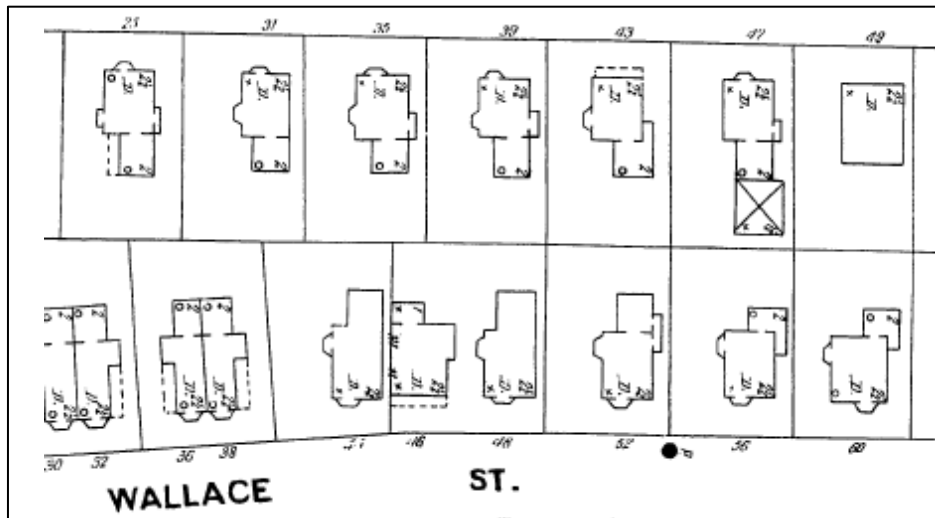
AND/OR

- (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 find 39 Irving Street historically and architecturally significant.**

The subject building is found historically and architecturally significant due to its setting as an 1870s suburban home in the context of a group of similar buildings and the place of such buildings in the development pattern of Davis Square.







1900 Sanborn Plate 9



1925 Sanborn Plate 9



1959 Sanborn Plate 201



39 Irving Street

Family Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
				Jesse Simpson					Lot #41 on a plan of land belonging to Jesse Simpson dated Mach 6, 1872, W.S. Barbour & A. Hodges, Surveyors, Recorded in Middlesex South District Deeds in Book of Plans #21, Plan 1874 Hopkins Map	
			O	Tucker S. Hatton or Hotton					1874 Deed	Building shown
			O	Chas. J. E. Clapp					1874 Deed	from Jesse Simpson
			O	Sarah C. Huntress					1874 Deed 1295/246	from Chas. J. E. Clapp
		39 Irving Street		William H. Smith		Printer, 29 Court, Boston			1879 City Directory	
		39 Irving Street		Paul J. Smith		Printer, 573 Main St, Cambridgeport			1879 City Directory	
		39 Irving Street		Harry L. Smith		Printer, 573 Main St, Cambridgeport			1879 City Directory	
	244/290	39 Irving Street		Mary O. Smith (wife)	47		Maine		1880 US Census	
	244/290	39 Irving Street		William H. Smith (head)	46	Printer	New Hampshire		1880 US Census	
	244/290	39 Irving Street		Paul J. Smith (son)	23	Printer	Maine		1880 US Census	
	244/290	39 Irving Street		Lizzie L. Smith (daughter)	21		Massachusetts		1880 US Census	
	244/290	39 Irving Street		Julia A. Olson (servant)	20	Domestic Servant	Sweden		1880 US Census	
	244/290	39 Irving Street		Lucy F. Smith (daughter)	13		Massachusetts		1880 US Census	
		39 Irving Street		Paul J. Smith		Printer			1881 City Directory	
		39 Irving Street		William H. Smith		Printer, 29 Court, Boston			1883 City Directory	
		39 Irving Street		Harry S. Smith		Travelling Salesman			1883 City Directory	
				Not Labeled					1884 Hopkins Map	Building shown
		39 Irving Street		Harry H. Smith		Traveling Salesmen			1884 City Directory	
		39 Irving Street		William H. Smith		Foreman, 248 Washington St., Boston			1887 City Directory	
		39 Irving Street		Paul J. Smith		Clerk, 80 Water St., Boston			1887 City Directory	
		39 Irving Street		Harry L. Smith		Travelling Salesman			1887 City Directory	
		39 Irving Street		William H. Smith		Foreman, 248 Washington St., Boston			1889 City Directory	
		39 Irving Street		Harry L. Smith		Travelling Salesman			1889 City Directory	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1890 City Directory	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1892 City Directory	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1893 City Directory	
		39 Irving Street		Frederick M. Hollis		Clerk			1893 City Directory	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1894 City Directory	
		39 Irving Street		Frederick M. Hollis		Clerk			1894 City Directory	
			O	Sarah C. Huntress					1895 Bromley Map	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1895 City Directory	
		39 Irving Street		William H. Hollis		Printer			1897 City Directory	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1897 City Directory	
		39 Irving Street		Samuel Hollis		Sign Painter, 5 Broad St, Boston			1897 City Directory	
		39 Irving Street		Frederick M. Hollis		Clerk			1897 City Directory	
		39 Irving Street		William H. Hollis		Painter			1898 City Directory	
		39 Irving Street		Sarah Hollis		Widow of Samuel Hollis			1898 City Directory	
		39 Irving Street		Samuel Hollis		Sign Painter			1898 City Directory	
		39 Irving Street		Frederick M. Hollis		Clerk			1898 City Directory	
			O	Sarah C. Huntress					1900 Stady Map, Plate 17	
	67/93	39 Irving Street	R	Herbert N. Northrope (head)	41	Agent, Wholesale Coffee Sh	Vermont		1900 US Census	
	67/93	39 Irving Street		Lilla B. Yeaton (sister in law)	38		New Hampshire		1900 US Census	
	67/93	39 Irving Street		Nellie M. Northrope (wife)	33		New Hampshire		1900 US Census	
	67/93	39 Irving Street		Mary Fraser (servant)	16	Domestic Servant	Canada Eng		1900 US Census	
	67/93	39 Irving Street		Howard B. Northrope (son)	13		Massachusetts		1900 US Census	
	67/93	39 Irving Street		Edith M. Northrope (daughter)	11		Massachusetts		1900 US Census	
	67/93	39 Irving Street		Florence M. Northrope (daugh)	10		Massachusetts		1900 US Census	
	67/93	39 Irving Street		Ray B. Northrope (son)	6		Massachusetts		1900 US Census	
	67/93	39 Irving Street		Paul C. Northrope (son)	4		Massachusetts		1900 US Census	
	67/93	39 Irving Street		Kenneth Northrope (son)	0		Massachusetts		1900 US Census	
		39 Irving Street		Mrs. Lilla B. Yeaton		Clerk, 4 Davis Square			1900 City Directory	
		39 Irving Street		Herbert N. Northrop		Clerk			1900 City Directory	
		39 Irving Street		Mrs. Lilla B. Yeaton		Clerk, 4 Davis Square			1901 City Directory	
		39 Irving Street		Herbert N. Northrop		Clerk, Boston			1901 City Directory	
		39 Irving Street		James R. Dobson		Painter			1902 City Directory	
		39 Irving Street	O	Carrie M. Haber					1903 Deed 3066/380	from Albion P. Huntress & Sarah C. Huntress
		39 Irving Street		Robert Dobson		Bookkeeper			1903 City Directory	
		39 Irving Street		James R. Dobson		Painter			1903 City Directory	
		39 Irving Street		John G. Haber		Florist's Assistant			1904 City Directory	
		39 Irving Street		Patrick J. McNabb		Conductor			1905 City Directory	
		39 Irving Street		Mary A. Fraser		Widow			1905 City Directory	
		39 Irving Street		Mary A. Fraser		Widow			1906 City Directory	
		39 Irving Street		John G. Haber		Florist			1906 City Directory	
		39 Irving Street		John B. Calkin		Foreman, Boston			1906 City Directory	
		39 Irving Street		Mary A. Fraser		Widow			1907 City Directory	
		39 Irving Street		John G. Haber		Florist			1907 City Directory	
		39 Irving Street		James R. Dobson		Painter			1907 City Directory	
		39 Irving Street		Mary A. Fraser		Widow			1908 City Directory	
		39 Irving Street		John G. Haber		Florist			1908 City Directory	
		39 Irving Street		John B. Calkin		Foreman, Boston			1908 City Directory	
		39 Irving Street		John G. Haber		Florist			1909 City Directory	
		39 Irving Street		Frederick W. Whitney		Tel. Inspector			1909 City Directory	
	33/44	39 Irving Street		Mary A. Fraser (mother in law)	83		Massachusetts		1910 US Census	
	33/44	39 Irving Street	O	John G. Haber (head)	52	Laborer, City	Germany	1881	1910 US Census	

39 Irving Street

Family Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	33/44	39 Irving Street		Carrie M. Haber (wife)	52		Massachusetts		1910 US Census	
	33/45	39 Irving Street	R	Sidney A. Scott (head)	55	Salesman, Retail Dry Goods	Vermont		1910 US Census	
	33/45	39 Irving Street		Helen L. Scott (wife)	38		Connecticut		1910 US Census	
	33/45	39 Irving Street		Kenneth G. Scott (son)	10		New Hampshire		1910 US Census	
		39 Irving Street		Sydney W. Scott		Clerk			1910 City Directory	
		39 Irving Street		Mary A. Fraser		Widow of John Fraser			1910 City Directory	
		39 Irving Street		John G. Haber		Florist			1910 City Directory	
		39 Irving Street		Louis R. Wruck		Electrician			1911 City Directory	
		39 Irving Street		Mary A. Fraser		Widow of John Fraser			1912 City Directory	
		39 Irving Street		Louis R. Wruck		Electrician			1912 City Directory	
		39 Irving Street		John G. Haber		Florist			1912 City Directory	
		39 Irving Street		John G. Haber		Florist			1913 City Directory	
		39 Irving Street		Louis R. Wruck		Electrician			1914 City Directory	
		39 Irving Street		John G. Haber					1914 City Directory	
		39 Irving Street		Louis R. Wruck		Electrician			1915 City Directory	
		39 Irving Street		Ida M. Howard		Bookkeeper			1915 City Directory	
		39 Irving Street	O	Josie Cataldo					1916 Deed 4057/190	from John G. Haber et ux
		39 Irving Street		William Castellucci		Grocer			1918 City Directory	
		39 Irving Street		Josephine Castelluci		Wife			1918 City Directory	
		39 Irving Street		George C. Charles		Insurance Agent			1918 City Directory	
		39 Irving Street		Amelia Charles		Wife			1918 City Directory	
		39 Irving Street		William Cataldo		Grocer			1919 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1919 City Directory	
		39 Irving Street		George C. Lang		Insurance Agent			1919 City Directory	
		39 Irving Street		Amelia Lang		Wife			1919 City Directory	
	224/337	39 Irving Street	R	Caleb W. Mulock (head)	57	Builder, Houses	Canada Eng		1920 US Census	
	224/337	39 Irving Street		Agnes E. Mulock (wife)	30		Canada Eng		1920 US Census	
	224/336	39 Irving Street	O	William M. Cataldo (head)	32	Owner (Salesman) Market	Italy	1898	1920 US Census	
	224/336	39 Irving Street		Josephine Cataldo (wife)	30		Massachusetts		1920 US Census	
	224/336	39 Irving Street		Lewis Cataldo (son)	7		Massachusetts		1920 US Census	
	224/336	39 Irving Street		Evelyn Cataldo (daughter)	5		Massachusetts		1920 US Census	
	224/336	39 Irving Street		Henry Cataldo (son)	4		Massachusetts		1920 US Census	
	224/336	39 Irving Street		Virginia Cataldo (daughter)	1		Massachusetts		1920 US Census	
	224/336	39 Irving Street		Florine Cataldo	0		Massachusetts		1920 US Census	
		39 Irving Street		William Cataldo		Grocer			1920 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1920 City Directory	
		39 Irving Street		George C. Lang		Insurance Agent			1920 City Directory	
		39 Irving Street		Amelia Lang		Wife			1920 City Directory	
		39 Irving Street		W. Cataldo					1920-1-192 Building Permit	Cement block garage
		39 Irving Street		J. Cataldo					1922-1-357 Building Permit	Addition in rear - 2nd story posts, 7x7, rubberoid
		39 Irving Street		W. Cataldo					1924-2-914 Building Permit	Piazza enclosed for sun parlor, bay window chg door
		39 Irving Street		William W. Cataldo		Meat Market			1924 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1924 City Directory	
		39 Irving Street		William M. Cataldo		Meat Market			1925 City Directory	
		39 Irving Street		William F. Collins		Painter			1925 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1925 City Directory	
		39 Irving Street		Agnes G. Collins		Wife			1925 City Directory	
		39 Irving Street		William W. Cataldo		Meat Market			1927 City Directory	
		39 Irving Street		Stella F. Hutchins					1927 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1927 City Directory	
		39 Irving Street		William M. Cataldo		Meat Market			1929 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1929 City Directory	
	45/61	39 Irving Street	R	Family Omitted					1930 US Census	
	45/62	39 Irving Street	O	William M. Cataldo (head)	43	Retail Trader, Own Meat Store	Italy	1897	1930 US Census	
	45/62	39 Irving Street		Josephine Cataldo (wife)	40		Massachusetts		1930 US Census	
	45/62	39 Irving Street		Lewis Cataldo (son)	17	Salesman, Meat Store	Massachusetts		1930 US Census	
	45/62	39 Irving Street		Evelyn Cataldo (daughter)	16		Massachusetts		1930 US Census	
	45/62	39 Irving Street		Henry Cataldo (son)	14		Massachusetts		1930 US Census	
	45/62	39 Irving Street		Virginia Cataldo (daughter)	12		Massachusetts		1930 US Census	
	45/62	39 Irving Street		Florine Cataldo (daughter)	10		Massachusetts		1930 US Census	
	45/62	39 Irving Street		Olga Cataldo (daughter)	5		Massachusetts		1930 US Census	
		39 Irving Street		William M. Cataldo		Meat Market			1933 City Directory	
		39 Irving Street		Louis Cataldo					1933 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1933 City Directory	
		39 Irving Street		Evelyn Cataldo					1933 City Directory	
		39 Irving Street		William M. Cataldo		Meats			1940 City Directory	
		39 Irving Street		Virginia M. Cataldo		Operator, Minnie's Beauty Shop			1940 City Directory	
		39 Irving Street		Josephine Cataldo		Wife			1940 City Directory	
		39 Irving Street		Henry J. Cataldo		Meat Cutter			1940 City Directory	
		39 Irving Street		Florine J. Cataldo		Operator, Parke Snow Beauty Shop			1940 City Directory	
		39 Irving Street		Anna MacPherson		Wife			1940 City Directory	
		39 Irving Street		Angus J. MacPherson		Carpenter			1940 City Directory	
	142	39 Irving Street	R	Angus MacPherson (head)	56	Carpenter, Building Trade	Canada Fr		1940 US Census	
	142	39 Irving Street		Anna MacPherson (wife)	39		Massachusetts		1940 US Census	
	143	39 Irving Street	O	William M. Cataldo (head)	52	Peddler, Vegetable	Italy		1940 US Census	
	143	39 Irving Street		Josephine Cataldo (wife)	50		Massachusetts		1940 US Census	
	143	39 Irving Street		Lewis Cataldo (son)	28	Shipping Clerk, Whole Meat	Massachusetts		1940 US Census	
	143	39 Irving Street		Henry Cataldo (son)	23	Peddler, Vegetable	Massachusetts		1940 US Census	
	143	39 Irving Street		Virginia Cataldo (daughter)	21	Beautician, Beauty Parlor	Massachusetts		1940 US Census	
	143	39 Irving Street		Florine Cataldo (daughter)	19	Beautician, Department Store	Massachusetts		1940 US Census	

39 Irving Street

Family Number		House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		143	39 Irving Street		Carmella Cataldo (daughter)	14		Massachusetts		1940 US Census	
			39 Irving Street	O	William M. Cataldo & Josie Cataldo					1960 Deed 9693/054	from Josie Cataldo
			39 Irving Street	O	Florine J. Santosuosso & Virginia Landry					1981 Deed 14298/322	from William M. Cataldo & Josie Cataldo