



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

GEORGE J. PROAKIS  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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Site: 430 McGrath Highway  
Case: HPC 2019.010

Applicant Name: Peixinho Realty Trust  
Date of Application: January 31, 2019

Recommendation: Significant  
Hearing Date: March 26, 2019

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**I. Historical Association**

*Historical Context:* Set up the slope from the highway, 430 McGrath Highway is located on what was originally part of Medford Street, one of the oldest thoroughfares in the City linking Lechmere point in Cambridge with Broadway. The numbering of the addresses changed over the years. The site was listed as Medford near Cross in early city directories. Later it became 220 Medford Street until McGrath Highway (Northern Artery) was enlarged removing the connection of Cross Street with Prospect Hill.



The house at what is now 430 McGrath Highway can be seen on the 1852 Draper Map, which according to Charles Sullivan in Cambridge was based upon a 1846 Survey, a few years after the founding of Somerville when the population was just over 1000 people. Because the 1850 U.S. Census records do not list street names, it is not known who lived at 430 McGrath Highway during this time. Deed research became entangled in probate records circa 1928. Staff was unable to trace the ownership back to the Munroe family as shown on the late 19<sup>th</sup> century atlases.

We do know that Royal K. Munroe, finisher of kid leather lived in this house from at least 1869 where it is listed as Medford near Cross through 1897. The 1870 US Census shows Royal K. Munroe, his wife Sarah Augusta and Martha A. Edgerly living there although Martha. Later nin



life, Royal K. Munroe is listed as a gardener. The precise relationship between Martha Edgerly and the next owners, Thomas H. Edgerly and his wife Hattie A. is not known. Thomas H. Edgerly owned both 224 and 220 Medford Street (430 McGrath Highway) in 1895. According to the Census, Thomas Edgerly had been a carriage maker from New Hampshire. The Edgerly's owned 220 Medford Street (430 McGrath Highway) until at least 1920.

See attached table for more information about the known tenants and owners of the property through the 20<sup>th</sup> century.

*Architectural Description:* 430 McGrath Highway is a classic Greek Revival style home as can be seen in the roofline and fenestration pattern. A modern 2-story porch obscures the essential lines of the house. The door surround appears to be original. The building has a classic side hall entry pattern floor layout. A rear ell with porch can be seen on the left hand side of the building, while one case another portion of the rear ell on the right side as well.

*Summary:* 430 McGrath Highway is a pre-1852 Greek Revival house located on the slope of Prospect Hill. It is associated with the Munroe and Edgerly families during the 19<sup>th</sup> Century.

### **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 430 McGrath Highway 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 importantly associated with the broad architectural, cultural, economic and social history of the City due to its Greek Revival architecture, and its associations with the locally prominent Munroe and Edgerly families.

## **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 430 McGrath begins with its construction c. 1852. The Greek Revival style is a uniquely American house form.

### ***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 building has not been moved. It is located on the hillside above a major local arterial carrying traffic into Somerville, Cambridge and Boston. A large new

housing development has been constructed on the adjoin lots to the west side of the property.

- b. Design: The basic form of the building exhibits the characteristics of the Greek Revival style in form and massing.
- c. Materials: The building is a 2 ½ story wood-framed house with synthetic siding and replacement windows and doors.
- d. Alterations: Windows, siding and doors have been replaced. The rear ell on the right is modern. A two story front porch somewhat obscures the façade.

*Evaluation of Integrity*: 430 McGrath Highway retains the integrity of form, massing and location. The window sizes have not been altered. The intact front door casing is especially important.

### **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 430 McGrath Highway historically or architecturally significant.

The subject building is found historically and architecturally significant due to its period, Greek Revival style, method of building construction as well as its integrity of form and massing.

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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.*

(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 1852, 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 430 McGrath Highway 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 importantly associated with the broad architectural, cultural, economic and social history of the City due to its Greek Revival architecture, and its associations with the locally prominent Munroe and Edgerly families

**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 430 McGrath Highway historically and architecturally significant.**

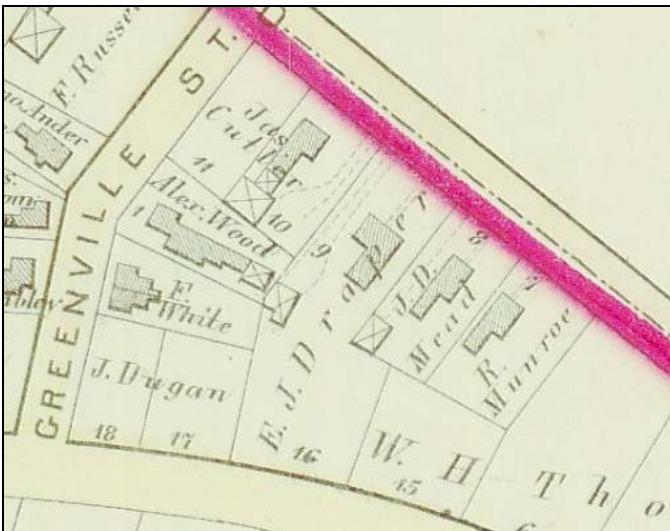
The subject building is found historically and architecturally significant due to its period, Greek Revival style, method of building construction as well as its integrity of form and massing.







1852 Draper with current boundaries overlaid – House existent at this time.



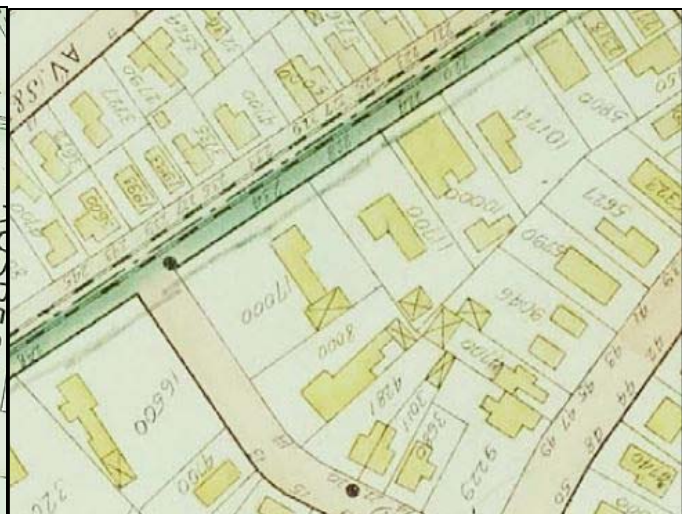
1874 Hopkins Plate 20-21



1884 Hopkins Plate 4



1895 Bromley Plate 1



1900 Stadly Plate 13









Family Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	595/645			Robert Tilson	39	Clerk			1860 US Census	
	<b>595/645</b>		<b>O</b>	<b>Royal K. Munroe (head)</b>	<b>37</b>	<b>Morocco Dresser</b>			<b>1860 US Census</b>	
	595/645			Martha A. Edgerly	32				1860 US Census	
	595/645			Sarah A. Munroe (wife)	30				1860 US Census	
		Medford n Cross		Joseph W. Dodge		Mason			1869 City Directory	
	<b>1065/11</b>		<b>O</b>	<b>Royal Munroe (head)</b>	<b>47</b>	<b>Kid Finisher</b>	<b>Massachusetts</b>		<b>1870 US Census</b>	
	1065/11			Joeph W. Dodge	43	Brickmason	Massachusetts		1870 US Census	
	1065/11			Augusta Munroe (wife)	40		Massachusetts		1870 US Census	
	1065/11			Josephine Dodge	28		New Hampshire		1870 US Census	
	1065/11			Mary Dodge	14		Massachusetts		1870 US Census	
		Medford n Cross		Joseph W. Dodge		Mason			1871 City Directory	
		Medford n Cross		Joseph W. Dodge		Mason			1873 City Directory	
			<b>O</b>	<b>R. Munroe</b>					<b>1874 Hopkins Atlas</b>	
		240 Medford Street		Royal K. Monroe	58	Kid Finisher	Massachusetts		1880 US Census	
				Sarah Monroe	50	Keeping house	New Hampshire		1880 US Census	
		Medford n Cross		Royal K. Munroe		Gardener			1884 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1887 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1889 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1889 City Directory	
		220 Medford Street		Alonzo Austin Goddard		Tinsmith			1890 City Directory	
		220 Medford Street		Alonzo Austin Goddard		Tinsmith			1892 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1892 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1894 City Directory	
		<b>220 Medford Street</b>	<b>O</b>	<b>Thomas H. &amp; H.A. Edgerly</b>					<b>1895 Bromley Atlas</b>	
		220 Medford Street		Harry Goddard		Baker's Clerk			1895 City Directory	
		220 Medford Street		Harry Goddard		Brokers Clerk			1895 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1895 City Directory	
		220 Medford Street		Thomas H Edgerly					1895 City Directory	
		220 Medford Street		Alonzo Austin Goddard		Tinsmith			1896 City Directory	
		220 Medford Street		Alonzo Austin Goddard		Tinsmith			1896 City Directory	
		220 Medford Street		Harry Goddard		Brokers Clerk			1896 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1896 City Directory	
		220 Medford Street		Thomas H Edgerly					1896 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1897 City Directory	
		220 Medford Street		Royal K. Munroe		Gardener			1897 City Directory	
		220 Medford Street		H. Gertrude Edgerly		Teacher, Kindergarten, Prospect Hill School			1898 City Directory	
		220 Medford Street		George H. Pearson		RR Fireman			1898 City Directory	
		220 Medford Street		George H. Pearson		RR Fireman			1898 City Directory	
		220 Medford Street		H. Gertrude Edgerly		Teacher, Kindergarten, Prospect Hill School			1898 City Directory	
		220 Medford Street		Thomas H Edgerly		Provisions at Charlestown			1899 City Directory	
	<b>78/89</b>	<b>220 Medford Street</b>	<b>O</b>	<b>Thomas H. Edgerly</b>	<b>56</b>	<b>Carpenter</b>	<b>New Hampshire</b>		<b>1900 US Census</b>	
	78/89	220 Medford Street		Helen A. Edgerly	50		New Hampshire		1900 US Census	
	78/89	220 Medford Street		Harrie G. Edgerley	28		New Hampshire		1900 US Census	
	78/90	220 Medford Street	R	Adelbert A. Doty	31	Special Officer	Wisconsin		1900 US Census	
	78/90	220 Medford Street		Annie L. Doty	30		Wisconsin		1900 US Census	
	78/90	220 Medford Street		Anny B. Doty	5		Massachusetts		1900 US Census	
		220 Medford Street		Frank C. Edgerly		Milk			1901 City Directory	
		220 Medford Street		Thomas H Edgerly					1901 City Directory	
		220 Medford Street		Thomas H Edgerly					1902 City Directory	
		220 Medford Street		H. Gertrude Edgerly		Kindergartner, G. L. Baxter School			1903 City Directory	
		220 Medford Street		H. Gertrude Edgerly		Kindergartner, G. L. Baxter School			1904 City Directory	
		220 Medford Street		H. Gertrude Edgerly		Kindergartner, G. L. Baxter School			1904 City Directory	
		220 Medford Street		Thomas H Edgerly					1904 City Directory	
		220 Medford Street		Thomas H Edgerly					1904 City Directory	
		220 Medford Street		Thomas H Edgerly					1905 City Directory	
		220 Medford Street		James H. Chase		Janitor, City Hall Annex			1906 City Directory	
		220 Medford Street		Thomas H Edgerly		Carpenter			1907 City Directory	
		220 Medford Street		Thomas H Edgerly		Carpenter			1907 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1909 City Directory	
		220 Medford Street		Thomas H Edgerly		Carpenter			1909 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1910 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1910 City Directory	
		220 Medford Street		Alice R. Lincoln		Telegraph Operator			1913 City Directory	
		220 Medford Street		Alice R. Lincoln		Telegraph Operator			1913 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1913 City Directory	
		220 Medford Street		Alice R. Lincoln		Telegraph Operator, West Somerville			1914 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1914 City Directory	
		220 Medford Street		Thomas H Edgerly					1914 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1915 City Directory	
		220 Medford Street		Thomas H Edgerly					1915 City Directory	
		220 Medford Street		Thomas H Edgerly					1915 City Directory	
		220 Medford Street		Alice R. Lincoln					1917 City Directory	
		220 Medford Street		Helen A. Edgerly		Wife of Thomas			1917 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1917 City Directory	
		220 Medford Street		Mrs. Mary E. Lincoln					1917 City Directory	
		220 Medford Street		Helen A. Edgerly		Wife of Thomas			1918 City Directory	
		220 Medford Street		Thomas H Edgerly					1918 City Directory	
		220 Medford Street		Thomas H Edgerly					1918 City Directory	
		220 Medford Street		Helen A. Edgerly		Wife of Thomas H. Edgerly			1919 City Directoty	
		220 Medford Street		Mrs. Mary E. Lincoln					1919 City Directoty	
		220 Medford Street		Thomas H. Edgerly					1919 City Directoty	
		220 Medford Street		Alice R. Lincoln					1920 City Directory	
		220 Medford Street		Helen A. Edgerly		Widow of Thomas H. Edgerly			1920 City Directory	
		220 Medford Street		Mary E. Lincoln		Widow of Edwin N. Lincoln			1920 City Directory	



Family Number	House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		430 McGrath Highway	O						1920 Plan book 289, plan 32, lot A	
		220 Medford Street		Alice B. Lincoln		Clerk			1925 City Directory	
		220 Medford Street		Benjamin W. Smith		Sales			1925 City Directory	
		220 Medford Street		Benjamin W. Smith		Sales			1927 City Directory	
			O	Antonio Grassia & Marie Grassia					1928 ?	Benjamin W. Smith
		220 Medford Street		Antonio Grassia, Jr.		Baker			1929 City Directory	
		220 Medford Street		Cosmo Liberty		Rubber Worker			1929 City Directory	
		220 Medford Street		Pasquale Liberty					1929 City Directory	
		220 Medford Street		Salvatore Capobianco		Driver			1929 City Directory	
		220 Medford Street		Santina Capobianco		Wife of Salvatore			1929 City Directory	
		1920 Plan book 289, plan 30	O	Marie Grassia					1930 Probate 17693	Antonio Grassia
		220 Medford Street		Antonio Grassia		Baker			1933 City Directory	
		220 Medford Street		Mary Grassia		Wife of Antonio			1933 City Directory	
		220 Medford Street		Salvatore Capobianco		Driver			1933 City Directory	
		220 Medford Street		Santina Capobianco		Wife of Salvatore			1933 City Directory	
		430 McGrath Highway		Salvatore Capobianco		Pres. Boston-Bangor Transp. Corp.; Prop Linwood Garage			1940 City Directory	
		430 McGrath Highway		Santina Capobianco		Wife of Salvatore			1940 City Directory	
		430 McGrath Highway		Nancy Capobianco		Student			1940 City Directory	
		430 McGrath Highway		Patty Capobianco		Student			1940 City Directory	
				Salvatore Capobianco & Santina Capobianco						
		1920 Plan book 289, plan 30	O	Nancy M. Capobianco					1944 Deed 6772/432	Marie Grassia
		1920 Plan book 289, plan 30	O	Evaristo R. Peixinho & Maria A. Peixinho					1949 Deed 7476/201	Salvatore Capobianco et ux.
		1920 Plan book 289, plan 30	O						1965 Deed 10846/056	Nancy M. Capobianco
		430 McGrath Highway	O	E. Peixinho					1972-1-94 Building Permit	Fix rear porch on first floor to be used as kitchen
		430 McGrath Highway	O	E. Peixinho					1976-2-514 Building Permit	Remodel kitchen/bathroom
		430 McGrath Highway	O	E. Peixinho					1979-1-171 Building Permit	Vinyl Siding
			O	Roger P. Peixinho & Robert M. Peixinho					2001 Deed 32332/477	Maria A. Peixinho
			O	Maria A. Peixinho					2002 Deed 36802/335	Roger P. Peixinho & Robert M. Peixinho
		430 McGrath Highway	O	Roger P. Peixinho & Robert M. Peixinho					2002 Deed 36802/337	Maria A. Peixinho