



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

Joseph A. Curtatone

Mayor

HISTORIC PRESERVATION COMMISSION

KRISTENNA CHASE, *PRESERVATION PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

Case #: HPC 2019.045

Date: August 15, 2019

Recommendation: NOT Preferably Preserved

PRESERVATION STAFF REPORT
for
Determination of Preferably Preserved

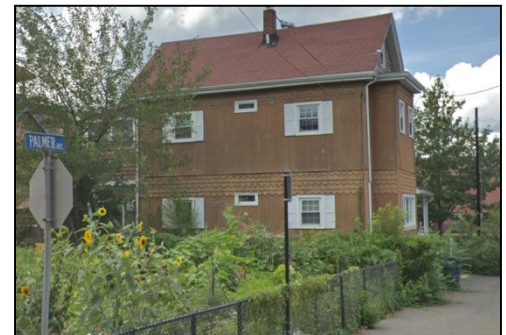
Site: 5 Palmer Avenue

Applicant Name: City of Somerville
Applicant Address: 93 Highland Avenue

Owner Name: Same
Owner Address: Same

Petition: Applicant seeks to demolish the c. 1880 wood-framed house at 5 Palmer Avenue

HPC Hearing Date: August 8, 2019



I. PROJECT DESCRIPTION

1. **Subject Property:** The subject property is a c.1874 double-house.
2. **Proposal:** The Applicant seeks to demolish the existing structure.

I. MEETING SUMMARY: Determination of Significance

On Tuesday, July 16, 2019, the Historic Preservation Commission voted to determine the c. 1884 wood-frame dwelling at 5 Palmer Avenue 'Significant' because the building, per Section 2.17.B of the



Demolition Review Ordinance 2003-05, is “at least 50 years old, and is or has been determined by the Commission to be a significant building or structure after a finding that the building or structure is either:

- i. “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, or
- ii. “Historically or architecturally significant (in terms of period, style, method of building construction, or association with a reputed architect or builder) 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.”

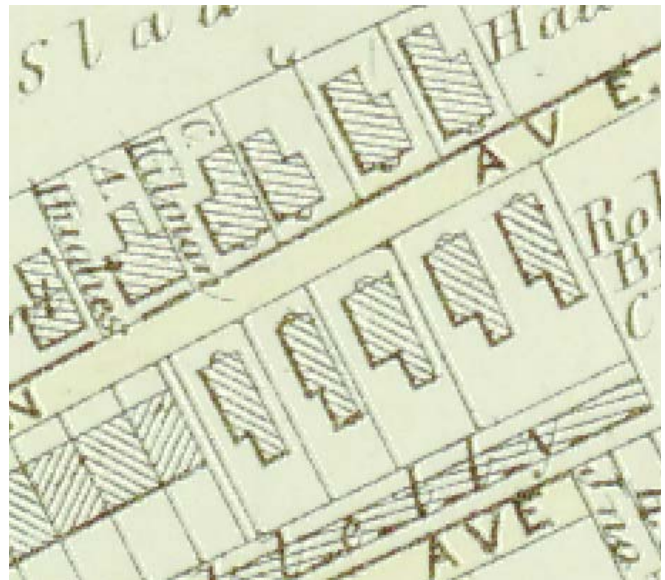
The Commission found **5 Palmer Avenue** to be historically significant according to criteria “i” above, in terms of the broad cultural, political, economic or social history of the City or the Commonwealth. The subject building is found importantly associated with the broad cultural, economic and social history of the City due to its Italianate style architecture prevalent at that time and associations with Irish immigrant workers. The structure has the simple massing and form characteristic of the time and purpose of the housing.

II. ADDITIONAL INFORMATION

See the attached historic research table. Deed research only went as far back as 1922. The deeds mention a 1914 Plan by Charles J. Elliot for Edna N. Pope of Cambridge. The Atlases show the house as belonging to M. Cummings in 1884 and Nora Cullen in 1895 and 1900. The house was occupied from 1879 according to City Directories. Places of origin found in the census are Ireland and Nova Scotia in the 19th century and Italy in the 20th century for some of the inhabitants. Jobs held are predominantly working class. Two news articles and one obituary were found for the residents of 5 Palmer Avenue. See attached.

Comparable Structures:

Using Palmer Avenue as a typical circa 1880 workers neighborhood, similar density and structures can be seen on Franklin Avenue, just the other side of Franklin Street.



Franklin Avenue looking south toward Washington Street. These houses all appear on the 1874 Hopkins Atlas adjacent to the Sylvester & Company spike factory. They have similar massing and form to 5 Palmer Avenue.

II. PREFERABLY PRESERVED

If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a preferably preserved building or structure. (Ordinance 2003-05, Section 4.2.d)

A determination regarding if the demolition of the subject building is detrimental to the architectural, cultural, political, economic, or social heritage of the City should consider the following:

How does this building or structure compose or reflect features which contribute to the heritage of the City?

a) What is the remaining integrity of the structure? The National Park Service defines integrity as the ability of a property to convey significance.

- The exterior of the structure (the only portion of the building within the purview of the HPC), retains its form and massing. The siding and fenestration have been altered.

What is the level (local, state, national) of significance?

- The Commission found this structure significantly associated with the broad architectural, cultural, economic and social history of the City due to its Italianate style architecture prevalent at that time and associations with Irish immigrant workers. The structure has the simple massing and form characteristic of the time and purpose of the housing.
- Staff did not find any particular important associations of the residents to the larger Irish or Italian communities. The news article regarding Vincent Marino, mason, did not portray his involvement in the sex assault case as being more than that of a bondsman for the defendant, Michael Mongitordi.

b) What is the visibility of the structure with regard to public interest (Section 2.17.B.ii) if demolition were to occur?

- The structure is set between a community garden and a playing field associated with the Capuano Early Education Center and Glen Park.

c) What is the scarcity or frequency of this type of resource in the City?

- The City of Somerville has several structures of this general type representing the homes of workers.

Upon a consideration of the above criteria is the demolition of the subject building detrimental to the architectural, cultural, political, economic, or social heritage of the City?

Staff does not find 5 Palmer Avenue to be importantly associated with the broad architectural, cultural, economic and social history of the City nor with a particular person or event. Staff does not find the proposed demolition of the house at 5 Palmer Avenue detrimental to the heritage of the City.

III. RECOMMENDATION

Based on the information provided and an assessment of the building, Staff recommends that the Historic Preservation Commission do NOT find the property at 5 Palmer Avenue to be PREFERABLY PRESERVED.

5 Palmer Avenue

Family Number	LOCATION	OR	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	5 Palmer Avenue		David Collins		Soap Dealer			1879 City Directory	
152/204	Palmer Street		Agnes G. Lanagan	11 mos		Massachusetts		1880 US Census	
152/204	Palmer Street		M. Cummings (mother-in-law)	60		Ireland		1880 US Census	
152/204	Palmer Street		Michael Lanagan	42	Carpenter	Nova Scotia		1880 US Census	
152/204	Palmer Street		Nora Lanagan (wife)	30	Keeping House	Ireland		1880 US Census	
152/204	Palmer Street		William Lanagan (son)	16	Apprentice	Nova Scotia		1880 US Census	
152/204	Palmer Street		Margaret Lanagan (daughter)	13	At home	Nova Scotia		1880 US Census	
152/204	Palmer Street		Ernest Lanagan	3		Massachusetts		1880 US Census	
	5 Palmer Avenue		Bennett Feinal		Carpenter			1883 City Directory	
	5 Palmer Avenue		William Baxer		Travelling Salesman			1883 City Directory	
	5 Palmer Avenue		William Harvard		Moulder			1883 City Directory	
	5 Palmer Avenue		Benjamin F. Young		Spike Maker			1884 City Directory	
	5 Palmer Avenue		James O. Higgins		Carpenter			1884 City Directory	
	5 Palmer Avenue	O	M. Cummings					1884 Hopkins Atlas	
	5 Palmer Avenue		M. Cummings					1884 Hopkins Atlas	
	5 Palmer Avenue		James Stewart		Painter			1885 City Directory	
	5 Palmer Avenue		Amelia Best		Widow of Elias Best			1887 City Directory	
	5 Palmer Avenue		I. Gideon Newcomb		Salesman, Boston			1887 City Directory	
	5 Palmer Avenue		Mrs. Mary E. Newcomb					1887 City Directory	
	5 Palmer Avenue		William Halligan		Baker, 165 Pearl			1887 City Directory	
	5 Palmer Avenue		George W. Waugh		Carpenter			1889 City Directory	
	5 Palmer Avenue		William H. Phipps		Laborer			1889 City Directory	
	5 Palmer Avenue		Mary Cummings		Widow of Timothy Cummings			1890 City Directory	
	5 Palmer Avenue		Nora Lanigan		Widow of Michael Lanigan			1892 City Directory	
	5 Palmer Avenue		William H. Cullen		Plasterer			1892 City Directory	
	5 Palmer Avenue		William H. Cullen		Plasterer			1893 City Directory	
	5 Palmer Avenue		William H. Cullen		Plasterer			1894 City Directory	
	5 Palmer Avenue		W.H. Cullen & Son		Plasterers			1895 City Directory	
	5 Palmer Avenue	O	Nora Cullen					1895 Bromley Atlas	
	5 Palmer Avenue		Ernest F. Lanagan		Shipper			1897 City Directory	
	5 Palmer Avenue		Jarvis W. Dean		Driver			1897 City Directory	
	5 Palmer Avenue		Mrs. Nora Cullen					1897 City Directory	
	5 Palmer Avenue		Ernest F. Lanagan		Shipper			1898 City Directory	
	5 Palmer Avenue		Ernest F. Lannigan					1898 City Directory	
	5 Palmer Avenue		Jarvis W. Dean		Driver			1898 City Directory	
	5 Palmer Avenue		Joseph C. Lannigan		Messenger			1898 City Directory	
	5 Palmer Avenue		Michael Bannon		City Laborer			1898 City Directory	
	5 Palmer Avenue		Mrs. Nora Cullen					1898 City Directory	
	5 Palmer Avenue		Joseph C. Lannigan		Messenger			1899 City Directory	
	5 Palmer Avenue		Mrs. Nora Cullen					1899 City Directory	
	5 Palmer Avenue	O	N. Cullen					1900 Stadley	
	5 Palmer Avenue		Jarvis V. Deacon		Driver			1900 City Directory	
325/335	5 Palmer Avenue	O	Nora Cullen	44		Ireland	1872	1900 US Census	
325/335	5 Palmer Avenue		Ernest Lanagan	23	Pedler, Provisions	Massachusetts		1900 US Census	
325/335	5 Palmer Avenue		Joseph E. Lanagan	18	Cutter, Shoe Factory			1900 US Census	
	5 Palmer Avenue		Jarvis V. Dean		Foreman			1901 City Directory	
	5 Palmer Avenue		Carl Erickson		Laborer			1902 City Directory	
	5 Palmer Avenue		Carl Holmquist		Painter			1902 City Directory	
	5 Palmer Avenue		Ernest F. Lanagan		Produce			1902 City Directory	
	5 Palmer Avenue		Mrs. Nora Cullen					1902 City Directory	
	5 Palmer Avenue		Charles Holmes		Painter			1903 City Directory	
	5 Palmer Avenue		Ernest F. Lanagan		Produce			1903 City Directory	
	5 Palmer Avenue		Carl K. Holmquist		Painter			1904 City Directory	
	5 Palmer Avenue		Cornelius Crowley		Helper			1905 City Directory	
	5 Palmer Avenue		Daniel Hourihan		Chain Maker			1905 City Directory	
	5 Palmer Avenue		Charles A. Surette		Teamster			1906 City Directory	
	5 Palmer Avenue		Daniel Hourihan		Chain Maker			1906 City Directory	
	5 Palmer Avenue		Charles A. Surette		Teamster			1907 City Directory	
	5 Palmer Avenue		Daniel Hourihan		Chain Maker			1907 City Directory	
	5 Palmer Avenue		Charles A. Surette		Teamster			1908 City Directory	
	5 Palmer Avenue		Daniel Hourihan		Chain Maker			1908 City Directory	
	5 Palmer Avenue		Daniel Hourihan		Pedler			1909 City Directory	
	5 Palmer Avenue		John J. Seifen		Cooper			1909 City Directory	
	5 Palmer Avenue		Daniel Hourihan		Pedler			1910 City Directory	
	5 Palmer Avenue		John J. Seifen		Cooper			1910 City Directory	
	5 Palmer Avenue		Robert A. Bodoin		Teamster			1911 City Directory	
	5 Palmer Avenue		Michael Bannon		Laborer			1912 City Directory	
	5 Palmer Avenue		Michael Bannon		Laborer			1913 City Directory	
	5 Palmer Avenue		William M. Ryan		Clerk			1913 City Directory	
	5 Palmer Avenue		Michael Bannon		Laborer			1914 City Directory	
	5 Palmer Avenue		William M. Ryan		Clerk, Boston			1914 City Directory	
	5 Palmer Avenue	O	Catherine Lynch					1914 Plan by Chas. J. Elliot	of land belonging to Edna N. Pope
	5 Palmer Avenue		Mrs. Catherine Lynch					1917 City Directory	
	5 Palmer Avenue		Mrs. Catherine Lynch					1918 City Directory	
	5 Palmer Avenue		Clyde A. Forrest		Foreman			1919 City Directory	
	5 Palmer Avenue		John L. Forrest		Machine Operator			1919 City Directory	
	5 Palmer Avenue		Josephine Forrest		Wife of John L. Forrest			1919 City Directory	
	5 Palmer Avenue		Mildred H. Forrest		Wife of Clyde A. Forrest			1919 City Directory	

5 Palmer Avenue

Family Number	LOCATION	OR	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
	5 Palmer Avenue		Clyde A. Forrest		Foreman			1920 City Directory	
	5 Palmer Avenue		Mildred H. Forrest		Wife of Clyde A. Forrest			1920 City Directory	
74/132	5 Palmer Avenue	R	Clyde A. Forrest (head)	27	Mechanic, Auto Company	Vermont		1920 US Census	
74/132	5 Palmer Avenue		Mildred H. Forrest (wife)	24		Maine		1920 US Census	
74/132	5 Palmer Avenue		Edward J. Forrest (brother)	22	Chauffeur, Express Company	Vermont		1920 US Census	
	5 Palmer Avenue	O	Clyde A. Forrest & Mildred H. Forrest					1922 Deed 4221/277	from Catherine Lynch
	5 Palmer Avenue		Clyde A. Forrest		Foreman, 226 Lowell			1925 City Directory	
	5 Palmer Avenue		Mildred H. Forrest		Wife of Clyde A. Forrest			1925 City Directory	
	5 Palmer Avenue		William M. Sullivan		Laborer			1925 City Directory	
	5 Palmer Avenue		Clyde A. Forrest		Foreman, 226 Lowell			1927 City Directory	
	5 Palmer Avenue		James Orr		Hostler			1927 City Directory	
	5 Palmer Avenue		Mildred H. Forrest		Wife of Clyde A. Forrest			1927 City Directory	
	5 Palmer Avenue		M. Forrest					1927-2-729 Building Permit	One Dwelling
	5 Palmer Avenue		Mildred H. Forrest		Wife of Clyde A. Forrest			1928 Boston Globe Obituary	
		O	Mary Marino					1928 Deed 5292/444	from Clyde A. Forrest
		O	Central Cooperative Bank					1928 Deed 5292/445	from Mary Marino
	5 Palmer Avenue		Lillian Murasol		Wife of Richard Murasol			1929 City Directory	
	5 Palmer Avenue		Mary Marino		Wife of Vincent Marino			1929 City Directory	
	5 Palmer Avenue		Richard Murasol		Laborer			1929 City Directory	
	5 Palmer Avenue		Vincent Marino		Laborer			1929 City Directory	
81/135	5 Palmer Avenue		Mary Marino (wife)	37		Italy	1905	1930 US Census	
81/135	5 Palmer Avenue	O	Vincent Marino (head)	32	Mason	Italy	1921	1930 US Census	
81/135	5 Palmer Avenue		Angelina E. Marino (daughter)	4		Massachusetts		1930 US Census	
81/135	5 Palmer Avenue		Rose M. Marino (daughter)	2		Massachusetts		1930 US Census	
	5 Palmer Avenue		Vincent Marino					1931 Boston Globe Article	Provided \$5,000 Bail for Michael Mongitordi who skippeded bail on 7 sex assault charges; \$7000 suit against Marino for providing bail money.
		O	Central Cooperative Bank					1932 Deed 5656/531	Default of Mortgage
		O	William Holland & Eva Holland					1932 Deed 6623/290	from Central Cooperative Bank
	5 Palmer Avenue		Mary DiPalma		Wife of Raymond DiPalma			1933 City Directory	
	5 Palmer Avenue		Mary Marino		Wife of Vincent Marino			1933 City Directory	
	5 Palmer Avenue		Raymond DiPalma		Bleacher			1933 City Directory	
	5 Palmer Avenue		Vincent Marino		Laborer			1933 City Directory	
	5 Palmer Avenue		Central Cooperative Bank					1933-1-73 Building Permit	One Family altered for two
	5 Palmer Avenue		Delia McCollem		Wife of Joseph McCollem			1940 City Directory	
	5 Palmer Avenue		Helen V. McCollem					1940 City Directory	
	5 Palmer Avenue		Joseph A. McCollem		Janitor			1940 City Directory	
	5 Palmer Avenue		Joseph A. McCollem, Jr.					1940 City Directory	
	5 Palmer Avenue		Mary E. McCollem					1940 City Directory	
110	5 Palmer Avenue		Delia McCollem (wife)	60		Massachusetts		1940 US Census	
110	5 Palmer Avenue	R	Joseph McCallem (head)	60	Laborer, Sewer Construction	Canada, English		1940 US Census	
110	5 Palmer Avenue		Joseph McCallem, Jr. (son)	37	Printer, Own shop	Massachusetts		1940 US Census	
110	5 Palmer Avenue		Helen V. McCollem (grand-daughter)	19	Cleaner, Garment concern	Massachusetts		1940 US Census	
110	5 Palmer Avenue		Mary E. McCollem (grand-daughter)	18	Cleaner, Garment concern	Massachusetts		1940 US Census	
110	5 Palmer Avenue		Alice C. McCallem (grand-daughter)	16		Massachusetts		1940 US Census	
110	5 Palmer Avenue		Lorraine McCallem (grand-daughter)	12		Massachusetts		1940 US Census	
110	5 Palmer Avenue		Arthur A. McCallem (grand-son)	10		Massachusetts		1940 US Census	
	5 Palmer Avenue		Robert Holland	20				1958 Boston Globe Article	Car struck in Melrose RR Xing; Friend killed
		O	Ronald A. Holland & Blanche M. Holland					1987 Deed 17911/235	Estate of William T. Holland

W. H. CULLEN & SON,

Stucco Workers,

PLASTERERS,

WHITENERS AND COLORERS,

Shop, 5 Palmer Avenue, Somerville,

Residence : 21 CHURCH STREET.

A. M. GIBNEY

TWO MEN SENTENCED FOR ASSAULTING GIRL

Third Disappears Before Jury Finds Him Guilty

Dist Atty Foley Institutes Suits Against His Bondsmen

Two men, each found guilty of assault on a young South Boston girl, were sentenced in Suffolk Superior Court yesterday afternoon, one being given 18 months in the House of Correction, and the other nine months at the same institution. A third man, found guilty of a number of assaults, is now being sought on a default warrant, issued for his arrest after he had failed to appear in court on the closing day of his trial.

The men sentenced yesterday were Nicola Prudente, 48, of Roxbury, and George Carle, 53, of South Boston. Prudente, who was found guilty by Judge Harold P. Williams at a jury-waived trial, was given the 18 months' sentence. Carle, found guilty by a jury, was given the nine months' sentence by Judge Thomas J. Hammond.

The third man, now being hunted by the police, is Michael Mongitordi of South Boston, who disappeared shortly before the jury which heard the charges against him returned a verdict of guilty on several of the counts. Dist Atty William J. Foley has instituted seven suits for \$1000 each against the two men who furnished the bail for Mongitordi's release, it being the intention of the district attorney to have the \$7000 bail forfeited.

The two men who furnished the bail for Mongitordi are Vincent Marino of 5 Palmer av, Somerville, who furnished \$5000 bail, \$1000 on each of five counts, and Nicola Prudente of Sherwood st, Roxbury, who bailed Mongitordi on two counts where the bail was set at \$1000 on each count. Prudente is the man who was sentenced to serve 18 months yesterday.

Drives Into Path of Train After Pushing Friend's Car *Somerville Youth Killed At Crossing in Melrose*

MELROSE, Apr. 22 — A young Somerville motorist helping a friend in trouble was killed when his automobile crashed through a grade-crossing gate into the path of a Boston & Maine express train at 6:51 tonight.

John J. Staudinger, 20, of 45 Oliver st., Somerville, apparently failed to see the lowered gate, police said, as he watched through his rear view mirror a chum whose disabled car he had just started with a push.

The two-car Budd train

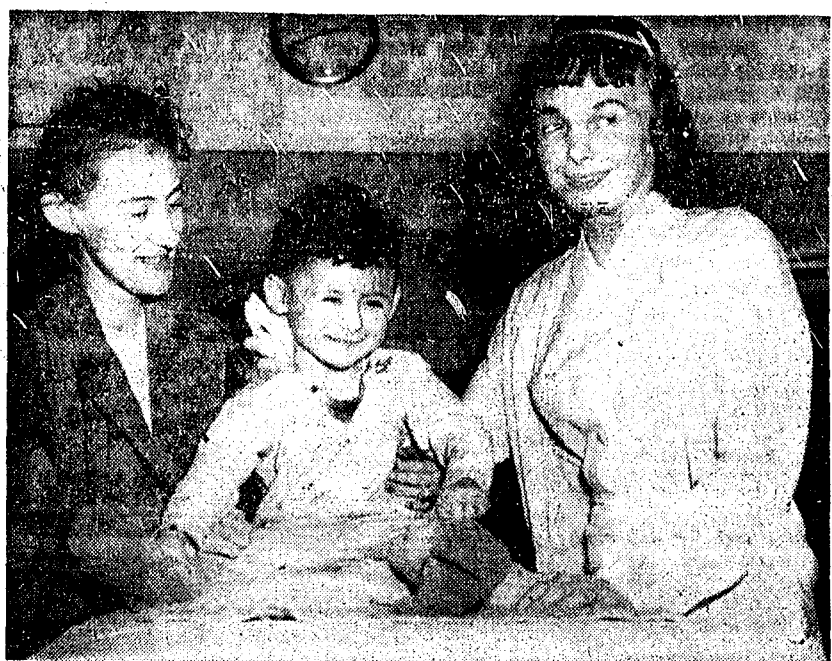
Rockingham Special, with 25 night harness racing fans aboard, "struck the sedan a glancing blow at the Wyoming av. crossing at Wyoming station.

The impact threw Staudinger onto the track and the body was dragged 100 feet, police said.

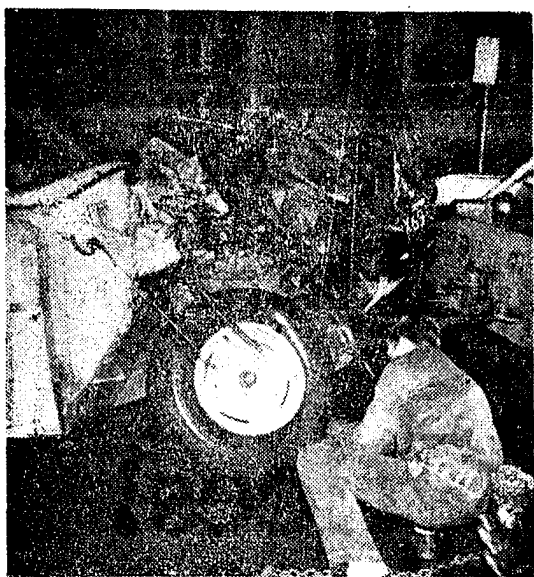
A cement stanchion supporting the wooden gate was torn loose as the car rebounded and was dragged 25 feet.

CROSSING

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ESCAPED CEILING COLLAPSE—Harry Fullerton, 4, manages smile at Massachusetts General Hospital as he sits up with help of mother, Beverly, and nurse Mary Jane Kurland.



(Globe Photo by Edmund Kelley)

DEATH CAR—Remains of car in which Somerville youth died at Melrose railroad crossing are hoisted for towing. Victim was dragged 100 feet by four-car Buddliner.

CROSSING

Continued from the First Page

Robert Holland, 20, of 5 Palmer av., Somerville, whose car Staudinger had been pushing, was near collapse at the scene when he learned of the accident.

Holland told police his car had started as the two vehicles reached the intersection of Pleasant st., about 100 feet from the crossing. He waved Staudinger off and the youth swung around Holland's car and passed it.

Didn't Want to Go

The victim's grieving parents, Mr. and Mrs. Theodore Staudinger, said their only child had been reluctant to answer Holland's telephone request for assistance, but finally agreed to drive to Melrose to help his long-time friend.

Mr. Staudinger said he went against her advice, given because he had been recuperating from an illness and because of the bad weather.

The impact damaged the forward Budd car. It proceeded at slow speed to a siding at the Melrose depot, where the passengers were transferred to a Lawrence train running behind it. A bus picked them up at Lawrence and conveyed them to the track.

A B.&M. spokesman said none of the passengers or crew reported injuries. He identified the engineer as Clayton Buxton, of Danvers, a former resident of this town; and the conductor as Thomas Gill of Roslindale.

The B.&M. official said the crossing tender had lowered the gates as the race train approached the station. He said the crossing also is protected by a blinking light signal and warning bell.

The train was delayed 40 minutes and the main line tied up as a wrecker cleared the track. Several other trains were stopped on either side of the wreck, at Malden and Wakefield stations.

Staudinger was graduated from Somerville High School with the class of 1956 and had been employed at a Boylston st., Boston haberdashery, his parents said.