



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site:	55 Prescott Street – stable only
Case:	HPC 2018.070
Applicant Name:	Michael Tokatlyan
Date of Application:	June 27, 2018
Recommendation:	Significant
Hearing Date:	July 17, 2018

I. Historical Association

Historical Context: Prescott Street was laid out and fairly built up by 1874. The owner in 1874 was Sarah B. Doherty who married Francis A. Hannaford. They owned 55 Prescott Street through 1890 was Francis A. Hannaford who was heavily involved with the early telephone. He worked at 109 Court Street, where Charles Williams had his workshop. Williams leased the upper for space to many inventors including Alexander Graham Bell. His workshop constructed the prototypes for all the early telephones and other inventions.



The stable appears between 1884 and 1895. It was most likely to have been constructed for Fred S. Pulsifer, electrician who acquired the property around 1892. Pulsifer owned the property for approximately 10 years and whose places of work were on Summer Street and later in Gilman Square.

According to the 1906 City Directory, which enumerated who owned horses and their number, the next owner, Howard L. Galloupe stabled a horse at 55 Prescott Street.

Barns, stables and carriage houses were once common throughout the city for people such as tradesmen and doctors who had businesses that could not be easily managed using the extensive streetcar system.

See attached for a full listing of known occupants and owners.

Architectural Description: The stable is a 1 1/2-story wood-framed structure with a peaked gable hayloft at one end with the remains of the original hoist. Double carriage doors with a pedestrian door are located immediately below the loft gable. Windows can be seen on either end and to the left of the door. A shed has been added to the right side of the building at an unknown date. It too has double doors. The building has an asphalt roof and asphalt shingles for siding overlaying the original wood. See photos below.

Summary: The stable is a 1 1/2-story wood-framed structure with a peaked gable hayloft at one end with the remains of the original hoist. It was probably constructed for Fred Pulsifer, electrician who acquired the property around 1892. Barns, stables and carriage houses were once common throughout the city for people such as tradesmen and doctors who had businesses that could not be easily managed using the extensive streetcar system.

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 the stable at 55 Prescott 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 importantly associated with the broad architectural, cultural, economic and social history of the City due to its construction as a stable at a time when the extensive street car system precluded the private use of horses unless they were necessary for the practice of a business or vocation. The owner at that time was an electrician who would need to transport materials to and from a client's home or office.

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 55 Prescott Street stable begins circa 1892 with its construction and use by Fred L. Pulsifer, electrician. The building continued to be used as a stable and then a storage area until fairly recently.

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 sited at the rear of the property where the animal odors would be furthest from the living quarters on a residential side street.

- b. Design: The design is a gable-ended 1 and ½ story stable with a gabled hayloft located above the entry doors. A one-story shed has been constructed on the right side of the building.
- c. Materials: The building is wood framed construction with wood clapboard overlaid with asphalt siding shingles. The roof has 3-tab asphalt shingles.
- d. Alterations: Other than the shed on the right side and the siding material, the building has little exterior alteration from its construction circa 1892.

Evaluation of Integrity: The building is immediately recognizable as a stable due to architectural configuration with stable doors and hayloft with hoist. The shed addition completes the pre-automotive appearance of the building.

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 the stable at 55 Prescott Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to its pre-automotive use as a stable. Such buildings were once common and are becoming increasingly rare within the city. They were used by certain classes of people who such as tradesmen and doctors who had businesses that could not be easily managed using the extensive streetcar system.

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 1892, 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 the stable at 55 Prescott 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.**

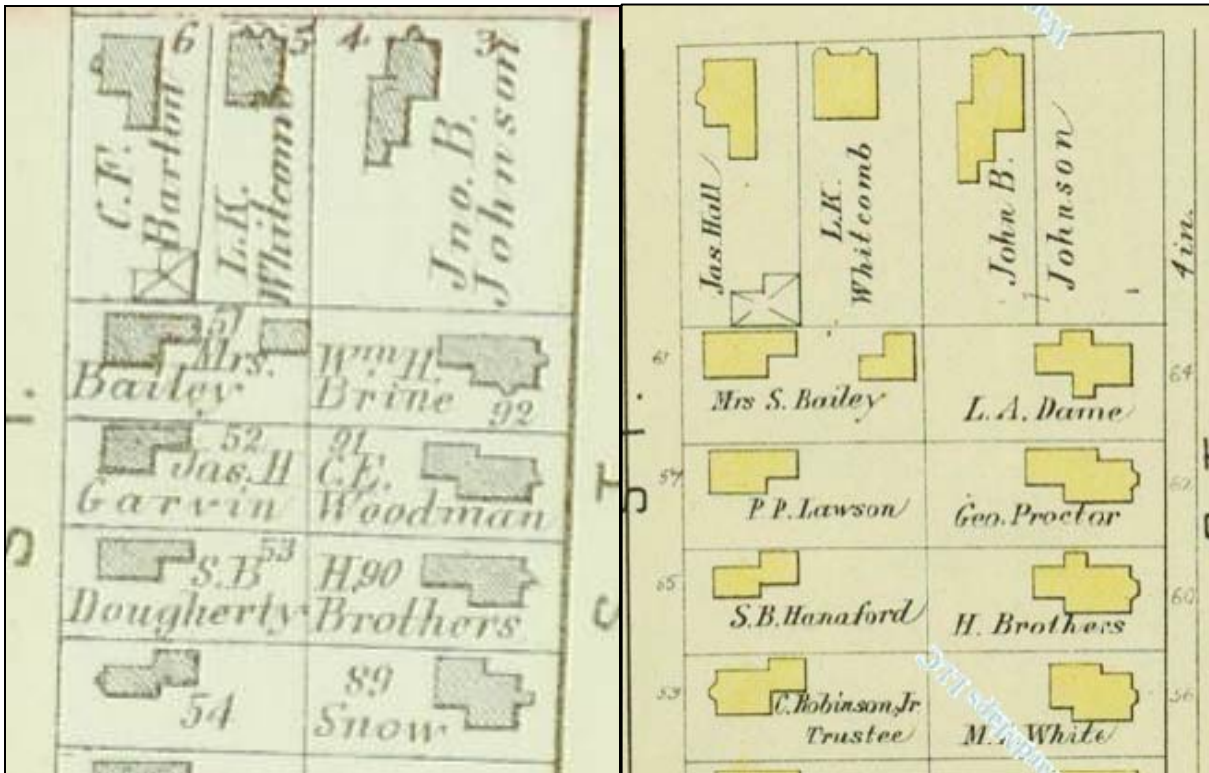
The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its construction as a stable at a time when the extensive street car system precluded the private use of horses unless they were necessary for the practice of a business or vocation. The owner at that time was an electrician who would need to transport materials to and from a client's home or office.

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 the stable at 55 Prescott Street historically and architecturally significant.**

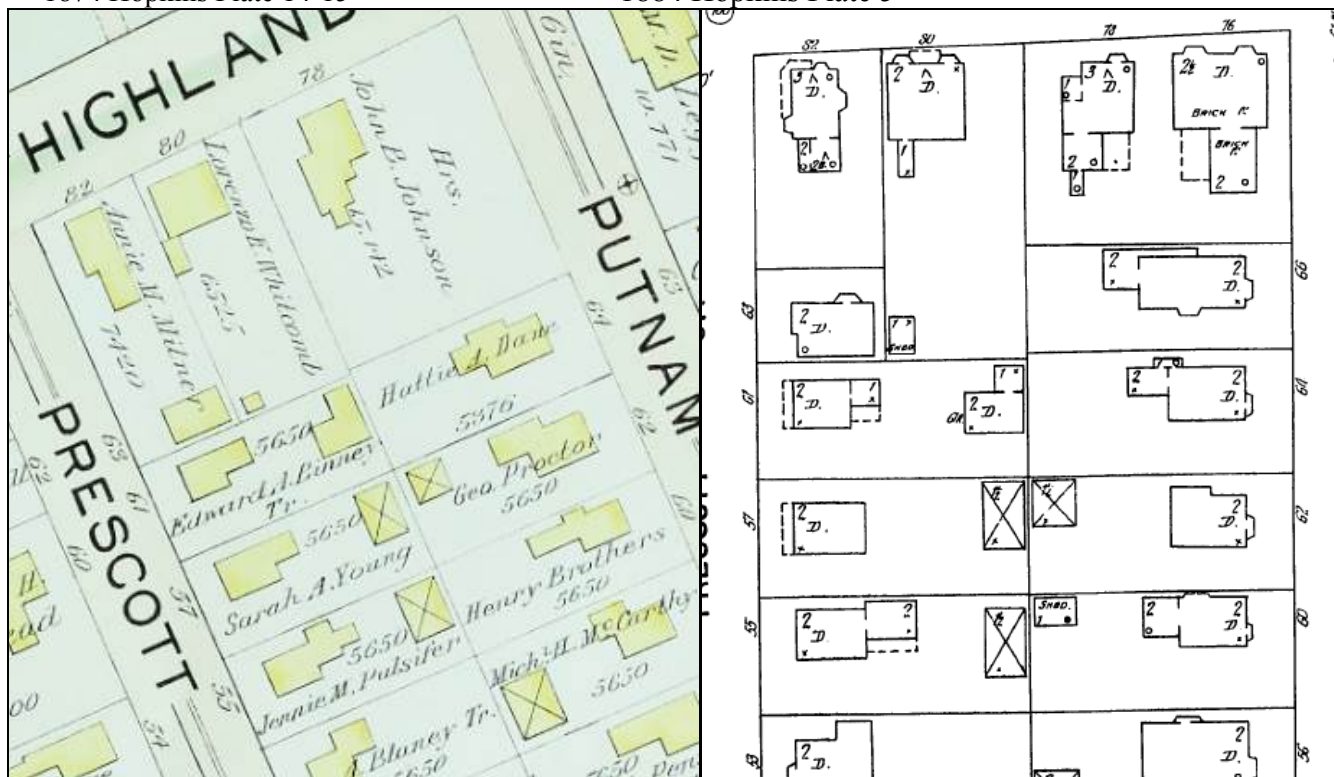
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1874 Hopkins Plate 14-15

1884 Hopkins Plate 5



1895 Bromley Plate 1

1900 Sanborn Plate 83



1883 Boston City Directory



Citizen Building, Gilman Square circa 1910





House Number	LOCATION	O / R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immig ration Year	SOURCE	NOTES
	S.B. Doherty's - Prescott Street		Francis A. Hannaford		Lineman, 112 State Street, Boston			1869 City Directory	
978/1083			Sarah Doherty	29	Keeps House	Scotland		1870 US Census	
978/1083			Francis Hannaford	29	Telegraph Constructor	Maine		1870 US Census	
	55 Prescott Street	O	S. B. Doherty					1874 Hopkins Plate 14-15	
	Prescott nr Highland		Francis A. Hannaford		Telegraph Repairer, 112 State Street, Boston			1876 City Directory	
	55 Prescott Street		Francis A. Hannaford		Telegraph Repairer			1877 City Directory	
	55 Prescott Street		Francis A. Hannaford		Telegraph Repairer			1879 City Directory	
93	55 Prescott Street	O	Francis Hannaford (head)	39	Telephone Constructor	Maine		1880 US Census	
93	55 Prescott Street		Sarah Hannaford (wife)	39		Scotland		1880 US Census	
93	55 Prescott Street		Lewis L. Hannaford (son)	4		Massachusetts		1880 US Census	
93	55 Prescott Street		Francis J. Hannaford (son)	1		Massachusetts		1880 US Census	
	55 Prescott Street		Francis A. Hannaford		Telephone Constructor, 109 Court Street, Boston			1881 City Directory	
	55 Prescott Street		Francis A. Hannaford		Telephone Constructor, 109 Court Street, Boston			1883 City Directory	
		O						1884	
	55 Prescott Street		S. B. Hannaford					Hopkins Plate 5	
	55 Prescott Street		Francis A. Hannaford		Supt. Construction, N.E. Tel. & Tel. Co, 50 Pearl Street, Boston			1885 City Directory	
	55 Prescott Street		Francis A. Hannaford		Supt. Construction, N.E. Tel. & Tel. Co, 50 Pearl Street, Boston			1887 City Directory	
	55 Prescott Street		Francis A. Hannaford		Supt. Construction, N.E. Tel. & Tel. Co, 50 Pearl Street, Boston			1889 City Directory	
	55 Prescott Street		Francis A. Hannaford		Supt. Construction, N.E. Tel. & Tel. Co, 50 Pearl Street, Boston			1890 City Directory	
	55 Prescott Street		Miss Susie True		Dressmaker			1890 City Directory	
	55 Prescott Street		Fred L. Pulsifer		Electrician, Boston			1892 City Directory	
	55 Prescott Street		Loring Prescott		Clerk, North Market, Boston			1892 City Directory	
	55 Prescott Street		William H. Newton		Electrician			1892 City Directory	
	55 Prescott Street		Alexander H. Morrison		Dentist			1894 City Directory	
	55 Prescott Street		Mary J. Hudson		Widow			1895 City Directory	

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	55 Prescott Street		William T. Yeaton		Electrician			1895 City Directory	
	55 Prescott Street		Edwin F. Bassett		Perfumes			1896 City Directory	
	55 Prescott Street		Fred L. Pulsifer		Electrician			1896 City Directory	
	55 Prescott Street		Mrs. Maria Bassett					1896 City Directory	
	55 Prescott Street		Fred L. Pulsifer		Electrician, Citizen Building			1897 City Directory	
	55 Prescott Street		Mrs. Maria Bassett					1897 City Directory	
	55 Prescott Street		Albert C. Taylor		Clerk			1898 City Directory	
	55 Prescott Street		Edward A. Pratt		Bookkeeper, Boston			1898 City Directory	
	55 Prescott Street		Fred S. Pulsifer		Electrician, 25B Summer Street			1898 City Directory	
	55 Prescott Street		Joseph R. Taylor					1898 City Directory	
	55 Prescott Street		Albert C. Taylor		Clerk, Boston			1899 City Directory	
	55 Prescott Street		Fred I. Pulsifer		Electrician 25B Summer Street			1899 City Directory	
	55 Prescott Street		Joseph R. Taylor					1899 City Directory	
	55 Prescott Street		Charles C. Ayre		Clerk, Boston			1900 City Directory	
	55 Prescott Street		Fred S. Pulsifer		Electrician 25B Summer Street			1900 City Directory	
	55 Prescott Street		Walter J. Oliver		Paper Hanger			1900 City Directory	
6//119	55 Prescott Street		Jennie M. Pulsifer (wife)	46		New Hampshire		1900 US Census	
6//119	55 Prescott Street	O	Fred L. Pulsifer (head)	43	Electrician	Maine		1900 US Census	
	55 Prescott Street		Walter J. Oliver		Paper Hanger			1901 City Directory	
	55 Prescott Street		William H. Newhall		Hairdresser, 364 Medford Street			1901 City Directory	
	55 Prescott Street		Eliza Oliver		Widow of Moses			1902 City Directory	
	55 Prescott Street		Howard L. Galloupe		Salesman			1902 City Directory	
	55 Prescott Street		Harry H. Conners		Lumber Surveyer			1903 City Directory	
	55 Prescott Street		W. Bismarck Conners		Lunchman, Boston			1903 City Directory	
	55 Prescott Street		Henry W. Deane		Sales			1904 City Directory	
	55 Prescott Street		Howard L. Galloupe		Oil			1904 City Directory	
	55 Prescott Street		Frank V Baum		Watchmaker			1905 City Directory	

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	55 Prescott Street		Howard L. Galloupe		Oil			1905 City Directory	
	55 Prescott Street		Bridget Mullins		Widow of Patrick			1906 City Directory	
	55 Prescott Street		Howard L. Galloupe		Oil			1906 City Directory	Owns 1 horse
	55 Prescott Street		Howard L. Galloupe		Oil			1906 City Directory	
	55 Prescott Street		George Wolfe		Clerk			1907 City Directory	
	55 Prescott Street		Howard L. Galloupe		Oil			1907 City Directory	
	55 Prescott Street		George Wolfe		Clerk			1908 City Directory	
	55 Prescott Street		Howard L. Galloupe		Oil			1908 City Directory	
	55 Prescott Street		Howard L. Galloupe		Oil			1910 City Directory	
56/91	55 Prescott Street	O	Howard Gallup (head)	43	Oil Dealer, Wholesale Trade	Massachusetts		1910 US Census	
56/91	55 Prescott Street		Sarah H. Gallup (wife)	37		Massachusetts		1910 US Census	
	55 Prescott Street		Howard L. Galloupe		Salesman			1912 City Directory	
	55 Prescott Street		Horace H. Adams		Detective			1913 City Directory	
	55 Prescott Street		Howard L. Galloupe		Salesman			1913 City Directory	
	55 Prescott Street		Arthur J. Perkins		Electrician			1914 City Directory	
	55 Prescott Street		Howard L. Galloupe		Salesman			1914 City Directory	
	55 Prescott Street		Howard L. Galloupe		Sales			1916 City Directory	
	55 Prescott Street		John W. Howes		Shipper			1916 City Directory	
	55 Prescott Street		Ella M. Smith		Wife of Ferdinand			1917 City Directory	
	55 Prescott Street		Ferdinand H. Smith		Foreman			1917 City Directory	
	55 Prescott Street		Howard L. Galloupe		Sales			1917 City Directory	
	55 Prescott Street		Howard L. Galloupe		Sales			1918 City Directory	
	55 Prescott Street		Arthur H. O'Neil		Finnisher			1919 City Directory	
	55 Prescott Street		Helen A. O'Neil		Wife of Arthur			1919 City Directory	
	55 Prescott Street		Howard L. Galloupe		Sales			1919 City Directory	
	55 Prescott Street		Julia J. Ryan		Widow			1919 City Directory	
	55 Prescott Street		Catherine Morrow		Wife of Ernest			1920 City Directory	

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	55 Prescott Street		Ernest Morrow					1920 City Directory	
	55 Prescott Street		Howard L. Galloupe		Sales			1920 City Directory	
157/290	55 Prescott Street	O	Howard R. Galloupe (head)	54	Salesman	Massachusetts		1920 US Census	
157/290	55 Prescott Street		Ivan E. Morrow (lodger)	39	Signal Repairer	Canada		1920 US Census	
157/290	55 Prescott Street		Catherine Morrow (lodger)	37		Massachusetts		1920 US Census	
	55 Prescott Street		Catherine Morrow		Wife of Ivan			1924 City Directory	
	55 Prescott Street		Harold Gallup					1924 City Directory	
	55 Prescott Street		Ivan R. Morrow		Electrician			1924 City Directory	
	55 Prescott Street		Catherine Morrow		Wife of Ivan			1925 City Directory	
	55 Prescott Street		Harold Gallup					1925 City Directory	
	55 Prescott Street		Ivan E. Morrow		Electrician			1925 City Directory	
	55 Prescott Street		Catherine Morrow		Wife of Ivan			1927 City Directory	
	55 Prescott Street		Harold Gallup					1927 City Directory	
	55 Prescott Street		Ivan E. Morrow		Electrician			1927 City Directory	
	55 Prescott Street		Margaret Mitchell		Housekeeper			1927 City Directory	
	55 Prescott Street		Howard L. Galloupe		Sales			1929 City Directory	
	55 Prescott Street		Margaret Mitchell		Helper			1929 City Directory	
172/425	55 Prescott Street	O	Margaret Mitchell (head)	53		New York		1930 US Census	
172/426	55 Prescott Street		Illegible (lodger)	66	Widow	Massachusetts		1930 US Census	
172/426	55 Prescott Street	R	Cau R. Johnson (head)	39	Polisher, Musical Instruments	Sweden	1923	1930 US Census	
172/426	55 Prescott Street		Christina Johnson (daughter)	9		Sweden	1923	1930 US Census	
	55 Prescott Street		Anna Sims		Wife of Joseph			1933 City Directory	
	55 Prescott Street		Joseph Sims		Foreman			1933 City Directory	
	55 Prescott Street		Margaret Mitchell					1933 City Directory	
	55 Prescott Street		Colin J. Kidston		Mechanic			1940 City Directory	
	55 Prescott Street		Margaret Mitchell					1940 City Directory	
	55 Prescott Street		Stephen Mangini		Chauffeur			1940 City Directory	

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	55 Prescott Street		Thelma Kidston		Wife of Colin			1940 City Directory	
293	55 Prescott Street	O	Margaret Mitchell (head)	63		New York		1940 US Census	
293	55 Prescott Street		Stephen Mangini (lodger)	42	Truck Driver, Fuel Coal	New York		1940 US Census	
294	55 Prescott Street	R	Thelma Kidston (wife)	32		Massachusetts		1940 US Census	
294	55 Prescott Street		Colin J. Kidston (head)	31	Automobile Repair	Massachusetts		1940 US Census	
294	55 Prescott Street		Marilyn Kidston (daughter)	9		Massachusetts		1940 US Census	