



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

GEORGE J. PROAKIS, AICP
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site: 7 Central Street
Case: HPC 2019.057
Applicant Name: Hellenic Association of Somerville
Date of Application: August 12, 2019
Recommendation: Significant
Hearing Date: September 17, 2019

I. Historical Association

Historical Context: See Attached Form B.

Evolution of Site: See Attached Form B.

Architectural Description: See Attached Form B.

Summary: See Attached Form B.

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 7 Central 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 Stone family and the broad architectural, cultural, economic and social history of the City for the reasons noted in the Form B.



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 the house at 7 Central Street begins circa 1870 with its construction and associations with the Stone family. It is architecturally a classic Italianate house typical of Somerville.

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 at base of Spring Hill on Central Street, one of the major original rangeways.
- b. Design: The building has a simple form with bracketed eaves, a decorative front entry porch and an angled bay on the right side of the building typical of its time frame.
- c. Materials: The building is constructed of wood with vinyl siding, asphalt shingled roof and replacement windows.
- d. Alterations: the siding, roofing material and windows have been replaced.

Evaluation of Integrity: Despite the alterations to the building, it still retains integrity of form and massing with many of the original details intact.

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 7 Central Street** historically or architecturally significant.

The subject building is found historically and architecturally significant due a good example of Italianate architecture. The house retains integrity of form and massing with many of the original details intact.

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.

According to the Form B prepared in 2005, the building is recommended as eligible for listing on the National Register of Historic Places under to two categories: A & C.

- A. Association with the Stone family who settled in Somerville during the 18th century.
- C. Architecturally as a good example of a side hall plan, end gable Italianate house.

OR

- (B) The structure, **circa 1870**, 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 7 Central 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 house is closely associated with the Stone family, prominent in Somerville since the 18th century and with the broad architectural, cultural, political, economic or social history of the City

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 7 Central Street historically and architecturally significant.**

7 Central Street is found historically and architecturally significant as a good example of Italianate architecture and serves as a gateway to the 19th century neighborhood of Spring Hill. It retains integrity of form and design.



FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission

220 Morrissey Boulevard

Boston, Massachusetts 02125

52/ H/ 40

Boston -North

SMV.1163

Town SomervillePlace (neighborhood or village) Spring HillAddress 7 Central StreetHistoric Name Jonathan Stone HouseUse: Present Two-family residenceOriginal Single-family residenceDate of Construction c.1870-1873Source Somerville Maps, Atlases and City DirectoriesStyle/Form Italianate / L-shapedArchitect/Builder Undetermined**Exterior Material**Foundation Red brickWall VinylRoof Asphalt ShinglesOutbuildings/Secondary Structures N/A

Major Alterations (with dates) Vinyl siding replaced
clapboards c. 1970s. Original front door replaced at an
undetermined date.

Condition GoodMoved ☐ yes ☒ noAcreage 9,634 square feetRecorded by Edward W. GordonOrganization Som. Historic Preservation Comm.Date(month/day/year) 3/7/05

Setting Situated on level ground at the base of Spring Hill's
south slope. Retains relatively ample front and side yards. Directly
across the street from 7 Central Street is a group of c.1890s Queen
Anne end gable houses. Adjacent on the south to a modern one
story Somerville Avenue commercial building.

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Despite its modest scale and replacement fabric, 7 Central Street, serves as a gateway structure to the architectural treasures bordering Central Street, between Atherton and Summer Streets. Architecturally, 7 Central Street is a typical, straight-forward example of a side hall plan, end gable Italianate house that was built around 1870. The primary interest at 7 Central Street lies in its form and siting. Here, an abrupt visual transition is made from the commercial properties bordering Somerville Avenue to the genteel Spring Hill neighborhood of mid-to-late nineteenth century residences. Indeed, this house's siting so close to a node of commercial buildings bordering Somerville Avenue might eventually place the house's existence in jeopardy.

Situated on a sizeable lot on level land at the southern base of Spring Hill, 7 Central Street overlooks a picket fence-enclosed front yard. Across the street, to the west is a group of wooden end gable Queen Anne houses. To the north is the parking lot for a community health center. Indeed, next door to 7 Central, on the south, is a modern one-story concrete commercial building and related asphalt-paved parking area. The generous dimensions of the house's lot on its north yard help to visually offset the parking lot.

The house is composed of three structural components: the two-story, two-bay-by-two-bay main block, one story north wing and two-story rear ell. The main block rests on a brick basement and is enclosed by a gable roof with return eaves. Projecting from the house's north wall is a one-story, one-bay-by two-bay integral ell. Projecting from the main block's rear wall is another integral ell.

HISTORICAL NARRATIVE ☒ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

7 Central Street has significant historical associations with Somerville's Stone family. The Stones settled in Somerville during the eighteenth century and conducted farming on their land at the southern base of Spring Hill until as late as the 1870s. The late nineteenth century Stones of Central Street (the brothers Nathaniel T. and Jonathan) owned two eighteenth century family homesteads in Somerville. One Stone House was located on the east side of Stone Avenue at Union Square. They owned this venerable dwelling until as late as 1874. Another "ancient" Stone residence dating back to the 1700s was located on Somerville Avenue, near Central Street--just to the south of 7 Central Street. Before moving to 15 Central Street (SMV.1164) in 1869, Nathaniel T. Stone, a brother of Jonathan Stone of 7 Central Street, lived in the Somerville Avenue Stone homestead (now the site of Dunkin Donuts, at the corner of Somerville Avenue and Central Street).

Central Street was set out as early as the 1680s as one of ten north-to-south rangeways that divided Somerville's land into one and one quarter mile wide lots. Central Street remained unpaved until the mid nineteenth century. By that time Central Street was bordered by the estates of the Brastow, Nichols, Stone, Shute and Tyler families. Ample parcels belonging to these families contained meandering driveways with landscaped islands and commodious stables and other outbuildings. During the 1890s, the story of the mid-Victorian era, Central Street estates ended with their subdivision into smaller lots for Queen Anne, Colonial Revival and Shingle style residences.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

- Bromley, George, **Atlases of the City of Somerville**, 1895;1900.
 Draper, Martin, **Map of Somerville**, 1852 / H.F. Walling Map of Charlestown, Somerville and Cambridge, 1857.
 Hopkins, G. M., **Map of the City of Somerville**, 1874; 1884.
 Mc Alester, Virginia & Lee, **Field Guide to American Houses**, New York: Alfred A. Knopf, 1984.
 Sammarco, Anthony M. **Somerville**, Images of America Series.
 Samuels, Edward A., **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.
Somerville City Directories: 1869-70 to 1940; Somerville Assessor's Department Database.
 Zellie, Carole, **Beyond the Neck: The Architecture and Development of Somerville, MA**, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Town:
Somerville, MA

Area (s)
Spring Hill

Property Address:
7 Central Street

Form No:
SMV.1163

Indicate each item on inventory form, continued below.

Architectural Description

A short flight of wooden replacement steps and stair rails leads to late nineteenth century double doors with tall and arched glass panes surmounting solid square panels. The front door is set off by vertical and horizontal boards and sheltered by a typically Italianate bracketed door hood. Sometimes called the Bracketed Style, paired Italianate brackets are also in evidence at the eaves of the building. To the right of the front door is a single standard size window. A pair of standard size windows are in evidence at the main facade's second story while an arched attic window illuminates the attic. Evidently the application of vinyl siding resulted in a loss of trim elements, most notably within the realm of window surrounds. The south wall's noteworthy feature is its one-story polygonal bay that is set back at the eastern end of this elevation.

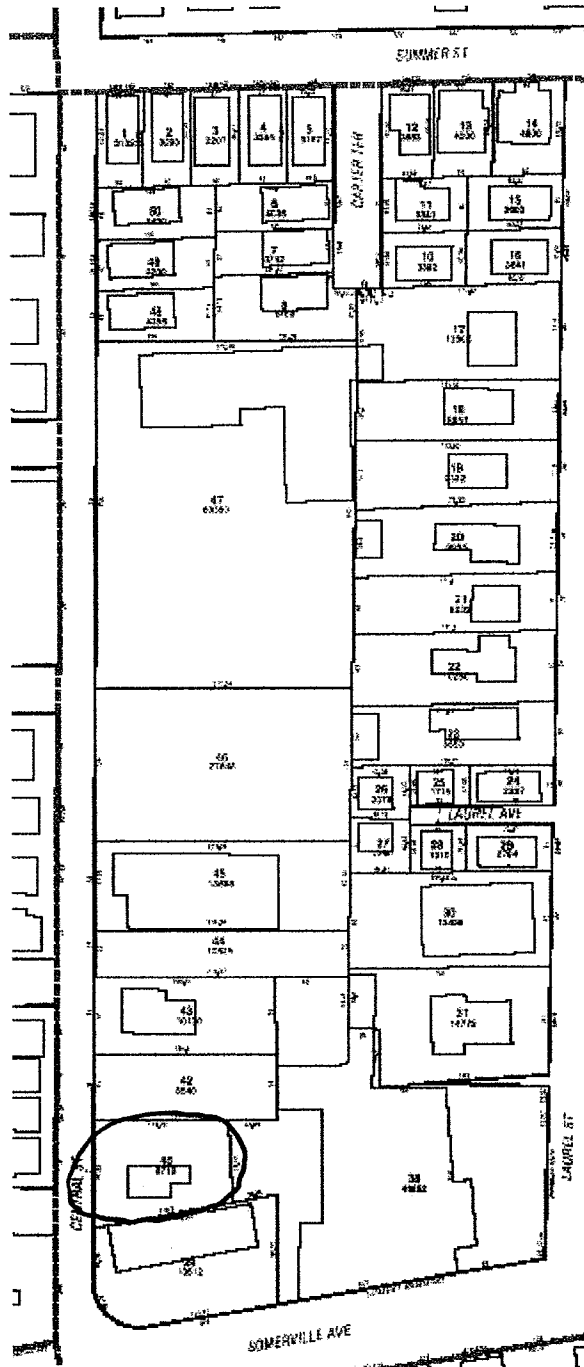
Historical Narrative

According to the 1874 Somerville Atlas, Nathaniel T. Stone owned 7 and **15 Central Street (SMV.1164)** Number 7 was built c. 1871-1873 for Nathaniel T. and/ or Jonathan Stone. Nathaniel T. Stone was a farmer. In 1874, he is listed as living at "Milk (Somerville Avenue) corner of Central" with his mother Mrs. Sarah Stone, "widow of Nathaniel." Nathaniel T.'s son, (?) Jonathan Stone, "carriage maker" apparently lived at 7 Central Street, as well. In 1874, Jonathan Stone is listed as a co-owner of 7 Central Street. Apparently 15 Central Street was apparently Nathaniel T. Stone's main house.

By 1884, this property is listed under the name of Jonathan Stone. By 1890, Frederick W. Stone is listed here, in addition to Jonathan Stone. Frederick W. Stone was the treasurer of the Somerville Savings Bank, located at 34 Union Square, the bank was incorporated in 1885, and the president of the bank was Orrin Knapp who lived a few blocks to the east of the Stones on lower School Street. Frederick W. Stone and his wife Eliza G. Stone lived here until at least the early 1930s. By 1940, Frederick E. Stone's daughter, Amy E. Stone is listed at this address.

7 CENTRAL STREET

SMX. 1163



MAP 52

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community Property Address
SOMERVILLE, MA 7 CENTRAL STREET

Area(s) Form No.
Spring Hill

	SMV. 1163
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible only in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☐ A ☐ B ☐ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Edward W. Gordon
The criteria that are checked in the above sections must be justified here.

7 Central Street is individually eligible for listing on the N. R. H. P. and as part of a National Register Historic District.

7 Central Street has significant historical associations with Somerville's Stone family. The Stones settled in Somerville during the eighteenth century and conducted farming on their land at the southern base of Spring Hill until as late as the 1870s. 7 Central Street satisfies criteria A of the N. R. H. P.

Despite its modest scale and the replacement of clapboards by vinyl siding, 7 Central Street, by virtue of its siting and form serves as a gateway structure to the architectural treasures and remnants of mid nineteenth century estates bordering Central Street between Atherton and Summer Streets. Architecturally, 7 Central Street is a typical, straight-forward, mostly intact example of a side hall plan, end gable Italianate house of the early 1870s. 7 Central Street meets criteria C of the N. R. H. P.

Frederic W. Stone

Funeral services will be held at 2:30 p. m. tomorrow at First Unitarian Church, Somerville, for Frederic W. Stone, 85, who for 43 years prior to his retirement in 1929, was treasurer of Somerville Savings Bank. Mr. Stone died Monday evening at his home, 7 Central st., Somerville, where he had lived for 53 years.

A native of Somerville and a graduate of Somerville High School in 1871, Mr. Stone was a charter member and first treasurer of Somerville Rotary Club. For many years he was a trustee of Somerville Hospital.

He is survived by four daughters, Mrs. E. G. Batchelder, Wilton, N. H.; Mrs. Edward L. Lincoln, Portland, Me.; Dr. Ruth Stone Steele, Ithaca, N. Y., and Miss Amy E. Stone, Somerville.

Plans for Schwab's

Funeral Announced

NEW YORK, Sept. 19 (A. P.)—Charles M. Schwab, whose name for a generation was synonymous with steel, will be buried Thursday in the Gate of Heaven Cemetery, Pleasantville, Westchester County.

The funeral plans announced today by his brother, E. H. Schwab, include a Solemn High Requiem Mass in St. Patrick's Cathedral.

Schwab, 77, died last night at his Park-av. home of coronary thrombosis. He was stricken in London during the Summer.

death was old age and heart trouble. Mr Stone was born in Somerville in 1819, and has lived in the city ever since. His first business was that of making the bodies of the famous one-horse chaises. Later he manufactured carriage bows. He had been retired for about 30 years. He was a trustee of the Somerville savings bank. He left a wife, a daughter and a son, Frederick W. Stone, treasurer of the Somerville savings bank. The funeral services will be held tomorrow afternoon at 2 o'clock. The interment will be in Woodlawn cemetery.

Work is being carried on at the old car stables at Union sq. The stables will be refitted, and used as a carhouse for the Union sq electric that run to Temple pl, through Charlestown.

Mrs Thomas Eatly, wife of the well-known inspector of the West End railway company, will leave tomorrow for a three-months' vacation at St Johnsbury, Vt.

The family of Sergt Cavanaugh is staying at Nantasket beach. They will occupy a cottage there during the summer months.

SOMERVILLE.

In the court this morning, Joseph H. Yeaker and James Mains, who were arrested Saturday by patrolman U. S. Skinner while fighting in Union sq over the question of right of way at a stand-nine, were each fined \$5. Yeaker entered a plea of "guilty," and Mains of "not guilty."

Michael Buckley, who has been wanted for a year on the charge of assaulting a man named Hindeman, was found guilty, and paid a fine of \$5.

David Ross, the bantam weight fighter, on the charge of assault and battery, upon H. V. Thompson, last Saturday, had his case continued until June 25. James T. McPherson was found guilty of disorderly conduct on a Fitchburg railroad train, and was fined \$5.

This morning it was reported to the police that Joseph Artickery, 18 years old, had left his home this morning at 8 o'clock, at 111 Medford st.

Jonathan Stone, one of the oldest residents of the city, died yesterday at his home, 19 Central st. He was unconscious for five days. The cause of his