



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 82 - 86 Prospect Street

Case: HPC.DMO 2021.31

Applicant: Vivaldo Meneses Sr. and,
Maria Meneses, Trustees of V&M Realty
Trust

Owner: Same as applicant

Legal Ad: *Demolish all structures.*

HPC Meeting Date: December 14, 2021

Top: Front elevation – 86 Prospect

Bottom: Front elevation – 82-84 Prospect



86 Prospect St



Above: Left Elevation



Above: Rear Elevation



Above: Right Elevation

82-84 Prospect Street



Above: Left Elevation



Above: Rear Elevation



Above: Right Elevation

I. HISTORICAL ASSOCIATION

Historical Context: Prospect Street runs from the base of Prospect Hill in Union Square, Somerville to Central Square, Cambridge. It has been a major local thoroughfare beginning before 1852. Prospect St (formerly Pine Street) was developed in an area previously used for farming and then brick manufacturing. The area around Prospect St in the eighteenth and early nineteenth centuries, along with much of Ward 2, was primarily farmland used for grazing. Later, as it was discovered that the soil, composed of glacial clay deposits, was ideal for brick and pottery making, brick manufacturers began to buy the land from area farmers.

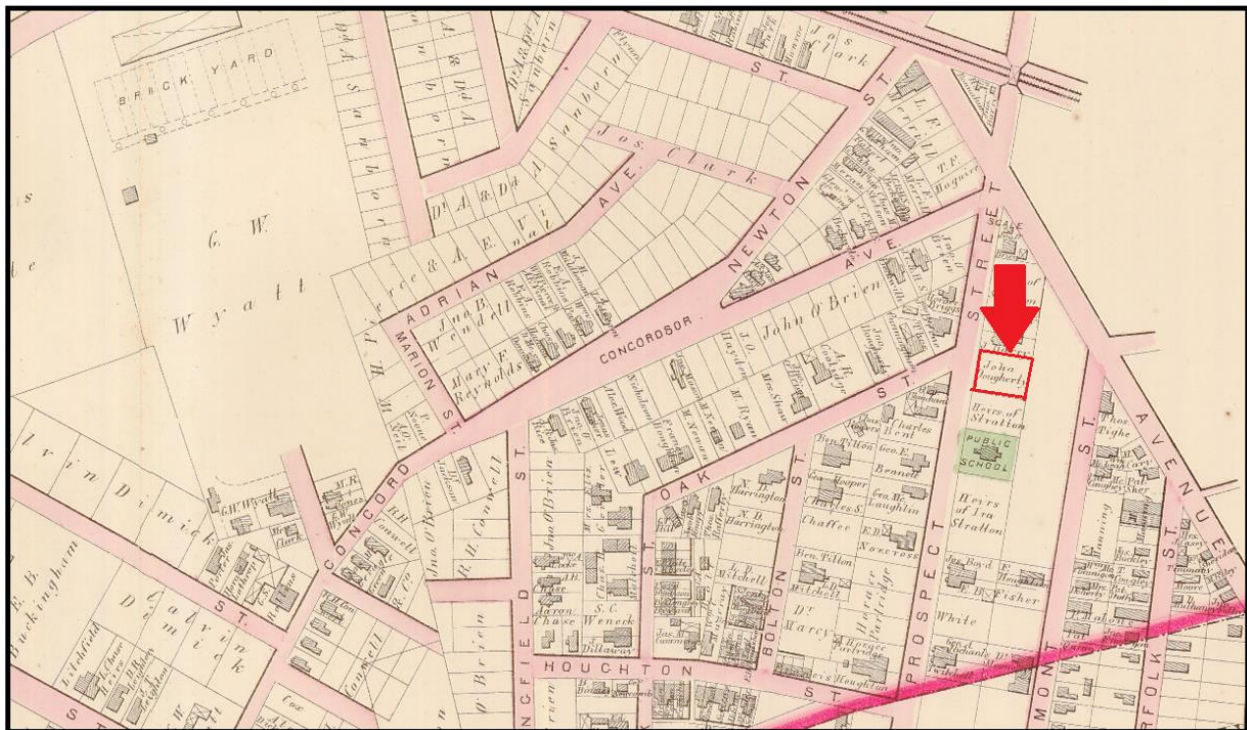
Prior to the Civil War only a handful of residential structures along the main thoroughfares existed in the area; Washington, Bacon, Prospect, Webster, and Medford Streets. The 1852 Draper Map shows little development, commercial or residential, around Prospect Hill and Ward 2. Along Prospect Street only three structures are denoted.



Above: 1852 Draper Map, indicating general area that 82-86 Prospect is constructed

It isn't until the post- Civil War industrial growth of Ward 2 that large-scale land speculation for residential properties begins. Brickyards, slaughterhouses, and the Union Glass Company are the largest industries to develop in the mid-nineteenth century. This was followed by other industries such as woodworking, and carriage factories. The location of streets and, therefore, housing, was built around the growth of these factories. In the 1870s, brick apartment rows were erected for commuters as inexpensive workers' housing. This was followed by the construction of three-decker houses, near identical, to meet the need of a growing labor force.

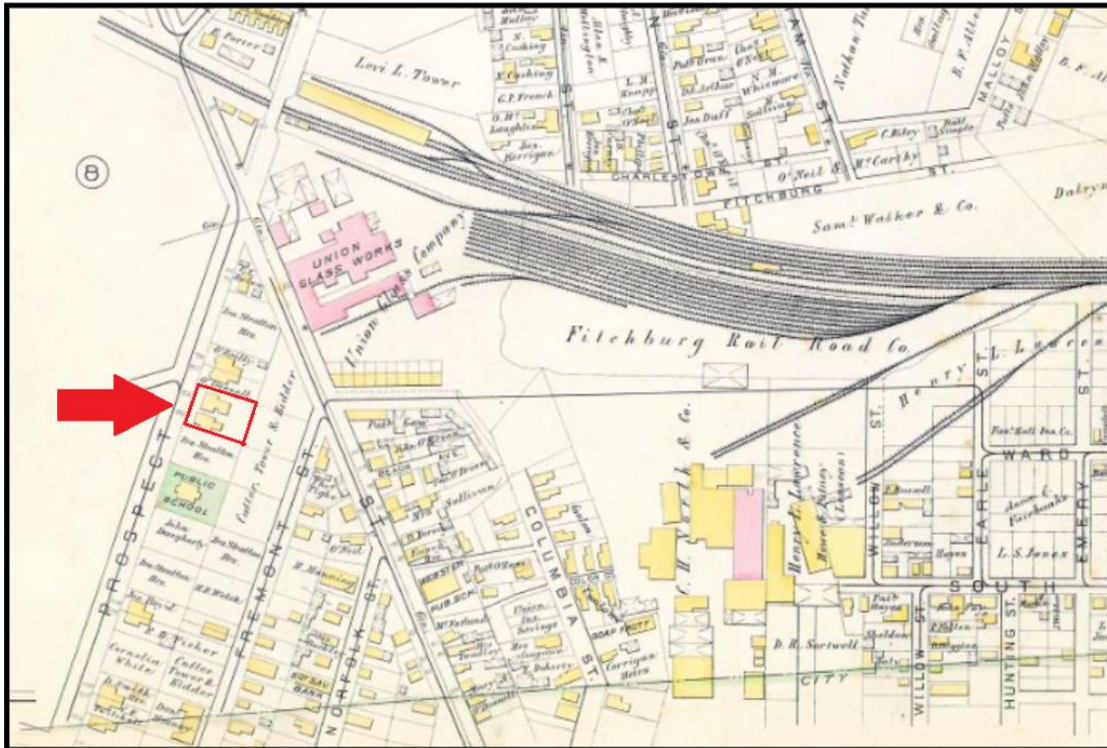
The 1874 Hopkins Map is reflective of the rapid development that took place within Ward 2 after the Civil War. Prospect Street is shown to have developed residential structures on both sides.



Above: 1874 Hopkins Map, specifying location of 82-86 Prospect St

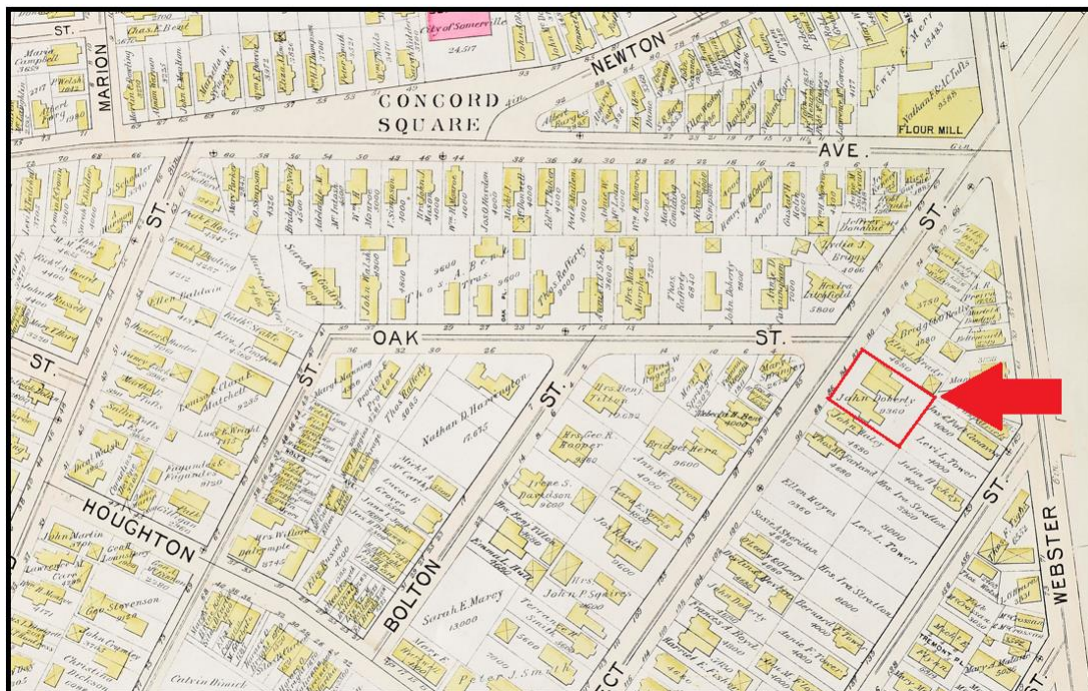
By 1884 the duplex at 82-84 and the structure at 86 Prospect Street have been erected. They were likely built in 1883, as this is the year Somerville City Directories first list tenants at the addresses. Though there is little development of further structures on the right side of Prospect St by 1884, the 1884 Hopkins Map does depict the growth of the commercial industries that were integral to the development of the area and of Somerville. The Union Glass Company, soap factories, banks, and the railroad yards are constructed within close proximity of Prospect St.

(Continued on next page.)



Above: 1884 Hopkins Map, specifying location of 82-86 Prospect St

By 1895, the area around Prospect St has been platted into building lots and further streets have been laid around the commercial buildings in the area. The development of row housing is also evident along Fremont. These structures were needed to provide additional low-cost housing for workers of the nearby factories.



Above: 1895 Bromley Map, specifying location of 82-86 Prospect St

20 left homeless after fire destroys 2 houses

By Betsy A. Lehman
Globe Staff

Twenty persons lost their homes yesterday morning when a four-alarm fire destroyed two wood-frame houses near Union square in Somerville. Fire officials believe the blaze may have been set accidentally by 4-year-old child left unattended.

Two occupants and two firefighters received minor injuries, but no one was seriously hurt, Deputy Fire Chief Louis Crescentini said. The two buildings involved were a duplex at 82 and 84 Prospect st. and a two-family house at 86 Prospect.

Crescentini estimated damage to the buildings, owned by Vivaldo Meneses of Somerville, to be at least \$100,000. A yarn shop operated by Meneses' wife, Maria, on the first floor of the duplex also was destroyed.

The fire, reported at 8:27 a.m.,

when the fire started, Crescentini said.

Next door at 86 Prospect st., Antonio Medeiros, sleeping in his living room, awoke to find that flames had singed his trousers. He escaped with his 4-year-old granddaughter and 24-year-old son. His wife, Zulmira, an 11-year-old daughter and two other sons were not in the house at the time, relatives said.

Zulmira Medeiros rushed home from work after receiving a phone call notifying her the house was ablaze. As firefighters poured water on the charred roof, she sobbed, crying out in Portuguese that she had "lost everything."

Maria Medeiros, Barbosa's daughter, had planned to marry soon and had collected a hope chest of towels, pots and pans and other goods. She wept later at a neighbor's house, talking about all she had lost.

In 1984 a fire destroyed the duplex at 82 - 84 Prospect Street and damaged the structure at 86 Prospect. Remaining at 82 -84 Prospect was the rear garage, and a rear portion of the main structure at 84 Prospect.

The rear of 84 Prospect was reconstructed and has since had an addition built on the front and connected to its once detached garage. The garage was likely built after 1950.

The structure at 86 Prospect St was restored, and in 2002 a third floor was added to the top of 86 Prospect. The history for 82-84 Prospect Street will be for the buildings that existed prior to the fire in 1984.

Above: The Boston Globe excerpt, February 4, 1984



86 Prospect Reconstruction
(Before 3rd floor was added in 2002)



84 Prospect Reconstruction

The first owner of 82-86 Prospect St was John Dougherty in 1874. In 1874 these three addresses were part of one lot. By 1884, the two structures are constructed but remain as one lot. In Somerville City Directories and Census records John Dougherty (also spelled Doherty in some sources) is not listed as a resident of 82-86 Prospect St. This indicates that he lived elsewhere and acted as an absentee landlord. Several listings in the US Census have Jon Dougherty living across the street from 82-86 Prospect at 1 Oak Street.

The buildings were rented by a variety of working-class families and individuals throughout the 20th century. Many of the tenants had jobs that supported the local factories of Ward 2. These individuals were often immigrants, or the children of immigrants, newly arrived in Somerville.

82 Prospect St

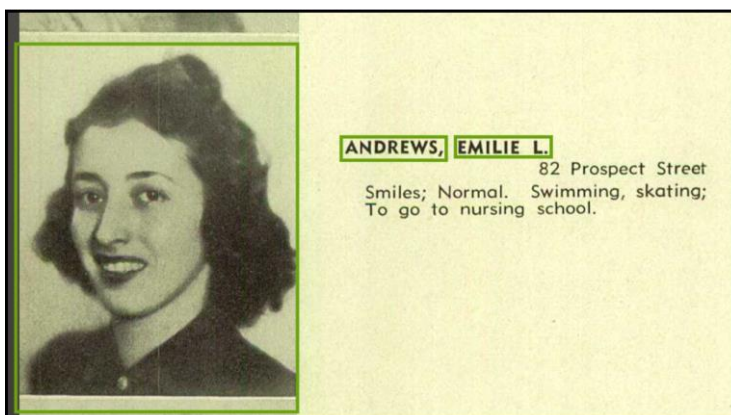
Tenants at 82 Prospect St included Raymond Broussard, a Portuguese immigrant, who took a job as a laborer and lived at 82 Prospect Street from 1929 to 1940 with his wife Marie and their two daughters, Regina and Maria and their families. Both Maria and Regina's husbands, Anthony Andrews and Anthony Pimental, had immigrated from Portugal and worked in the service industry.

The photo on the top right is an image of Marie Broussard's granddaughter, Regina. Her parents were Regina and Anthony Pimental.

The photo on the bottom right is the second Granddaughter of Marie Broussard, Emilie. Emilie's parents were Maria and Anthony Andrews.



Above: Excerpt - Somerville High School Yearbook, 1937



Above: Excerpt - Somerville High School Yearbook, 1939

Other tenants included brass finishers, laborers, painters, factory workers, and clerks. Below is a list of all residents for 82 Prospect Street and their professions

Name	Year(s) of Residency	Occupation
Andrews, Anthony L	1929-1940	Foreman
Andrews, Emily L	1940	Student nurse
Andrews, Marie	1929-1940	
Aylward, Richard	1893-1895	Soda fountain maker
Broussard, Marie B	1929-1940	
Broussard, Raymond	1929	Laborer
Burton, Frank E	1883-1885	Painter
Corliss, George S	1887-1889	Teamster
Corliss, Herbert S	1890	Clerk - N.P. & P. Co.
Corliss, Joseph S	1887-1890	Salesman
Gagne, Joseph A	1924	Meat cutter
Goephert, Joseph	1913	Barber - 311a Soemrville Ave
Morse, Warren A	1890	Postal Clerk - 61 Medford
Newcomb, Charles	1927	Milkman
Newcomb, Lorabelle	1927	
Pimental, Anthony	1933-1940	Chauffer
Pimental, Regina A	1940	Student
Pimental, Regina R	1933-1940	
Ryan, Bridget	1900	
Ryan, James A	1892	Bookkeeper
Ryan, John	1894 - 1910	laborer
Ryan, John J Jr	1892 - 1912	Travel Salesman, Tile worker, Brass finisher
Ryan, Patrick	1902 - 1919	Electrician for Boston Elevated Railway
Sheldon, James	1883-1885	Painter
Sullivan, John	1896	Laborer - J.P. Squire's
Treen, Elizabeth	1924	
Ward, Charles	1920	Clerk - Storage Industry
Ward, Elizabeth	1913	
Ward, George L	1917-1920	Musician, Clerk - Telephone Co
Ward, Lawrence J	1910 - 1917	Hairdresser - 311a Somerville Ave

84 Prospect St

Like 82 Prospect, 84 Prospect housed working class individuals many of whom were first- or second-generation immigrants.

Tenants for 84 Prospect included factory workers, teachers, clerks and salesmen. Below is a list of all residents for 84 Prospect Street and their professions.

Name	Year(s) of Residency	Occupation
Barker, Bertha C	1927	
Barker, Leon W	1927	
Boyd, John	1884	Upholsterer - 82 North
Colliton, Francis	1888 - 1889	Blacksmith
Colliton, Hugh	1887	Salesman for Shepard & Norwell - 26 Winter
Colliton, Sarah	1887-1889	Dressmaker
Colson, Samuel G	1883	Clerk - 196 Commercial
Fuller, Elias	1883	
Fuller, Frank	1883	
Hill, Bernard	1925	Laborer - Soap factory
Hill, Gertrude T	1925	Rubber worker
Hill, Isabel H	1925	Operator
Lannon, Elaine	1918	
Lannon, William	1918	
McDonald, Elaine	1917	Collector
McDonald, Mary E	1917-1920	Telephone Operator

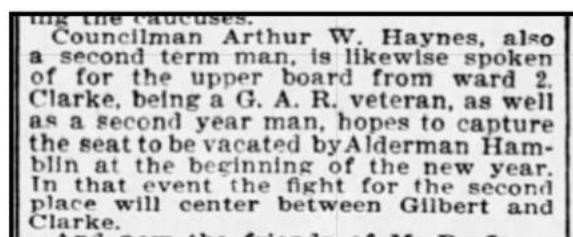
McDonald, Mary E	1917-1920	Telephone Operator
McLean, Alexander	1917-1918	Laborer
McLean, Catherine	1920	Collector - Street Railway Co
McLean, Charles	1917	Machinist
McLean, Ethel	1920	Sales
McLean, Joseph A	1917-1920	Helper, Roofer - Roofing Co
McLean, Mary J	1917-1919	
Neves, John P	1940	Business on-site: Automobile Repair
Neves, Mary A	1940	
Neves, Ralph	1929-1933	Business on-site: Automobile Repair
Neves, William	1933	Auto mechanic
Sherburne, Franklin D	1903	Bookkeeper
Sheridan, Agnes M	1895-1901	Teacher - Dunster School (Cambridge)
Sheridan, Annie G	1892-1916	Teacher - C.G. Pope School, Teacher @ Bennett School
Sheridan, Bernard F	1890 - 1903	Special Police, Janitor - Oren S Knapp School
Sheridan, Bernard J	1900-1906	Helper - North Station
Sheridan, Edward S	1904-1914	
Sheridan, John G	1905-1913	Laborer, Clerk
Sheridan, Margaret E	1906-1907	Clerk
Sheridan, Nellie F	1890-1899	Teacher - Webster School, Orn S. Knapp School, Prospect School
Sheridan, Robert F	1913	Laborer - 40 Pearson
Sheridan, Winnifred	1906-1907	Telephone Operator
Sheridan, Winnifred N	1902-1915	
Wait, Charles E	1889	Shipper - 66 Hanover
Wait, John B	1889	
Williamson, James R	1924	Car Cleaner
Woods, Katherine A	1927	

86 Prospect St

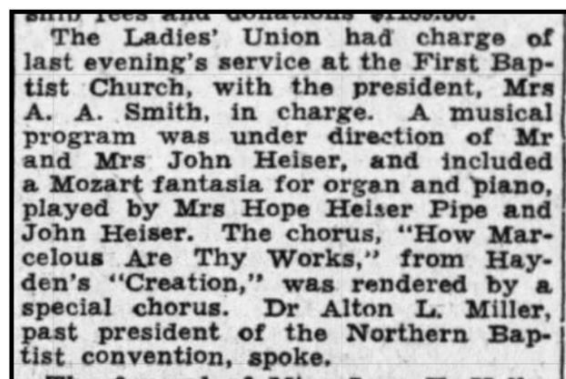
86 Prospect, much like most properties in the nearby area, was built to house the growing population serving the growing industries of Ward 2.

As the population continued to grow in Ward II so did the community, and with that, the services, and industries to support that community. John Heiser, a tenant at 86 Prospect in 1904, worked as a piano teacher and performer. He taught piano lessons at his residence in 86 Prospect. He also played to accompany performances by the local church and schools and as a soloist highlighting his own abilities.

Arthur W Haynes, a bookkeeper at F.R.R. Freight Office lived at 86 Prospect in 1885. Almost a decade later he would go on to become the Ward 2 Councilman.



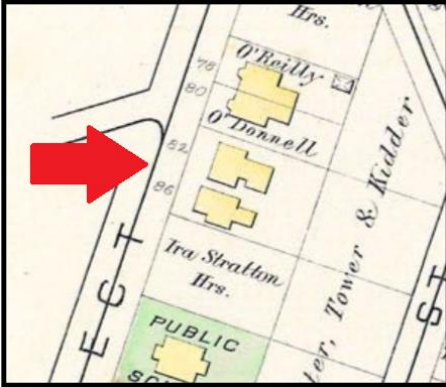
Above: The Boston Globe excerpt, November 9, 1894



Above: The Boston Globe excerpt, December 05, 1932

Below is a list of all residents for 86 Prospect Street and their professions.

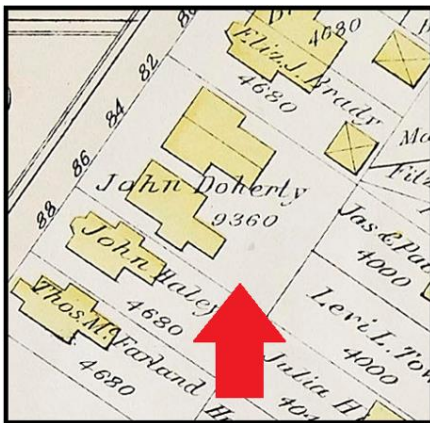
Name	Year(s) of Residency	Occupation
Andrews, George H	1889-1890	Hat blocker
Brown, Angela	1899-1901	Bookbinder
Brown, Annie	1897-1904	
Brown, Annie L	1899-1902	Stenographer
Brown, Gertrude C	1900-1902	Bookbinder
Brown, Harrison G	1897-1904	
Carll, Abiathar W	1883	Foreman coopers - C.H. North & Co
Crothers, Andrew L	1897	Printer
Fratus, Terrance B	1933	Mk maker
Fratus, Emily	1933	
Gailey, Carmen	1940	
Gailey, Harold	1940	Electrician US Navy
Gray, Allan	1885	Student
Haley, Julia A	1912	Teacher
Haynes, Arthur W	1885	Bookkeeper - F.R.R. Freight Office, Concilman
Haynes, Gustavus E	1887	Custom House
Heiser, John	1904	Piano teacher
McCarthy, Bridget	1918-1919	
McCarthy, John H	1910-1912	Steam fitter - Railroad
McCarthy, Mary L	1920-1940	Seamstress
Merrill, Asa C	1902	Clerk
Merrill, Charles R	1902	Sausage maker
Murphy, Humphrey J	1909-1914	Receiving clerk - Biscuit factory
Nawn, Daniel	1918-1924	Steam fitting helper - Power Seating Co.
Nawn, Nora	1918-1924	
Neves, Ralph	1925-1927	Business on-site: Automobile Repair
Silva, Alvaro	1929	Student, Baker
Silva, Marian	1929	
Silva, Raymond	1929	Clerk - Bread mill
Spillane, James P	1890-1894	Bookkeeper - 71 Kilby
Sullivan, Anna L	1918	Packer - Candy factory
Sullivan, Annie	1920	Operator
Sullivan, Cornelius	1917-1920	Laborer - Bakery
Sullivan, Margaret	1917-1920	
Sullivan, Patrick F	1890-1895	Clerk - J.P. Squire & Co
Tierney, Thomas	1889	Salesman
White, Christopher J	1906-1909	Salesman
White, James E.L.	1905-1910	Machinist
White, Mary	1906-1909	
White, Walter E	1903	Bookkeeper - 32a Burnside Ave
White, Willard E	1904-1908	Station Master - B.E. Ry/Police
White, William	1898	Motorman



The 1884 Hopkins Map shows 82-84 Prospect St as a rectangular structure with a rear ell and a small protrusion from the ell on the right.

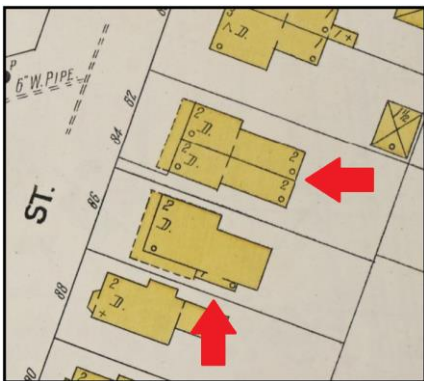
86 Prospect St contained a rear ell and a bay on the right of the property.

Left: Close-up of 1884 Hopkins Map, indicating 82-86 Prospect



By 1895, the Bromley Map shows that the protrusion on the right of 84 Prospect has been removed. The map also clearly shows the structure as a duplex.

Left: Close-up of 1895 Bromley Map, indicating 82- 86 Prospect



Looking at the 1900 Sanborn Map we see that the lot has been subdivided with 82-84 Prospect to the left and 86 Prospect to the right.

The map also shows that a porch has been added to 86 Prospect St. The porch runs from the front to the right of the property sopping at the bay.

Left: Close-up of 1900 Sanborn Map, indicating 82-86 Prospect

II. ARCHITECTURAL DESCRIPTION

Please see the section immediately below which discusses location, design, materials and any alterations as the same information would be written here, just in longer form.

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.

The architectural description addresses the properties of 82-84 and 86 Prospect St as separate structures.

1. 82-84 Prospect St

The period of relevance for the house starts c.1874-1925

1. Location: What remains of the structure is in its original location and was built on-site.
2. Design: The structure has a gable roof in the new front portion of the structure transitioning to a mansard roof where the remnant of the original structure remains before becoming flat roofed where it connects to the concrete block garage in the rear. It is wood framed in the front and concrete block in the rear.
 - Front Elevation
 - Asymmetric entryway with garage/loading opening to the right of entryway
 - Individual letters spelling the name of the building above doors 'CREATIVE IRONWORKS'
 - Fenestration on rear portion of structure is double single-pane windows, likely fixed.
 - Shingle siding
 - Right Elevation
 - Fenestration consists of two double pivot or casement steel windows with one over two muntin pattern
 - Concrete block
 - Left Elevation
 - The newer front portion of the structure is concrete with shingle siding at the top and exposed concrete below.
 - The middle portion of the building, that which survived the fire, is exposed concrete with asphalt shingle on the mansard roof
 - Fenestration consists of one-over-one, single or double-hung, replacement sash windows with simple surround. Two windows are covered by protective 20th century iron railings.
 - A set of concrete steps with iron railing lead up to a side entrance.
 - Rear Elevation

- Concrete block

a. Materials:

- Foundation: Concrete
- Windows: Steel, and Aluminum or vinyl
- Entry door: modern. Aluminum (maybe fiberglass) with two-over-two muntin pattern
- Siding: Concrete block, shingle siding
- Steps: Concrete with iron rails
- Roof: Gable on modern front massing, mansard on remaining structure, flat on rear concrete block garage

b. Alterations: Minimal portions of the original structure remain. Of what remains there are replacement windows, a new roof, and the clapboard or shingling that would have made the siding has been replaced with concrete.

c. Evaluation of Integrity of 82-84 Prospect Street Based on the observations of the building and a study of the historic maps, it is Staff's position that the building does not retain integrity of its original form. Fire destroyed the majority of the structure, and further additions and alterations have occurred to this structure which obscures original details and architectural design.

2. 86 Prospect St

The period of relevance for the house starts c.1874-1924

1. Location: It is likely that this structure is in its original location and was built on-site.
2. Design: The house is a front facing gable roofed, wood-framed building with a first and second story front porch.
 - Front Elevation
 - Asymmetric entryway with sidelights
 - Concrete steps from landing to pavement
 - Mid-late 20th century iron railings along first and second story porch and front steps.
 - Fenestration consists of double single pane windows, likely fixed, on the first floor and the second floor. Third floor has a bay window with shingled hood.
 - Clapboard siding with decorative fish scale shingle banding between floors
 - Right Elevation
 - One dormer on top floor
 - Rear cross gable with a staircase leading out of it
 - Fenestration appears to consist of a one-over-one, single or double-hung, replacement sash windows with simple surround on the first floor and dormer on the third floor
 - Left Elevation

- Fenestration consists of one-over-one, double-hung, replacement sash windows towards the rear on the first and second floor, and double single-pane windows, likely fixed, on towards the front of the building on the first and second floor. There is a triple single-pane set of windows towards the rear of the third floor.
 - Dormer on the top floor towards the front of the structure
 - Two concrete stairs with 20th century iron railings lead up to two elevated entryways
- Rear Elevation
 - Contemporaneous 3rd floor rear addition
 - Two vent openings
 - Fenestration appears to be a horizontal rolling window on the second floor, and a single or double-hung, replacement sash window on the second floor

3. Materials:

- Foundation: Brick and Concrete parging over brick,
 - Windows: Aluminum or vinyl
 - Entry door: modern. Aluminum (maybe fiberglass) with two-over-two muntin pattern
 - Siding: Vinyl clapboard, and scalloped shingle banding
 - Trim: Vinyl or aluminum
 - Steps: concrete with iron rails
 - Roof: Gable
4. Alterations: Replacement windows. Based on articles we know that the top floor is a later addition as are the dormers and cross gable. The entrance and bottom porch have been altered. The porch on the second floor is a later addition. One-over-one vinyl or aluminum windows throughout. Modern replacement doors.
5. Evaluation of Integrity of 86 Prospect Street Based on the observations of the building and a study of the historic maps, it is Staff's position that the building retains minimal integrity of its original form. Alterations have occurred to this structure which obscures original details, massing, and architectural design.

III. FINDINGS

For a Determination of Significance, the subject building must be found either (i) importantly associated with people, events or history and/or (ii) historically or architecturally significant. The Historic Preservation Commission (HPC) must make these findings. The portions of the Demolition Review Ordinance (DRO) related to these findings are included below:

A. HISTORICAL ASSOCIATION

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.

Residential Structure

1. The HPC must make a finding as to whether or not the STRUCTURES at 82-86 Prospect Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURES at 82-86 Prospect Street does or does not meet the threshold for historic significance under finding “a”.

B. HISTORICAL & 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, and therefore it is in the public interest to be preserved or rehabilitated rather than to be demolished.

Residential Structure

1. The HPC must make a finding as to whether or not the STRUCTURES at 82-86 Prospect Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURES at 82-86 Prospect Street or does not meet the threshold for historic significance under finding “b”.

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

IV. VOTE

1. When bringing the matter to a vote, the HPC must include the reasons why the STRUCTURES at 82-86 Prospect Street is or is not “historically significant”.