



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

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PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 2 Quincy Street

Case: HPC.DMO 2021.25

Applicant: Mystic Realty Trust

Owner: Joseph S & Sheila B Savini

Legal Ad: *Demolish all structures.*

HPC Meeting Date: October 19, 2021

Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Rear elevation

Bottom, Right: Right elevation



I. HISTORICAL ASSOCIATION

Historical Context: 2 Quincy Street is a two and a half-story residential structure. Quincy Street is dominated by triple-deckers and two and half story residential houses.

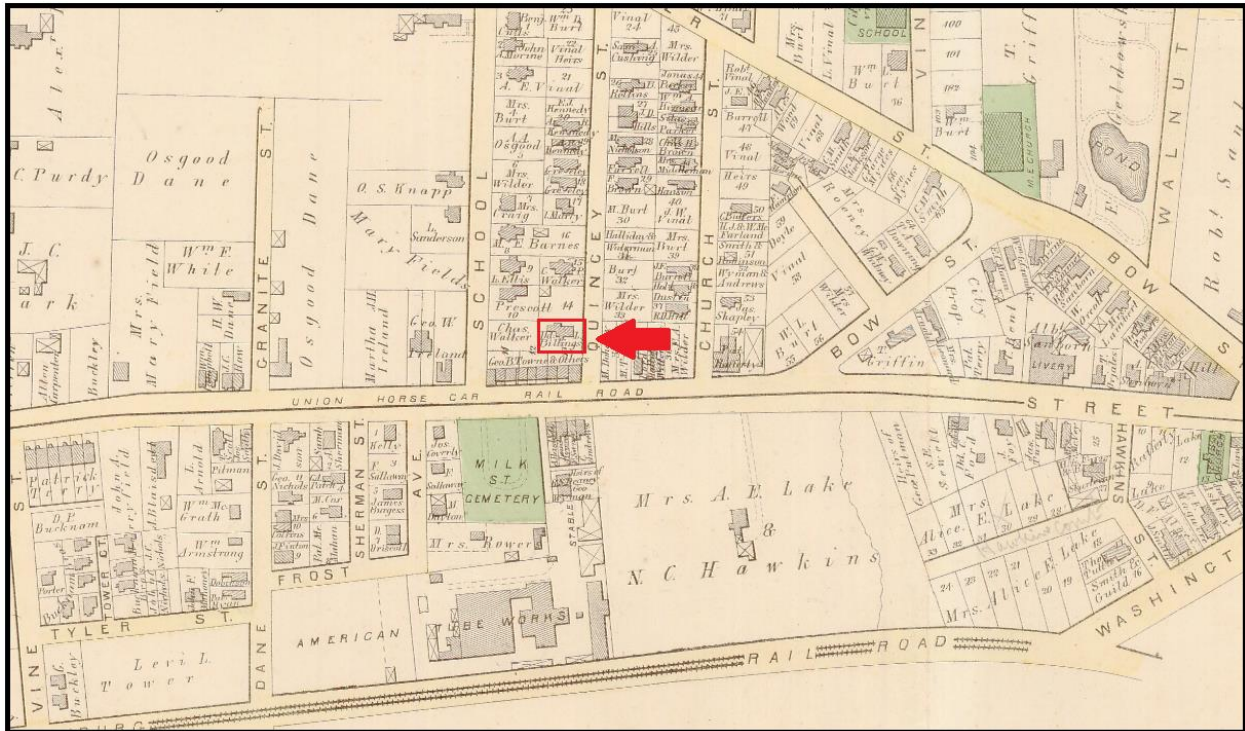
The Ward 2 industrial area is located in one of the oldest and most active industrial areas in Somerville. Ward 2 was sparsely developed until the mid to late 1800s when it became an important transportation and manufacturing center.

Ward 2's flat topography, proximity to the Millers River, and its location in the southeastern section of the City near the Boston and Cambridge lines made it ideal for industrial development. One of the first industries to settle in this area was the Middlesex Bleachery and Dye Works, ca. 1820. The Bleachery, which operated up through the 1930s, used the waterpower of the nearby Millers River for their operations. In 1836 the Fitchburg railroad line was established, running west through the lower portion of Ward 2. The coming of the railroad further stimulated the growth of this area, and by the Civil War several industries were located along the railway.

The early industries of the Middlesex Dye and Bleachery Company and the American Tube Works established the development of the area and by the 1870s all the brick yards and farming land had been converted to manufacturing and food processing establishments. With this substantial industrial growth came the need for workers' housing. The 1852 Draper Map shown below shows the built environment of the area when these industries were first built. Few houses are depicted have been built, and many streets that exist in 2021 have not been lain.

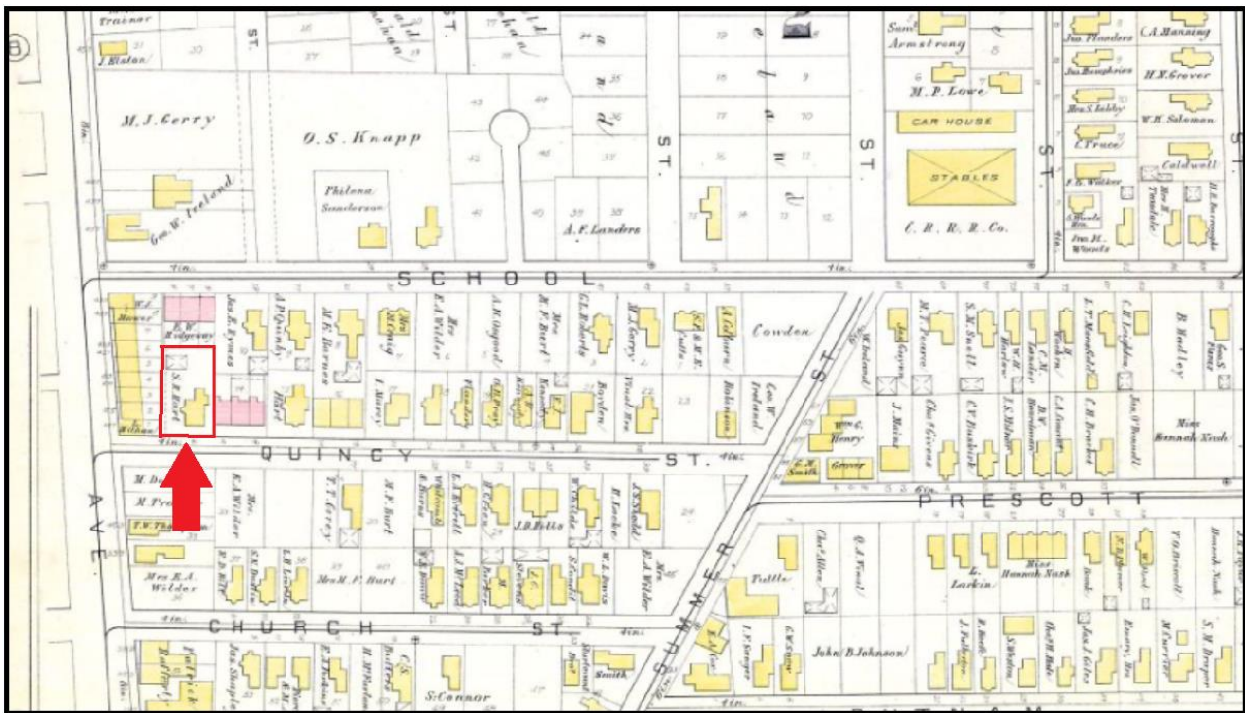


Above: 1852 Draper Map with approximate location of 2 Quincy Street



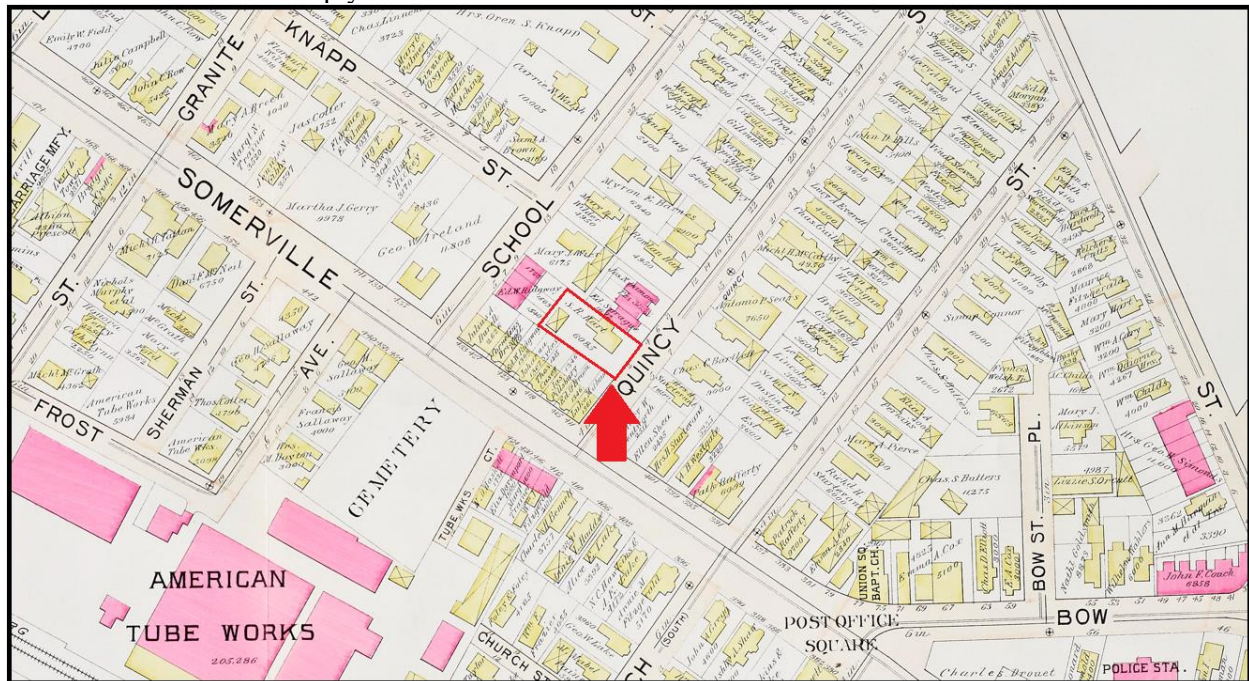
Above: 1874 Hopkins Map, Plate 20&21, with arrow indicating location of 2 Quincy Street

In comparison to the 1852 Draper Map, the 1874 Hopkins Map shows a boom in development of housing and roads supporting the new industries as well as the new Union Horse Car Railroad. The new housing comprises of worker's cottages and the first set of rowhouses along Milk St (Somerville Ave).

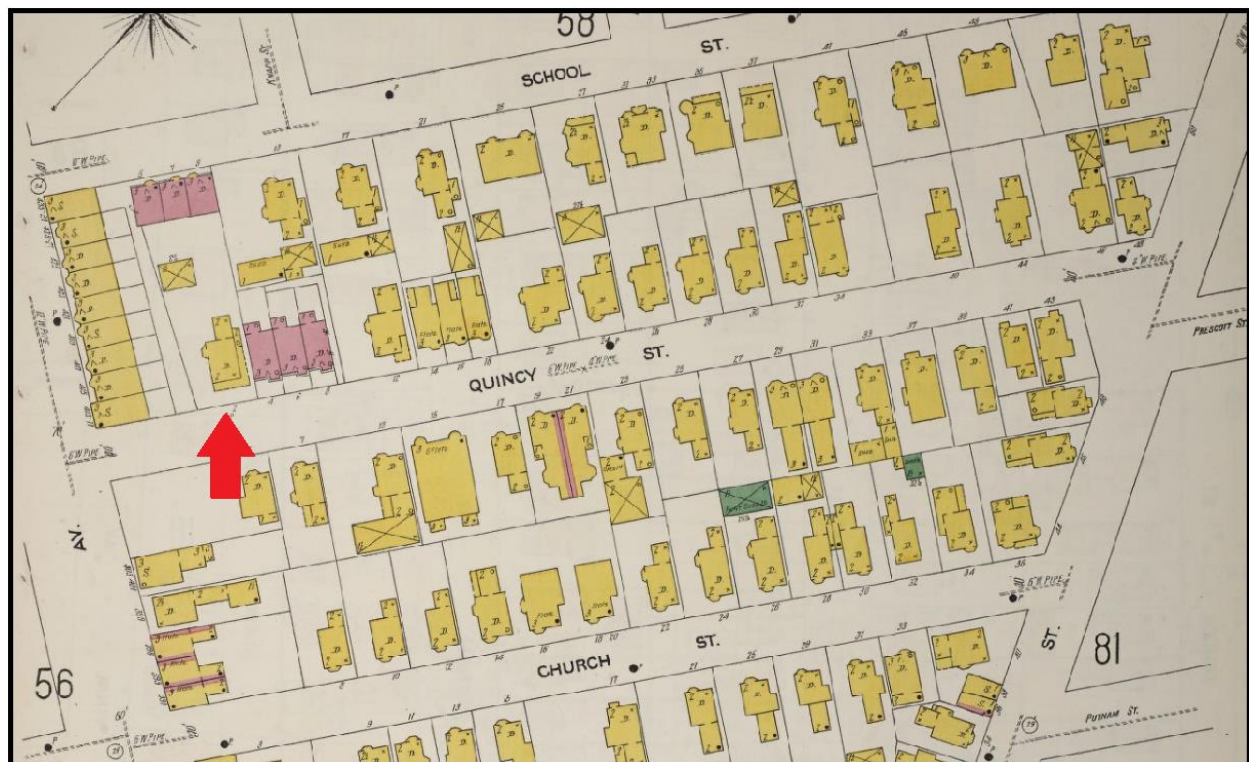


Above: 1884 Hopkins Map, Plate 5, with arrow indicating location of 2 Quincy Street

By 1884 additional rowhouses have been built and additional worker cottages constructed, and by 1895, we see that few lots are empty of construction.



Above: 1895 Bromley Map, Plate 5, with arrow indicating the location of 2 Quincy Street



Above: 1900 Sanborn Map, Plate 80, with arrow indicating location of 2 Quincy Street

The first listed owner for 2 Quincy Street is David L Billings. He appears to be an absentee landlord as he is not listed as residing at the property in the Somerville City Directories. The next owner, as listed, in the

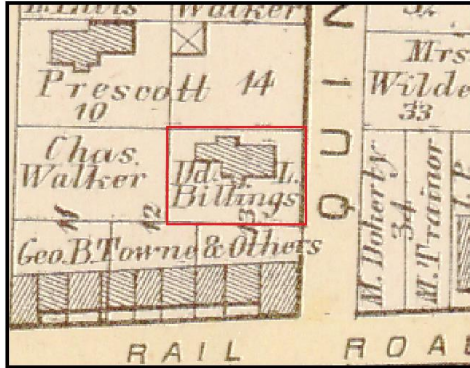
1884 Hopkins and 1895 Bromley Maps is S.R. Hart. Like Billings, Hart appears to have been an absentee landlord. No additional information was found on these owners.

This property was rented by a variety of working-class individuals. Many of these individuals worked at nearby businesses. Three of the tenants are listed as working at American Tube Works, while another works at Carriage Mfy (472 Somerville Ave), another at 22 Union Square, and two others work at 591 Somerville Ave. Doubtless other tenants worked at these businesses. The individuals who lived at 2 Quincy Street were workers contributing to local industries and the development of Somerville's economic growth.

A list of all residents for 2 Quincy Street and their professions is provided below.

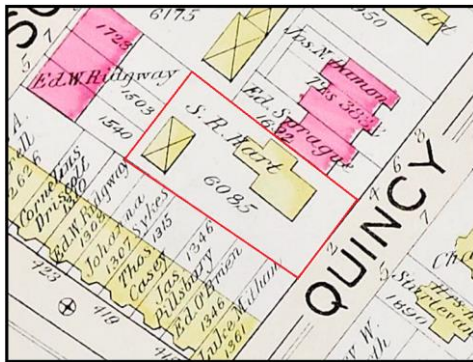
Name	Year(s) of Residency	Occupation
Agolio, Michael	1910	Laborer
Allen, Eliza	1896	
Andrews, Henry B	1902	Carpenter
Andrews, William N	1901	Shipper at American Tube Works
Black, Arthur	1893-1894	Stable owner
Campbell, Joseph	1895	Fireman
Carter, Cecil	1933-1940	Laborer
Carter, Mildred J	1933-1940	
Cook, Wade W.	1915	Packer
Coughlin, Alice B	1940	Clerk
Coughlin, Anna E	1933	Clerk
Coughlin, Annie M	1915-1940	
Coughlin, Catherine E	1925-1940	Clerk
Coughlin, Helen C	1933-1940	Clerk
Coughlin, John J	1910-1929	Boiler Maker, Bookkeeper
Coughlin, Margaret M	1924-1933	Stenographer
Coughlin, William J	1940	Mechanic
Drea, John P.	1925-1927	Chauffer
Drea, Olive C	1925-1927	
Dutton, Arthur J	1900	Watchman
Edson, Morton M	1895-1907	Piano Polisher, Shipper at American Tube Works
Freeman, Thomas	1898	Carpenter
Goucher, George E	1895-1897	Blacksmith at 472 Somerville Ave
Gray, George A	1879	Jig Sawyer
Gray, May Miss	1881	Clerk at 22 Union Square
Gray, William C	1879	Jig Sawyer
Hyslop, John	1902-1903	Salesman
Kelsey, Bella	1914	Operative
Kelsey, Chester	1914	Clerk
Loomer, Bert	1887	Cooper
Loomer, Gideon	1887	Clerk at 591 Somerville Ave
McAdam, Angus	1913	Leatherworker at 100 Glenwood Rd.

Name	Year(s) of Residency	Occupation
McGregor, James	1898	Blacksmith
McPhee, Waldo	1902-1904	Clerk
Merluzzi, Angelo	1916	Machinist
Morrissey, Alexander	1899	Carpenter
Morrison, Alexander	1904	Iron Worker
Nichols, William	1895	Blacksmith
Pearson, Thomas W	1887	Glass Polisher
Quigley, Martin	1901	Shipper at American Tube Works
Rymes, James E	1879-1881	Provisions Boards
Scott, Belle	1895	Machine Operator
Scott, James A	1897	Carpenter
Selia, Rena A	1919	
Selia, Samuel M	1919	
Shaw, Elijah	1887	Clerk at 591 Somerville Ave
Smith, Eben P	1889	Trunk Maker
Tosi, Lena	1920	Chauffer
Tosi, Thomas	1920	Chauffer
Walsh, Lizzie	1918	
Walsh, Thomas J.	1918	Laborer
Weinstein, Gertrie	1919	
Weinstein, Harry	1919	
Wellington, Anthony H	1940	Engineer
Williams, Edward E.	1883	Carpenter
Whittier, Benjamin W	1890	Gardner
Whittier, Edward E	1883	Carpenter
Whittier, Hannah L	1902-1908	
Whittier, James A	1895	Teamster
Whittier, James K	1890	Salesman
Whittier, John F	1903-1905	Teamster
Whittier, Pauline	1906-1908	
Wyman, William W	1890-1892	Salesman



A close-up of the 1874 Hopkins Map shows the original structure to have either an ell or bay extending on the right side of the property to the rear. On the right side of the property a bay is depicted.

Left: Close-up of 1874 Hopkins Map



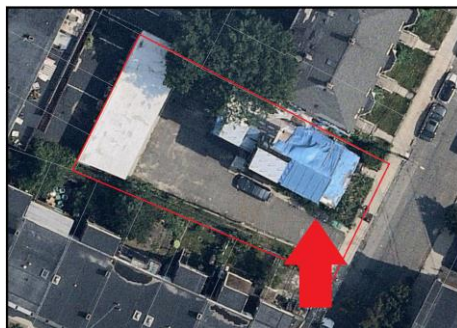
The 1884 Hopkins Map shows that the lot is now larger and extends further to the rear. A new detached structure has been constructed in the rear, likely a barn or stable (1884 would be too early for a garage as we know it). On the main structure, the bay on the left of the building is gone; however, this is likely a mistake as it is evident in the 1895 Bromley Map.

Left: Close-up of 1884 Hopkins Map



The 1895 Bromley Map shows that a wrap around porch has been added extending from the ell on the right side to the front elevation and around the front.

Left: Close-up of 1895 Bromley Map



A 2020 satellite image of 2 Quincy St shows the rear structure has either been significantly altered or replaced by a garage that extends from side lot line to side lot line. The condition of the main structure is difficult to determine from this image as significant damage to the structure has already occurred by the time of this imaging. However, using Google Street view Staff can see that prior to the fire that the structure retained the left bay.

Left: 2020 Satellite Image



The wrap around porch on the right and front elevations appears to have been enclosed since 1900. The dormer on the left elevation is a later addition as is the rear two-story porch on the left side towards the rear.

Left: Google Street view July 2019

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.

1. 2 Quincy Street

The period of relevance for the property starts c.1874-1929

- a. Location: It is likely that this structure is in its original location and was built on-site.
- b. Design: The house is a gable and flat roof, wood-framed apartment building with a bay on the left elevation. The property contained an enclosed porch on the front and open porch on each floor of the rear elevation.

- Front Elevation

- Asymmetric entryway, with 20th century glass and aluminum door flanked by sidelights.
- Concrete steps from landing to pavement
- Mid-late 20th century iron railings on front steps.
- Fenestration consisted of quadruple one-over-one, single or double-hung windows with simple surround on the first and second floor. Top floor consists of one one-over-one, single or double-hung windows with simple surround.

- Right Elevation
 - Fenestration consisted of one-over-one, single or double-hung windows with simple surround on the first and second floor.
 - Further details are not visible from Google Street view.
- Left Elevation
 - Fenestration consisted of three one-over-one, single or double-hung windows with simple surround on the second floor, two on the first floor.
 - A bay on the first floor has four one-over-one, single or double-hung windows with simple surround on the second floor, two on the first floor.
 - Box dormer with one one-over-one, single or double-hung windows with simple surround on the second floor, two on the first floor.
 - Porch on first and second floors towards rear with exterior stairs
- Rear Elevation
 - Details of previous condition unavailable

c. Materials:

- Foundation: Brick and Concrete parging over brick,
- Windows: Aluminum or vinyl
- Entry door: modern. Aluminum (maybe fiberglass) with window
- Siding: Wood clapboard
- Trim: Wood
- Steps: concrete with iron rails
- Roof: hipped with shingles and flat

d. Alterations: Prior to current condition caused by a fire - the dormer on the left elevation is a later addition as is the rear two-story porch on the left side towards the rear. Modern replacement doors. Replacement windows.

e. Evaluation of Integrity of 2 Quincy Street Based on the observations of the building and a study of the historic maps, it is Staff's position that the building retains basic integrity of its original form. Damage has occurred to this structure which obscures original details 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 RESIDENTIAL STRUCTURE at 2 Quincy Street meets any of the criteria stated above.
2. The HPC must specifically state why the RESIDENTIAL STRUCTURE at 2 Quincy 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 RESIDENTIAL STRUCTURE at 2 Quincy Street meets any of the criteria stated above.
2. The HPC must specifically state why the RESIDENTIAL STRUCTURE at 2 Quincy 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 RESIDENTIAL STRUCTURE at 2 Quincy Street is or is not “historically significant”.