



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

PLANNING DIVISION  
HISTORIC PRESERVATION

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**STEP 1: DETERMINATION OF SIGNIFICANCE**  
**STAFF REPORT**

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**Site:** 9 Taylor Street

**Case:** HPC.DMO 2022.04

**Applicant:** 9 Taylor Street, LLC

**Owner:** Same as Applicant

**Legal Ad:** *The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.*

**HPC Meeting Date:** March 15, 2022

*Top: Front elevation*

*Bottom, left: Left elevation*

*Bottom, middle: Rear elevation*

*Bottom, Right: Right elevation*



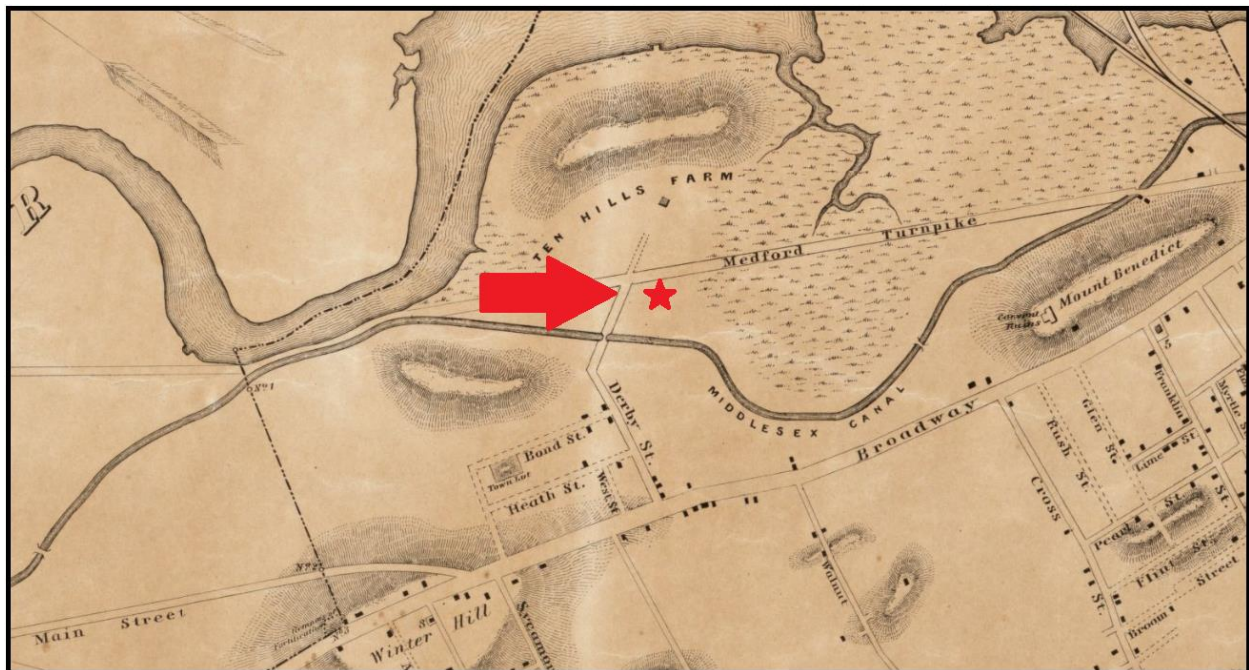
## **I. HISTORICAL ASSOCIATION**

**Historical Context:** 9 Taylor Street is a 2.3-story residential structure located in the Ten Hills neighborhood. The roof is a very shallow hip roof, with just enough height to provide for a small dormer which provides natural light into an upper crawl space. at the front of the building which provides a small dormer to allow light into an upper crawl space. Despite the shallow hip roof, this upper-most level of the house does not form a full ½ story. Taylor Street is dominated by varying styles of residential structures and a five-story residential building.

Ten Hills is named for the ten hills of the original tracts of land deeded to Governor John Winthrop by the Massachusetts Bay Colony Council in 1630. The original Ten Hills site was bisected by the Mystic River, with 450 acres in present-day Medford. Winthrop chose the area of Ten Hills for the site of his farmhouse and used Ten Hills as a summer residence. Governor Winthrop was among the few original European settlers in the Ten Hills area.

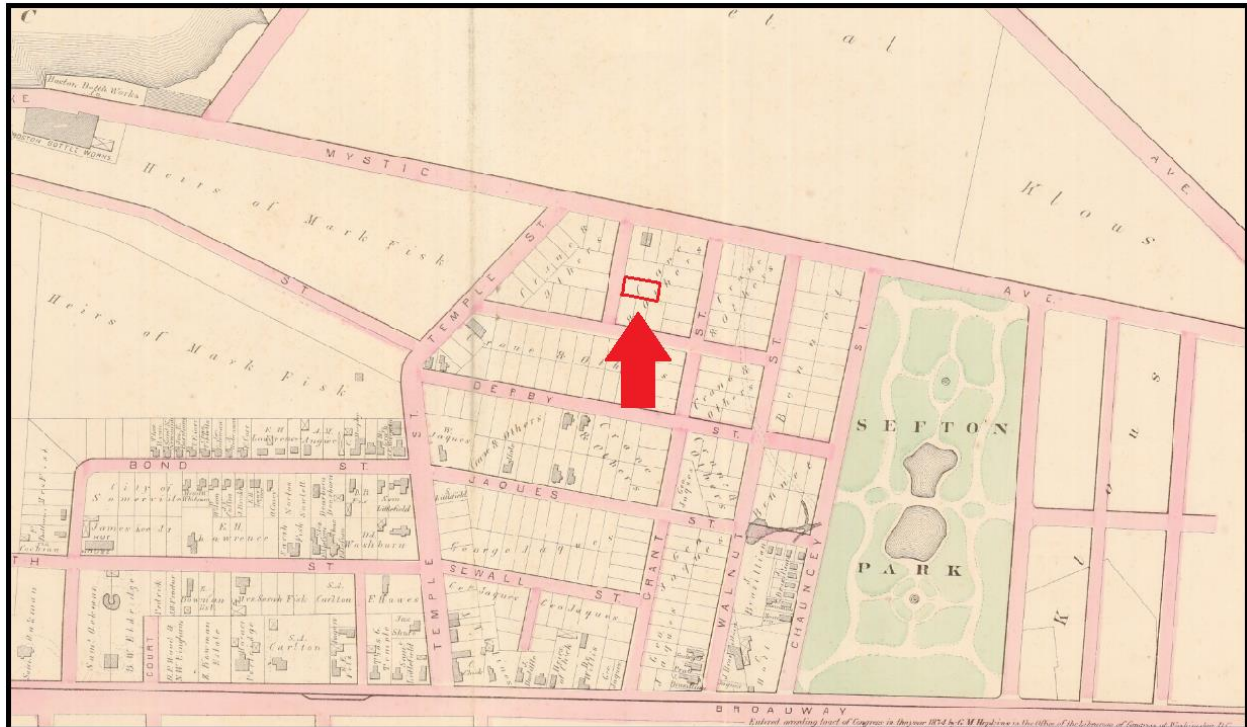
In the 19<sup>th</sup> century, Ten Hills' clay deposits were excavated for the manufacture of bricks and pottery. Between the Civil War and the turn-of-the-20<sup>th</sup> century, brickmaking was the main industrial activity of the Ten Hills area.

A small residential subdivision was platted near present-day Temple Street in 1845 to house brickyard workers. This included the present-day streets of Jaques, Heath, and Bond. The street names of the area reflect the names of eighteenth and nineteenth century Ten Hills residents.



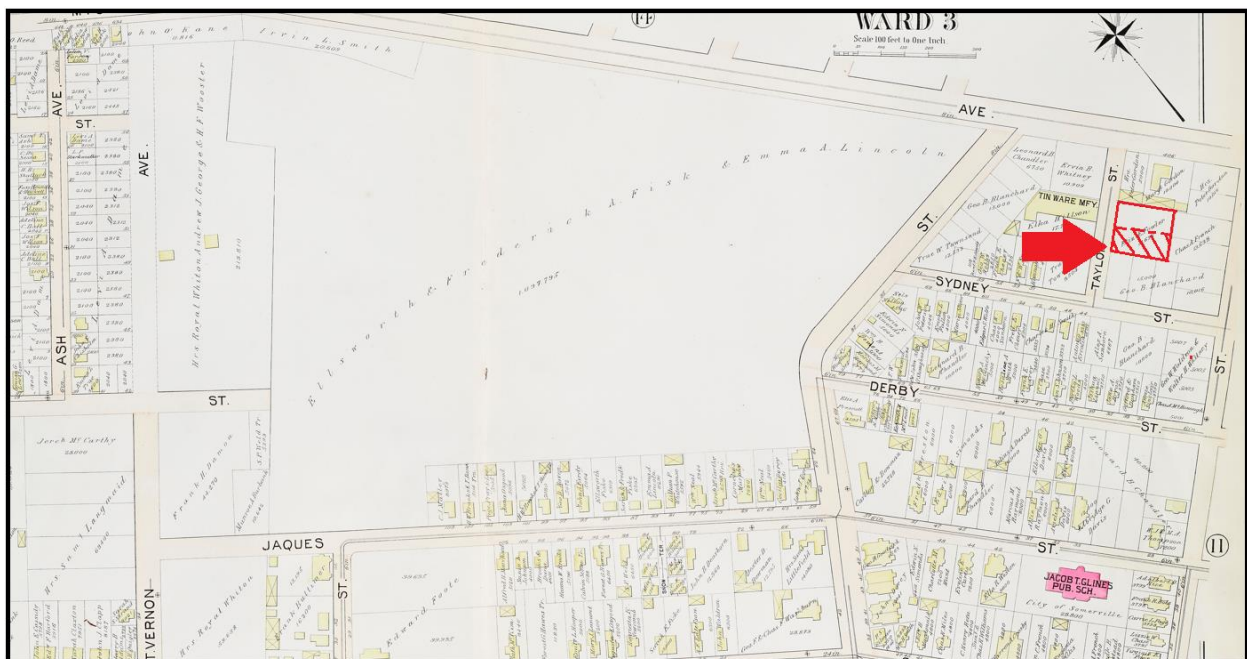
*Above: 1852 Draper Map with general location of 9 Taylor Street indicated.*



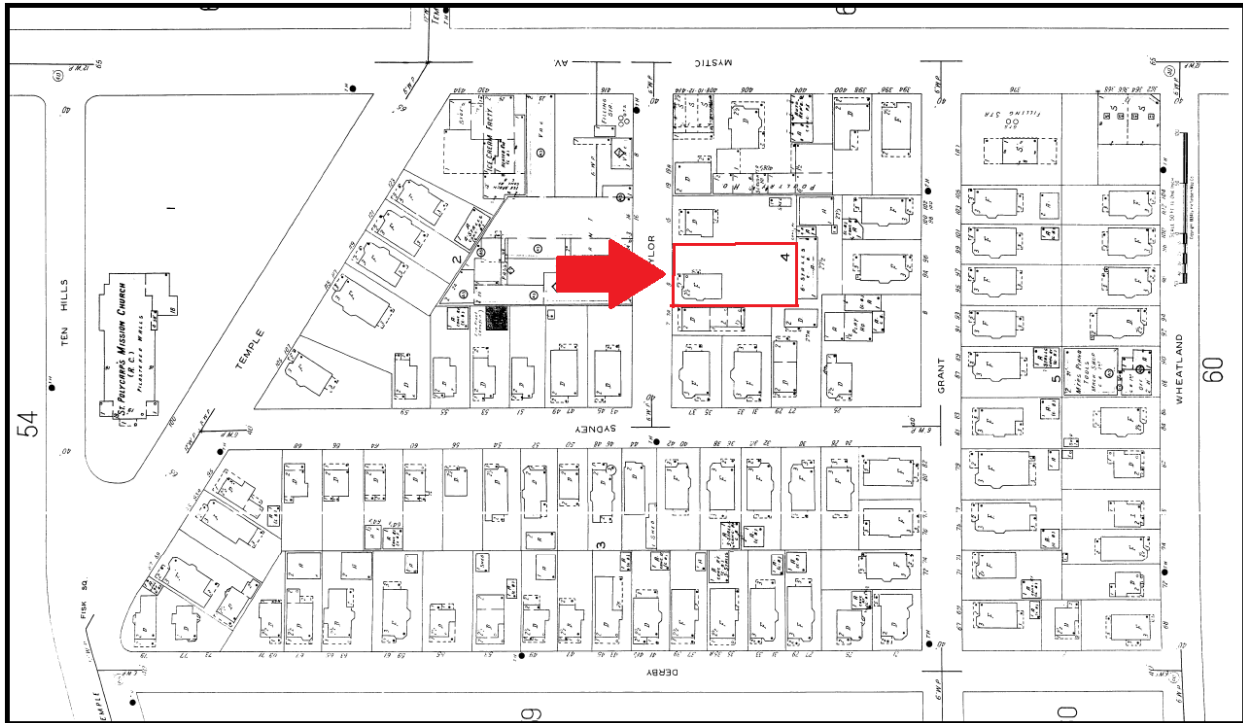


Above: 1874, Plate 36&37 Hopkins Map, specifying location of 9 Taylor Street.

Brickyards, the largest local industry at mid- 19<sup>th</sup> century, rapidly declined in the 1880s and 1890s until only one yard remained by 1900, located on the Mystic River flats of Governor Winthrop's former Ten Hills farm. With the decline of the brick industry, this land was filled and used for building lots. Similarly, marshes in the Ten Hills area were filled, often for the construction of tenements.



Above: 1895 Bromley Map, Plate 10 specifying location of 9 Taylor Street.



Above: 1933-1934 Sanborn Map, Sheet 65 specifying location of 9 Taylor Street.

By 1907, the western section of the city was largely platted or built, and realtors began to cast their attention to some of the last remaining land in the city: the former brickyards of Ten Hills along the Mystic River, and the partially excavated grounds of Mount Benedict. The developments of moderately priced two-family houses at Ten Hills created one of the most crowded neighborhoods.

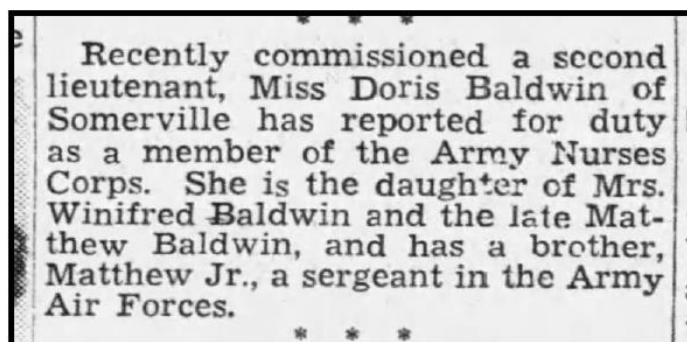
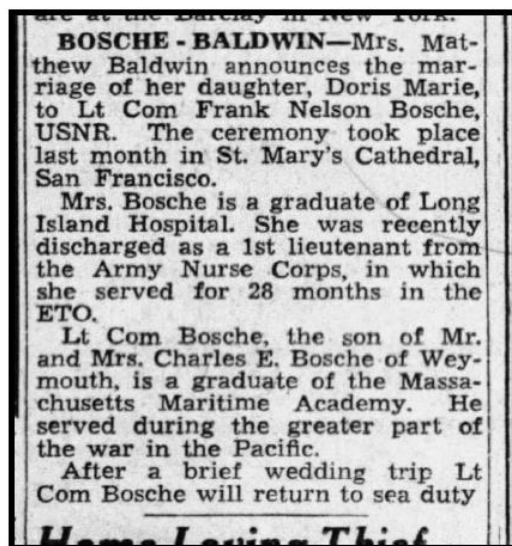
Architecturally, residential construction after the turn of the century continued the Queen Anne and Classical Revival tradition. Entire sections were often developed with the same two-family house type, particularly in the Ten Hills and Mount Benedict areas. Few single-family houses were built after 1910, with two-family houses and apartment buildings constituting the primary residential building type.

The first listed owner in the records for the lot that became 9 Taylor Street is ‘Crane & Others’ as shown in the 1874 Hopkins Map. In 1874, 9 Taylor St was a vacant lot as were the lots in the surrounding blocks owned by Crane & Others. This entity owned multiple city blocks in the surrounding area. Staff was unable to uncover further details on these owners.

By 1895, 9 Taylor St is owned by ‘Elizabeth Fowler.’ City Directories and Census records do not list her as living at the property. Records show that there was one Elizabeth Fowler living in Somerville at this time, but at 1 Cross Street. This would make Elizabeth Fowler an absentee landlord of 9 Taylor St.

City Directories list residents for the site starting in 1914 which likely means that 9 Taylor was first developed in 1914. The residence at 9 Taylor Street first appears on the 1933-1934 Sanborn Map.

Residents at 9 Taylor Street included the Baldwin Family consisting of Winnifred (widow of Matthew) and her four children: Agnes, Doris, Florence, and Matthew Jr. Doris Baldwin graduated from the Long Island Hospital Nurses Training School in 1935. During World War II, her education and experience led her to join the Army Nurses Corps as a Second Lieutenant. She served for 28 months and was discharged as a First Lieutenant. Her brother, Matthew Jr., also served during World War II as a Sergeant in the Air Forces.



Above: Excerpt from The Boston Globe, June 19, 1943

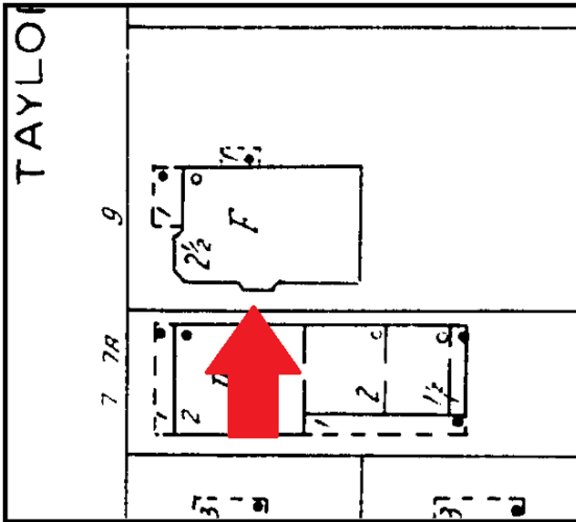
Left: Excerpt from The Boston Globe, April 16, 1946

Further research resulted in the following information on the tenants or owners over the decades at 9 Taylor Street. The names that have been found show the property was inhabited by working-class individuals. A list of all residents' records is available for is provided below.

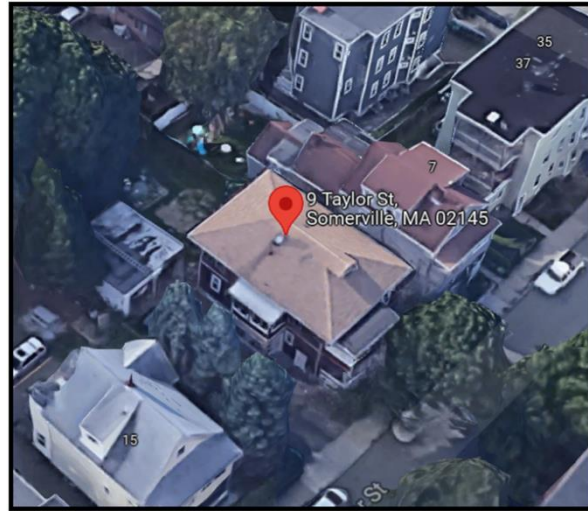
Name	Year(s) of Residency	Occupation
Baldwin, Agnes	1927	Packer
Baldwin, Doris	1940	
Baldwin, Florence	1927	Packer
Baldwin, Matthew	1927-1933	Insurer
Baldwin, Winnifred	1927-1940	Packer
Borges, Frances	1924	
Borges, George	1924	Chauffeur
Cosgrove, John J	1940	Carrier
Cosgrove, Mary A	1940	
Ellis, Annie	1917-1918	
Ellis, George Washington	1917-1918	Hostler
Fuccioni, John	1916	Restaurant
Marcotti, Anna	1919	
Marcotti, Carl E	1919	Mason
Marcotti, Chester	1918-1919	Painter
Marcotti, Esther	1918-1919	
McLaughlin, James	1914	Clerk
Mitchell, Frances	1925-1927	
Mitchell, John W	1925-1927	Trainman
Nicora, Augustino	1916-1920	Waiter
Nicora, Clara	1916-1920	
Radocia, Grace	1925	
Radocia, Julius	1925	Prov



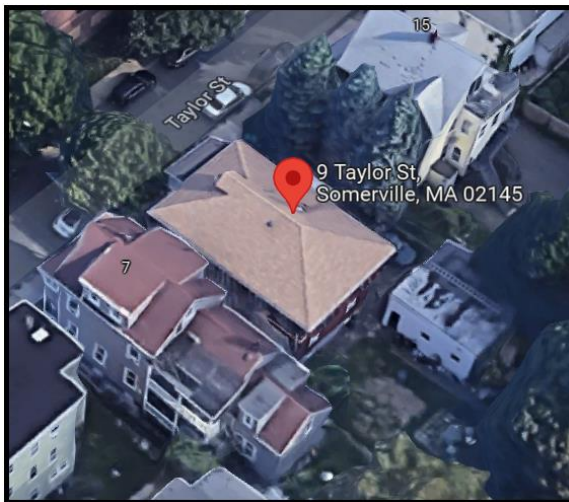
Comparing the historic maps with the current property we can track the architectural changes over time and the degree to which the structure has been altered.



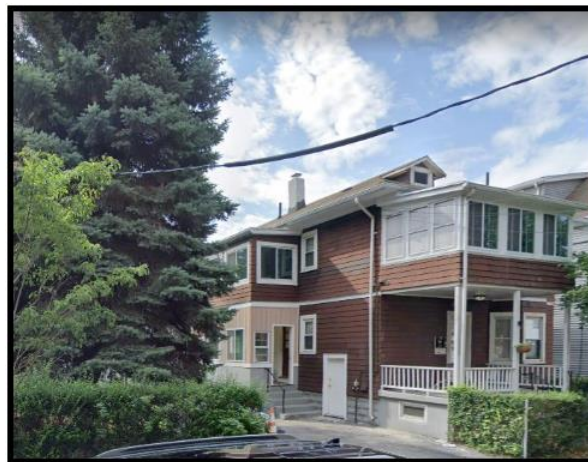
Above: Fig 1



Above: Fig 2



Above: Fig 3



Above: Fig 4

Fig 1: 1933-1934 Sanborn Map, close up of 9 Taylor Street

- The 1933-1934 Map show that the original structure had a porch on the left of the front elevation, and what was likely a covered porch on the left elevation leading to a side entrance. There were two bays, one on the right of the front elevation and a bay on the right elevation.

Fig 2: Satellite image of the front and left elevations of 9 Taylor St

- By 2022, the porches on the front and left elevations have been extended to the second floor. The front porch has been enclosed on the second story, and the porch on the left elevation has been enclosed on the first and second floors.

Fig 3: Satellite image of the rear elevation of 9 Taylor St

- There appears to be no additions or removal of massing from the rear.
- A detached concrete block garage is visible.

Fig 3: Satellite image of the rear elevation of 9 Taylor St

- View of 9 Taylor showing a small raise to the roofline, and that the structure does not have 2.5 floors. The Assessor's has it listed as a 2.3 story structure.

## 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. 9 Taylor Street

The period of relevance for the house starts c.1914-1947

- a. Location: It is likely that this structure is in its original location and was built on-site.
- Design: The house is a shallow hip-roofed , wood-framed residential building with a bay on the front elevation, open porch on the first-floor front elevation and enclosed porch on the second-floor front elevation. A small, gabled dormer is centered on the front roofline.
- Front Elevation
  - First floor open porch with an aluminum or plexiglass front door with glass insert.
  - Porch has three narrow columns to support the enclosed space above; railings along the sides of the porch.
  - The front porch on the second floor has been enclosed but was originally an open porch.
  - Lean-to on the left elevation with entrance on the front through an aluminum or plexiglass front door with glass insert.
  - Two-story bay to the right of the front entry door.
  - Fenestration consists of three one-over-one, double-hung, replacement sash windows on the bay and one double-hung, replacement sash window on the enclosed porch next to the door. The second-floor fenestration consists of four horizontal sliding windows, and three one-over-one, double-hung, replacement sash windows with simple surround on the bay.

- Concrete steps lead to a concrete landing to the main front entrance with mid-late 20<sup>th</sup> century iron railings.
  - Concrete steps lead to the entryway to the lean-to on the left elevation with mid-late 20<sup>th</sup> century iron railing.
  - Wood or aluminum railings on front steps.
- Right Elevation
- Roofline has a deep eave.
  - Contains a two-story bay with access from the outside to the first floor via exterior steps.
  - Fenestration consists of one one-over-one, double-hung, replacement sash windows towards the front of the right elevation, three one one-over-one, double-hung, replacement sash windows along the bay, and two one-over-one, double-hung, replacement sash windows towards the rear of the elevation.
- Left Elevation
- Roofline has a deep eave.
  - Fenestration on the first floor consists of two one-over-one, double-hung, replacement sash windows towards the rear of the left elevation, and two horizontal sliding windows on the lean-to. On the second floor, the fenestration consists of two one-over-one, double-hung, replacement sash windows, two horizontal sliding windows on the lean-to, and three one-over-one, double-hung, replacement sash windows with simple surround on the second-story addition of the front elevation.
  - Basement fenestration consists of one horizontal sliding sash window and two hinged or fixed windows.
- Rear Elevation
- Roofline has a deep eave.
  - Fenestration on the first floor consists of two one-over-one, double-hung, replacement sash windows on the main structure, and three horizontal sliding or fixed windows on the lean-to. On the second floor, the fenestration consists of two horizontal sliding windows on the lean-to. Two windows on the original structure have been boarded up but likely contained one-over-one, double-hung sash windows.
  - Basement fenestration consists of two horizontal sliding windows.

b. Materials:

- Foundation: likely brick with concrete parging,
- Windows: aluminum or vinyl
- Entry doors: modern. aluminum (maybe fiberglass)



- Siding: vinyl clapboard, wood shingles, vertical wood or vinyl paneling, and concrete parging
  - Trim: wood & aluminum
  - Steps: concrete
- c. Roof: hip with a deep eave. Material is asphalt shingle.
- d. Alterations: Replacement windows. The addition of the second-floor space above the front porch, the enclosure and extension of the side porch creating a lean-to are all later additions. Modern replacement doors, vinyl siding, vertical wood paneling, extension of concrete parging on the lean-to.
- e. Evaluation of Integrity of 9 Taylor Street: Based on the observations of the building and a study of the historic maps, it is Staff's position that the building does retain most of the integrity of its original form. Alterations and additions have occurred to this structure which obscure original details and architectural design; however, the original massing remains largely intact.

### 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 9 Taylor Street Avenue meets any of the criteria stated above.
2. The HPC must specifically state why the RESIDENTIAL STRUCTURE at 9 Taylor 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 9 Taylor Street meets any of the criteria stated above.
2. The HPC must specifically state why the RESIDENTIAL STRUCTURE at 9 Taylor 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 9 Taylor Street is or is not “historically significant”.