



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

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EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 1: DETERMINATION OF SIGNIFICANCE
STAFF REPORT

Site: 15-16 Winter Hill Circle

Case: HPC.DMO 2021.19

Applicant: Raymond A Snow

Owner: Raymond A Snow, trustee of
84 Linden Realty Trust

Legal Ad: *Demolish principal structure*

HPC Meeting Date: September 21, 2021

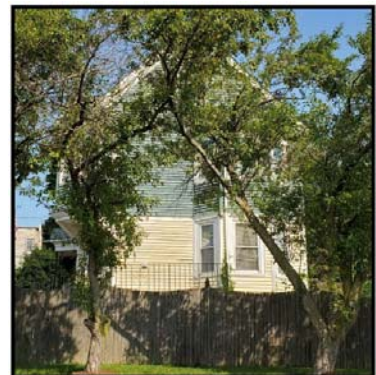


Top: Front elevation

Bottom, left: Left elevation

Bottom, middle: Rear elevation

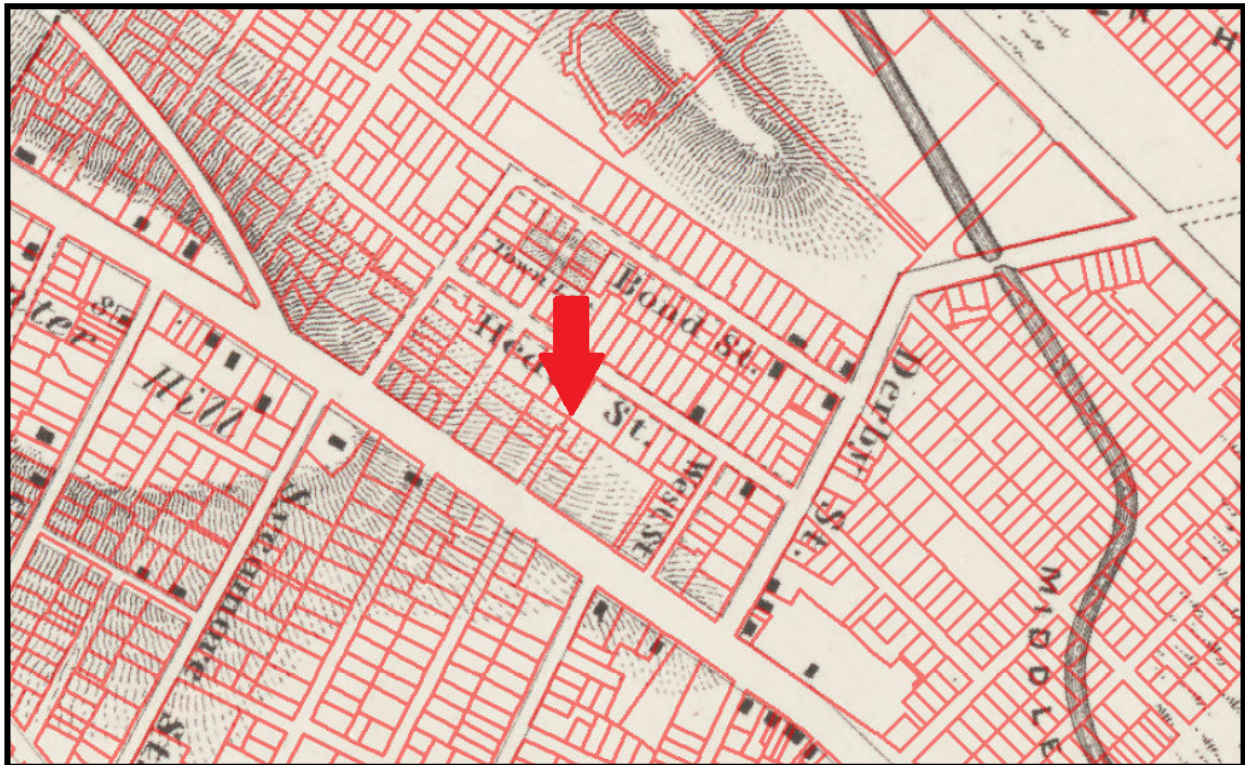
Bottom, right: Right elevation



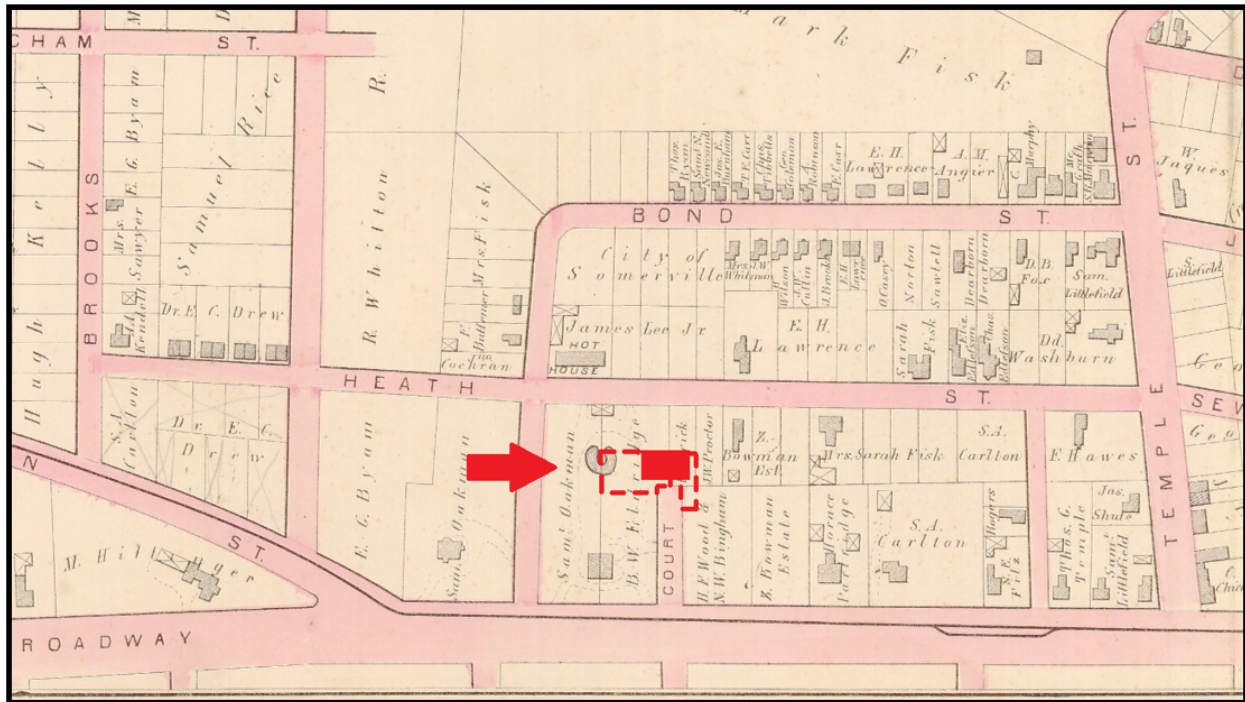
I. HISTORICAL ASSOCIATION

Historical Context: The structure at 15-16 Winter Hill Circle is a two-and-a-half story Victorian structure. Using City Directories in conjunction with historic maps we can place the year of construction around 1893.

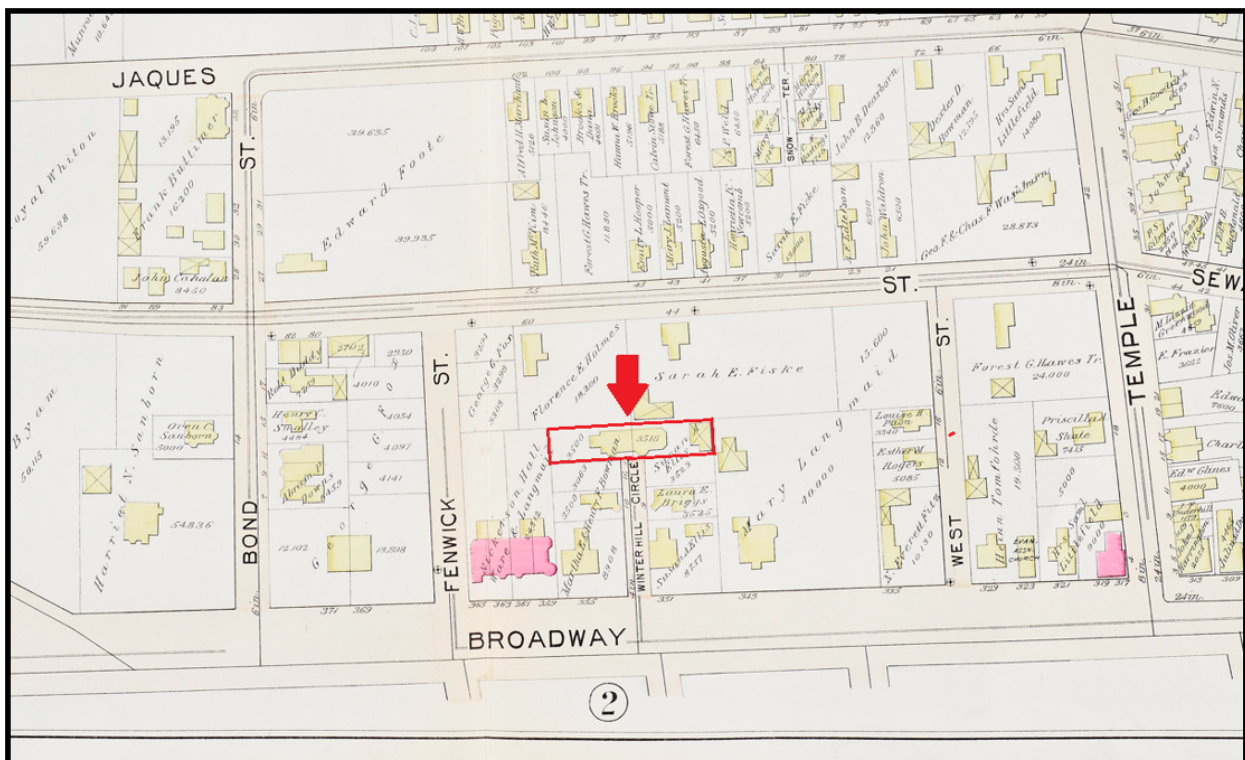
15-16 Winter Hill Circle is in the Winter Hill neighborhood. Winter Hill, in the 18th and early-19th centuries, was dominated by large tracts of dairy farms, but was otherwise uninhabited. The first subdivision of this land into lots did not occur until the extension of passenger rails into Winter Hill. The Boston and Lowell Railroads began construction in the late 1830s, with the Fitchburg Railway following in 1841. After this, small clusters of large single-family lots developed along major thoroughfares such as Broadway. Large scale land speculation did not occur until the post- Civil War boom. Below is the 1852 Draper Map with an overlay of the current lots. Evident is minimal development, commercial or residential, around Winter Hill prior to the Civil War.



The 1880s and 1890s saw the population of Somerville double, accompanied by a building boom. It was during this time that the structure at 15-16 Winter Hill Circle was constructed. Further single-family buildings were constructed on the plots of Winter Hill, as is evident when comparing the 1874 Hopkins Map (Plate 36 & 37) with the 1895 Bromley Map (Plate 12), both below.

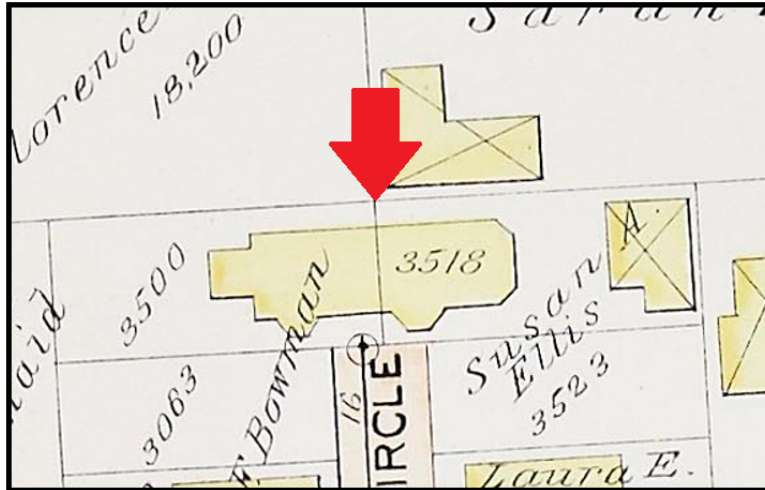


Above: 1874 Hopkins Map, Plate 36 - 377, Winter Hill, approximately the parcels and structure of 15-16 Winter Hill Circle



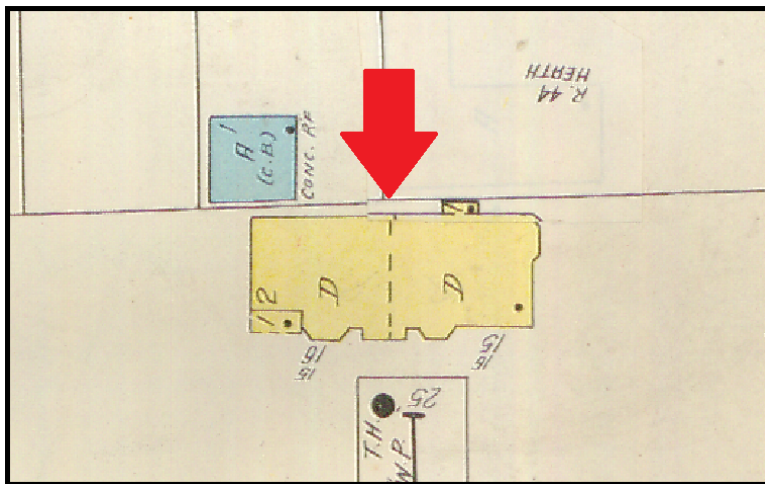
Above: 1895 Bromley Map, Plate 12, Winter Hill, approximately the site of 15-16 Winter Hill Circle

After 1900, four and five story apartment buildings began to replace the large single-family homes. These brick apartments were erected for commuters as inexpensive workers' housing. This was followed by the construction of three-decker houses to meet the need of a growing labor force.



Close ups on the 1895 Bromley Map, 1938-1959 Sanborn Map and a map from 2021 show the alterations conducted since the building's construction.

Left: 1895 Bromley Map with 15-16 Winter Hill Circle indicated



On the 1895 Bromley Map, we can see several additions: A lean-to in the rear, a bay on the right elevation towards the rear, and a dormer connected to a second-story bay with hood over the entryway creating a porch. The wing or bay depicted on the left side of the structure in the 1895 Bromley Map is no longer depicted.

Left: 1938 – 1959 Sanborn Map with 15-16 Winter Hill Circle indicated



Looking at the current structure, we see that, since 1959, a second story bay has been added in the front right corner of the structure and an additional dormer with hood has been added to the front elevation. It also appears that the left wing, first evident in the 1895 Bromley Map, has been rebuilt with a one-story bay at the end. It may also be that this feature was mistakenly left out of the 1938-1959 Sanborn Map.

Left: 1938 – 1959 Sanborn Map with 15-16 Winter Hill Circle indicated

Before further elaborating on the history of the subject property, Staff would like to note that 15 and 16 Winter Hill Circle was, from its construction through 1940, one structure on two separate lots, owned by separate entities. 15 and 16 Winter Hill Circle are currently two separate lots, but now owned by one entity.

Because it is one building, owned by one entity, Staff has determined to review this as one application. It is important to remember this as Staff presents the histories of these two properties.

15 Winter Hill Circle

The only name associated for the first owner of the **land** that the structure at 15 Winter Hill Circle sits on was 'Pedrick'. No first name was provided on the 1874 Hopkins map, and further research has not provided additional information.

Mills Alice T., dressmaker, boards 53½ Florence
Ashley P., boots and shoes (236 Hanover, B.), house
14 Oakland avenue
Charles, county civil engineer, Court House (Third,
East Cambridge), house 80 Wallace, W. S.
Frank I., cashier (400 Wash., B.), h. 15 Howe
Fred J., fireman, B. & M. R. R., boards 8 Tufts
Frederick G., carpenter, house 8 Tufts
George W., leather (268 Purchase, B.), house 3
Kensington avenue [Broadway, W.S.
Henry D., conductor, W. E. S. R. Co., house 1134
Hiram R., salesman (208 State, B.), h. 170 Pearl
James H., freight agent, C. R. I., and P. R'y offices
(296 Washington, B.), house 127 Pearl
James L., cooperage stock (507 Commercial, office
160 State, B.), house 464 Broadway
John F., salesman (268 Purchase, B.), h. 7 Lincoln
Oliver B., stone cutter, house 76 Derby
William F., hairdresser, 526 Medford, h. at Medford
—house 15 Winter Hill Circle
Miller Anne M., widow of John S., h. 82 Highland av.

By 1895, the property is owned by Susan A. Ellis. We can see from the 1895 Bromley Map that the current structure has been built. Interestingly, the land is listed under her name and not her husband's name, Elias C. Ellis. Sarah and Elias lived nearby at 351 Broadway and acted as absentee landlords to their tenants.

After this date, the City Directories have listed multiple homeowners and residents at 15 Winter Hill Circle. The ownership and relation of these individuals to the structure and each other is unclear.

Left: 1892 Somerville City Directory.

The first listed tenants at 15 Winter Hill are William F. and Mary A. Mills in 1892. Like many tenants that would rent at the property, William worked in the service industry as a hairdresser. Later, he would become a sanitation worker at an army base before being drafted to fight in World War I.

The Somerville City Directory states that Horace E. Gillmore, a tenant between 1900 and 1907, lived there with his wife Jennie and their children. Horace was a produce merchant, and a member of the Exchange Committee who worked to keep fair prices and shipping for produce in the area. In 1914, he was elected to the Board of Directors for the Charlestown Trust Company. Preliminary research has not found detailed information on the Charlestown Trust Company. We know the company was incorporated in 1910, opened for business in 1911, and heavily invested their savings in railroad bonds.

Right: The Boston Globe, Feb 02, 1914

Charlestown Trust Company.
The Charlestown Trust Company, which opened for business about three years ago, has just elected directors for the current year as follows: James H. Conley, Joseph P. Cotter, William J. Cummings, Stanley W. C. Downey, Thomas F. Freeman, Horace E. Gillmore, Clarence S. Harlow, Edward M. Heustis, Joseph H. King, Alfred V. Lincoln, John J. Mahoney, Frank S. Mason, John J. McCarthy, Edwin T. McKnight, Luke D. Mullen, Frank V. Noyes, Jeremiah P. O'Riordan, Louis E. Page, William H. Quigley, Oscar J. Saxe, Maurice P. Shaw, John H. Smith, Richard S. Teeling and Asa H. Weeks.
The only change was the addition of Alfred V. Lincoln to the board in place of Michael Guinee, deceased. The president of the bank is Luke D. Mullen. Deposits amount to \$668,000.

15 Winter Hill Circle had numerous tenants between the time of its construction and 1940. Further details of tenants are missing between 1930 and 1940. A complete table with all discovered occupants for 15 Winter Hill Circle, along with their professions, is provided to the left.

Name	Year(s) of Residency	Occupation
Anderson, William	1893	U.S.N.
Bascom, Frank P.	1910-1911	Draughtsman, Medical engineer
Bascom, Lucy T.	1910-1911	
Colpitts, Arthur Steele	1917-1918	Laundryman
Gillmore, Horace E.	1900-1907	Produce Merchant
Gillmore, Jennie A.	1900-1907	
Hayes, Elizabeth	1930	
Hayes, Stephen	1930	Conductor - Street Railway
Lane, Mary L.	1920	Housekeeper
Lord, Florence	1895-1898	
Lord, Frederick L.	1895-1898	Wholesale Fruit Dealer
Miller, Millicent F.	1919-1924	Nurse
Mills, Mary A.	1892	
Mills, William F.	1892	Hairdresser
Ostworth, Anna W.	1920	
Ostworth, Debert C.	1920	Minister - Union Church
Pring, Emma	1912-1918	
Pring, Henry James Trever Jr.	1912-1918	Clerk
Qualey, Elizabeth	1930	Saleslady

16 Winter Hill Circle

The first owner of the **land** that the structure at 15 Winter Hill Circle sits on was B.W. Eldridge. The only information available regarding B.W. Eldridge is the 1874 Hopkins Map stating them as the owner.

By 1895, the property was owned by Martha E & Henry F. Bowman, who acted as absentee landlords. U.S Census records and Somerville City Directories list them as having lived on the neighboring lot, 10 Winter Hill Circle. Henry F. Bowman worked as a treasurer for Fortrat Lifter Co. and later as a lithographer.

The Somerville City Directories list Albert W Mullin, a salesman, his wife Sarah and their son, Albert C. Mullin, as living at 16 Winter Hill between 1893 to 1898. This makes them the first recorded residents at the property.

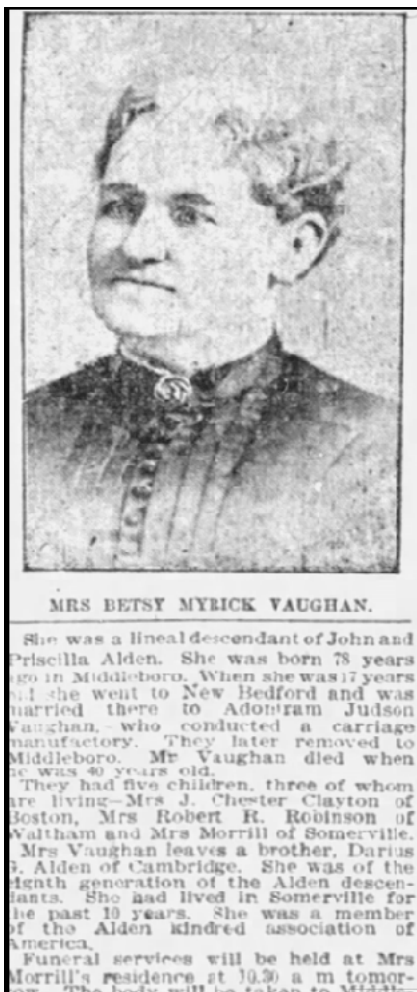
John W. clerk, b. 25 Bolton
Walter T. clerk, b. 13 Joy
Mullin Albert W. salesman, h. 16 Winter Hill circle
Fenton, laborer, b. 8 Waverly
James S. spike packer, rear 76 Franklin, house Franklin ave.

Above: 1895 Somerville City Directory

Richard F. Churchill moved to 16 Winter Hill Circle in 1908. He lived there with his wife, Minnie P. Peakes, their daughters, Virginia & Elizabeth, and his mother-in-law, Mary E. Peakes, until 1918. Richard worked as a produce dealer in the brick industry until 1909 when he became a bank teller for the Somerville Institution of Savings. He was active in his community, working as Treasurer for the Winter Hill Church and as a member of the Soley Lodge of U.S. Masons. While working at the Bank he appears to have had achieved some monetary success and moved out of Winter Hill Circle. This coincides with several newspaper articles chronicling his rising status within the Bank. When the Somerville Institution Savings Bank was reopened at the Somerset Bank, Churchill was listed as the Treasurer and a Trustee.



Right: Photo of Richard F. Churchill, *The Boston Globe*, July 22, 1933



An interesting tenant at 16 Winter Hill Circle, albeit with a brief residency, was Betsey M. Vaughan. Betsey was the widow of Adoniram Judson Vaughan and moved into Winter Hill Circle in 1905 to live with her daughter, Abbie J. Morrill. She was an 8th generation descendant of John Alden, a pilgrim on the Mayflower. She and her daughter were part of the Alden Kindred Association. This Association, which exists to this day, works to help descendants of John Alden trace their ancestry. Betsey passed away in 1905, living less than a year at 16 Winter Hill Circle.

Left: Obituary for Betsey Vaughan, *The Boston Globe*, February 28th, 1905

Name	Year(s) of Residency	Occupation
Churchill, Minnie P.	1908-1914	
Churchill, Richard F.	1908-1914	Produce Dealer, Teller
Condit, Mary L.	1900-1903	
Condit, Sears B.	1900-1903	Electrician
Craft, Margaret	1930	
Craft, Roy	1930	Plumber
Hall, Charles T.	1907	Chamber of Commerce
Morrill, Abbie J.	1905	
Morrill, Joseph H.	1905	
Mullin, Albert W.	1893-1898	Salesman
Mullin, Albert C. Jr	1893-1898	
Mullin, Sarah C.	1893-1898	
Peakes, Mary E.	1909-1914	Boarding House
Pring, Amy G.	1915-1920	Clerk
Pring, Henry J.	1915-1920	Collector
Pring, Irene H.	1915-1917	
Pring, Irene P.	1915-1920	
Rzeznikiewicz, Ludwik	1937	Automobile Mechanic
Travers, Albert	1917-1920	
Travers, Ernest	1917-1920	
Travers, Ernest J.	1917-1920	Cabinet Maker
Travers, Manuel J.	1917-1920	
Travers, Maryanne M.	1917-1920	
Vaughn, Betsey	1905	
Weiner, Susie M.	1929-1940	Housekeeper
Weinert, Earnest	1930	Stationary Engineer
Weinert, Henrietta	1930	
Wetmore, Edith	1927	Nurse

Between 1895 and 1940 the City Directories list multiple homeowners and residents at 116 Winter Hill Circle. A list of all discovered residents for 16 Winter Hill Circle between 1893 and 1940, along with their professions, is provided to the left.

II. ARCHITECTURAL DESCRIPTION

Please see the section immediately below for a longer-form discussion of the location, design, materials, and any alterations as listed here.

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 structure at 15-16 Winter Hill Circle.

1. 15-16 Winter Hill Circle

The period of relevance for the house starts c.1893-1915

- a. Location: It is likely that this structure is in its original location and was built on-site.
- b. Design: The structure is a gable roofed, two- and one-half story, five bay Victorian style building with an asymmetric design.
 - Gable roof with shingles
 - Brick chimneys

- Brick foundation
- Front Elevation
 - Asymmetric entrance with two entryways; one under second story bay with hood, and a porch entryway to the right
 - Mid-late 20th century iron railings
 - Two two-story bays
 - Two second-story bays
 - Four dormers
 - Fenestration consists of one-over-one windows single or double-hung, replacement sash windows with simple surround on first two floors. Dormer fenestration consists of single top hung window and three-pane top hung windows with simple surround
- Right Elevation
 - Fenestration consists of one-over-one windows single or double-hung, replacement sash windows with simple surround
 - Two-story bay
 - Second-story bay
- Left Elevation
 - Entryway on right side
 - Fenestration consists of one-over-one windows single or double-hung, replacement sash windows with simple surround
 - Banding beneath top floor
 - Concrete steps leading to door
 - First floor bay
 - Wood stairs leading to second story
- Rear Elevation
 - Fenestration consists of one-over-one windows single or double-hung, replacement sash windows with simple surround
 - Lean-to addition
 - Recessed rear entryway

c. Materials:

- Foundation: Brick,
- Windows: Vinyl or aluminum
- Entry door: Modern. Manmade materials, likely fiberglass.
- Siding: Vinyl
- Railings: Iron
- Roof: Asphalt shingle
- Metal gutters

- c. Alterations: Modern metal railings. Replacement windows. Vinyl siding. Replacement one-over-one vinyl or aluminum windows throughout. Modern replacement doors, likely fiberglass. The second-story bay in the front right corner of the structure and an additional dormer with hood on the front elevation are likely 20th century additions.

Evaluation of Integrity of 15-16 Winter Hill Circle Based on the observations of the building and a study of the historic maps, it is Staff's position that the building does retain integrity in form and massing. The additions of the bays are later than the date of original construction but were added within a few decades of construction. The structure largely retains architectural integrity and reflects the evolution of this property through key eras of architectural change. Minimal 20th century alterations have 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 STRUCTURE at 15-16 Winter Hill Circle meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 15-16 Winter Hill Circle 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 15-16 Winter Hill Circle meets any of the criteria stated above.

2. The HPC must specifically state why the STRUCTURES at 15-16 Winter Hill Circle does 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 STRUCTURE at 15-16 Winter Hill Circle is or is not “historically significant”.