



**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:** 16 Woodbine St

**Case:** HPC.DMO 2021.20

**Applicant:** Sal Querusio

**Owner:** Mark R. & Jill T. Ardelino

**Legal Ad:** *Demolish principal structure*

**HPC Meeting Date:** September 21, 2021

***Top: Front elevation***

***Bottom, left: Left elevation***

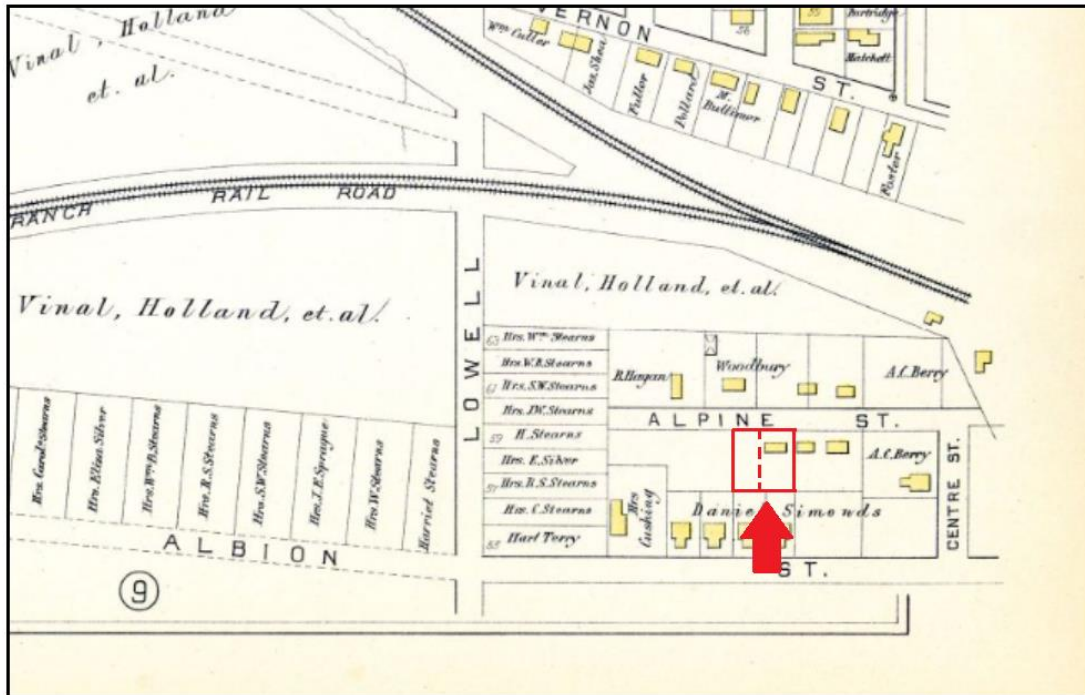
***Bottom, middle: Rear elevation***

***Bottom, Right: Right elevation***



## I. HISTORICAL ASSOCIATION

**Historical Context:** 16 Woodbine Street was constructed at some time between 1884 and 1895. Woodbine Street was originally called Alpine Street and dead-ended against land belonging to the Stearns family. The 1884 Hopkins Atlas shows only six houses on the street with three of them noted as the property of Daniel Simonds. By 1895, most of the south side of Woodbine Street was fully built up with workers' cottages.



Above: 1884 Hopkins Map, Plate 12- indicating location 16 Woodbine parcel, and the approximate lot location and size at time of demolition authorization application.

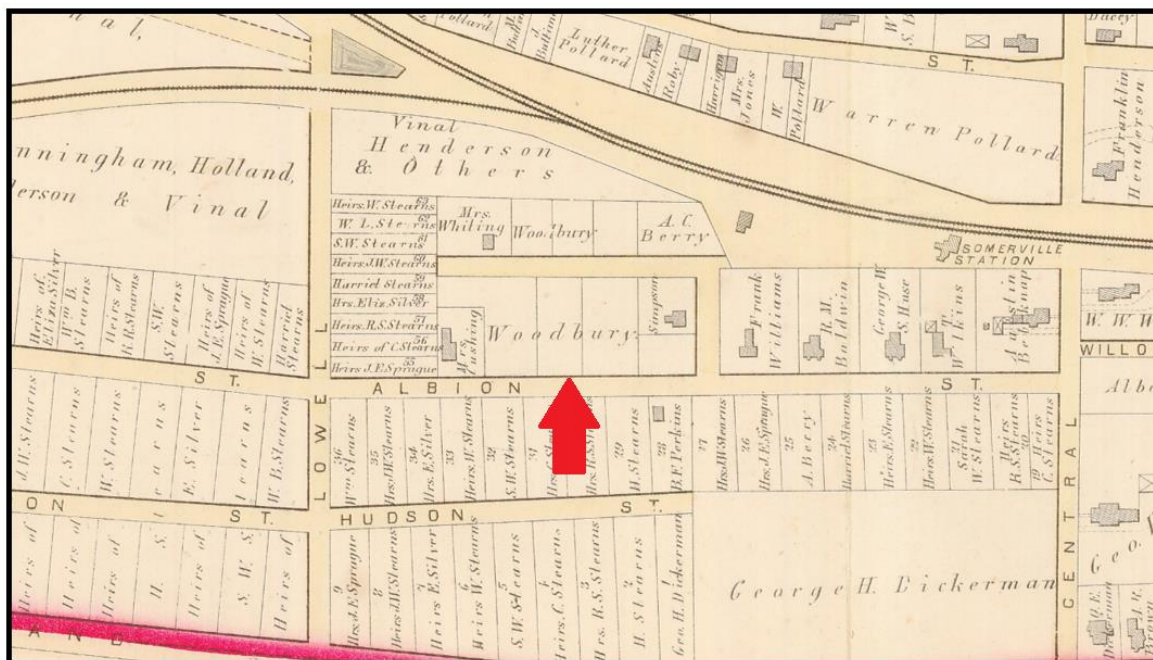


Above: 1895 Bromley Map, Plate 3- indicating location 16 Woodbine parcel



Ownership of multiple parcels on both sides of Woodbine Street, including 16 Woodbine, was later transferred to another family member, Nathan Simonds. In the 1900 census, 76-year-old Simonds is listed as a landowner boarding at 73 Albion Street. This means that Nathan Simonds was a boarder in a house abutting the properties he owned and rented out on the south side of Woodbine Street. Due to the continued ownership of the land from 1884 through 1900 by the Simonds family, it is likely that all the workers cottages were constructed by them on speculation for rental. Nathan Simonds also owned rental property on Campbell Park in Davis Square.

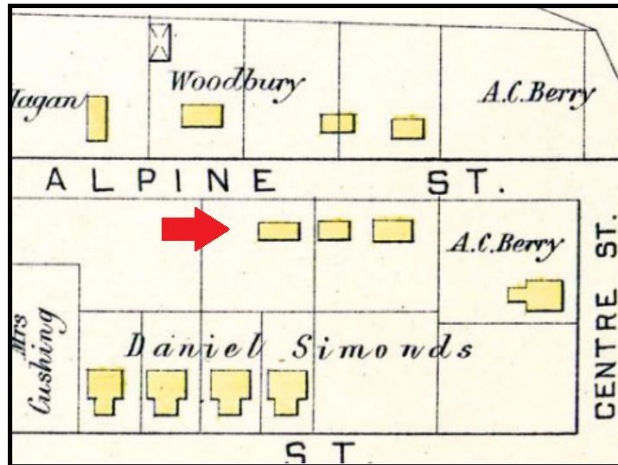
The workers' cottage located at 16 Woodbine Street was possibly constructed between 1884 and 1895 on land belonging to Daniel Simonds and later Nathan Simonds. This side of Woodbine has predominantly been 1 ½-story cottages with side gable ends and the broad side of the house facing the street. Apart from varying changes (such as front porches) and perhaps minor additions, the main bodies of these houses (10, 12, 16, 20) were likely largely identical. 15, and 19 Woodbine Street, properties on the north side of the street, came in for demo review in 2019 and 2020.



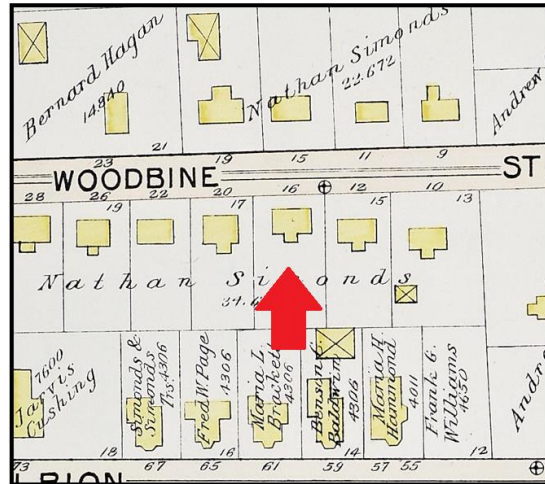
Above: 1874 Hopkins Map, Plate 12- indicating location 16 Woodbine parcel

As can be seen in the 1874 Hopkins Map, no structures existed on the site prior to the current building.

From comparing the 1884 Hopkins Map and the 1895 Bromley Map, it is evident that the extant rear lean-to was added between 1884 and 1895. Additionally, we can see from the 1895 Bromley Map that the extant front entrance was added sometime after 1895 and was likely a porch. It is unclear if it was enclosed or open when added to the structure.



Above: Close-up of 1884 Hopkins Map, indicating 16 Woodbine



Above: Close-up of 1895 Bromley Map, indicating 16 Woodbine



Overall, the vast creation of workers' dwellings to house "unskilled" laborers and their families who toiled in the various industries in Somerville (railroads, slaughterhouses/meatpacking, laundries, brickmaking, glassmaking, among countless others) speaks to the important role that these workers played in the growth and development of this City.

This property was rented by a variety of working-class families throughout the 20th century, including Adam J. Winter (b. 1865), a sawyer by trade, who lived at 16 Woodbine St between 1895 and 1899. Adam lived there with his wife, Rosina, and their three children, George T, Adam J, and Anton J.

Left: 2021 Map of Somerville, indicating 16 Woodbine St

Adam J. Winter Jr would also become a sawyer. Based on the directory entry, he became a boarder at 16 Woodbine and lived at the property through 1904. Adam Winter Jr. would later be enlisted in World War I in 1917.

Isabel G. teacher, at westfield, b. 38 Spring
Mary J. teacher, G. W. Durell school, b. 38 Spring
Winsor Marion B. widow of Hiram, b. 241 Highland ave.
Martin C. foreman, B. h. 65 Cross
Winter Adam J. bds 16 Woodbine
Adam J. Jr. sawyer, h. 16 Woodbine
Hill Club, 306 Broadway
Smith W. clerk, 504B Medford, h. at Medford
Winterbottom Charles J. undertaker, 671A Somerville av. b.
21 School

*Above: 1898 Somerville City Directory*

Other tenants included Richard E. Thorne (b. 1860), a U.S. Mason member and clerk who in 1906 joined the Special Police.

A list of all residents for 16 Woodbine Street and their professions is provided below.

Name	Year(s) of Residency	Occupation
Billows, Charles N.	1894	Foreman-Painter
Emerson, John D.	1917 - 1918	Laundryman
Gassett, Eldon A	1908	Brakeman
Harris, Roy L (Bertha)	1927 - 1929	Operator
Johnson, Ernest	1912	Painter
Jose, Kenneth	1920	Printer
Olson, Carl	1914 - 1916	Piano Polisher
Smith, Samuel	1892	Machinist
Terry, John J.	1911	
Thorne, Richard E.	1905 - 1907	Clerk, Special Police
Walton, Edwin R.R.	1909	Clerk
Winter, Adam J.	1895 - 1899	Sawyer
Winter, Adam J. Jr	1898 - 1904	Sawyer

## 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 garage structure of 16 Woodbine St.

### 1. 16 Woodbine Street

The period of relevance for the house starts late 1880s-late 1910s.

- a. Location: It is likely that this structure is in its original location and was built on-site.
- b. Design: The dwelling house is a 1 ½-story, side-gabled structure with a small covered and enclosed front porch. The house retains its original form and massing (story height, gable ends, and front porch). It is possible that the front entrance to 16 Woodbine was added within a few decades of the original construction. Though not original to the construction date of the building, it is still an important later feature. It is unclear if the

porch would have been enclosed or open at the time of its construction. A chimney stack remains extant.

- Front Elevation

- Symmetric front elevation with enclosed porch,
- Entry door on right side of enclosed porch with steps leading to small open porch on right side
- Wood steps from porch to pavement
- Fenestration consists of one-over-one single or double-hung sash windows with simple surround
- Lattice porch skirt around enclosed and open porches

- Right Elevation

- Fenestration consists of one-over-one single or double-hung sash windows with simple surround
- Gable-ended roof

- Left Elevation

- Fenestration consists of one-over-one single or double-hung sash windows with simple surround
- Gable-ended roof

- Rear Elevation

- Fenestration consists of double casement window with simple surround and a fixed or casement window between one-over-one single-hung sash windows on either side
- One-story lean-to with vinyl or aluminum door

c. Materials:

- Foundation: Concrete
- Windows: Aluminum
- Siding: Wood Clapboard
- Roof: Asphalt shingles

d. Alterations: Main body: windows, shingling, doors.

Porch: The addition of the porch is later than the date of original construction but may have been added within a few decades in either an enclosed or open fashion.

e. Evaluation of Integrity of 16 Woodbine 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 integrity of its original form. Minimal alterations have occurred to this structure, and details and architectural design are still apparent.

### **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 16 Woodbine Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 16 Woodbine 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 STRUCTURE at 16 Woodbine Street meets any of the criteria stated above.
2. The HPC must specifically state why the STRUCTURE at 16 Woodbine Street 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 16 Woodbine Street is or is not “historically significant”.