

AUG 04 1989

1259

FORM B - BUILDING

AREA Highland Ave. Area 138  
FORM NO.

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

Town Somerville MRA

Address 48-52 Highland Avenue

Historic Name Langmaid Building

Use: Present apartment house

Original apartment house

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

DESCRIPTION

Date ca. 1875-1883

Source map research

Style Second Empire

Architect unknown

Exterior Wall Fabric brick/stone trim

Outbuildings none

Major Alterations (with dates) none

Condition good

Moved no Date n/a

Acreage less than one acre

Setting The property faces onto a major thoroughfare in a densely built urban area. The property faces the institutional district of Somerville, Central Hill where the Library, High School and City Hall are located.

Recorded by Betsy Friedberg, Preservation Planner

Organization Mass. Historical Commission

Date May 1986

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

See Attached Map

UTM REFERENCE Z 19 - E 327/460 - N 4694/470

USGS QUADRANGLE Boston North

SCALE 1:25,000

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The Langmaid Building, 48-52 Highland Avenue, is a well-built example of apartment rowhouses, built in the late-19th century, at the height of Somerville's period of greatest growth and development. The property retains integrity of location, design, materials, workmanship, feeling, and association, and fulfills Criteria A and C of the National Register of Historic Places on the local level.

**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The Langmaid Building, 48-52 Highland Avenue is typical of the Second Empire influenced apartment row houses built in Somerville in the 1870s and 1880s. The use of panel brick with decorative insets is characteristic, as is the slate covered mansard roof. The three towers with polygonal roofs are of varying height. Stone lintels and sills, and segmental-arched window openings on the end facade, further ornament the building.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

Samuel Langmaid and members of the Langmaid family developed several handsome brick rows in Somerville, of which 48-52 Highland Avenue is a fine example (as is Langmaid Terrace 359-365 Broadway, # 117). This building constructed ca. 1875-1883, was the first on this block on Highland Avenue. Subsequent apartment construction on Highland Avenue included the equally stylish Romanesque Revival Highland Building # 140. As Highland Avenue was a well-travelled route to Boston, residents of the Langmaid Building could easily commute into the city.

**BIBLIOGRAPHY and/or REFERENCES**

Hopkins, G. M. Atlas of the City of Somerville, 1884



United States Department of the Interior  
National Park Service

AUG 4 1989

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Somerville MPS  
State Middlesex County, MASSACHUSETTS

| Nomination/Type of Review  | Date/Signature  |
|--|---|
| 51. Langmaid Building<br>Entered in the National Register            | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 52. Langmaid Terrace<br>Entered in the National Register             | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 53. Lockhardt, Charles H., House<br>Entered in the National Register | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 54. Loring, George, House<br>Entered in the National Register        | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 55. Lovejoy, A.L., House<br>Entered in the National Register         | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 56. Munroe, Robert, House<br>Entered in the National Register        | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 57. Mystic Water Works<br>Entered in the National Register           | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 58. Nichols, John F., House<br>Entered in the National Register      | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 59. Niles, Louville V., House<br>Entered in the National Register    | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |
| 60. Niles, Louville, House<br>Entered in the National Register       | for Keeper <u>Melrose Byers</u> 9/18/89<br>Attest _____ |

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Langmaid Building  
NAME:

MULTIPLE Somerville MPS  
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 8/04/89 DATE OF PENDING LIST: 8/15/89  
DATE OF 16TH DAY: 8/31/89 DATE OF 45TH DAY: 9/18/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001259

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 9/18/89 DATE Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

PERMALIFE  
RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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CLASSIFICATION

\_\_\_ count      \_\_\_ resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

\_\_\_ historic      \_\_\_ current

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DESCRIPTION

\_\_\_ architectural classification  
\_\_\_ materials  
\_\_\_ descriptive text

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SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

\_\_\_ summary paragraph  
\_\_\_ completeness  
\_\_\_ clarity  
\_\_\_ applicable criteria  
\_\_\_ justification of areas checked  
\_\_\_ relating significance to the resource  
\_\_\_ context  
\_\_\_ relationship of integrity to significance  
\_\_\_ justification of exception  
\_\_\_ other

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

\_\_\_ acreage      \_\_\_ verbal boundary description  
\_\_\_ UTM's      \_\_\_ boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_ sketch maps      \_\_\_ USGS maps      \_\_\_ photographs      \_\_\_ presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



48-52 Highland

1. 48-52 Highland Ave
2. Somerville, MA
3. Carol Zellie
4. 1980
5. Somerville City Hall
6. Looking South
7. #138

Largmaid Building  
Somerville MA, Ma

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64500253