

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

MICHAEL F. GLAVIN EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

Site: 24 Dane Avenue
Case: HPC 2018.011
Applicant Name: 24 Dane Ave LLC
Date of Application: February 7, 2018
Recommendation: Significant
Hearing Date: March 20, 2018

I. Historical Association

Historical Context: Dane Avenue is a small street paralleling the Fitchburg Railway tracks and directly opposite the American Tube Works found in 1852. 24 Dane Avenue does not appear on the maps until the mid-1890s. In 1895, John and Mary Flahive bought the property from Andrew T. Hunnewell with the house already constructed. The 1900 U.S. Census shows that two families resided there with a total of fifteen people with households headed up by John and Patrick Flahive. From the ages and last names one can deduce that they may be brothers. Both had wives. John had two teenage offspring. The remainder of the tenants are listed as boarders. The men all work as laborers and worked at times for the American Tube Works. Patrick is listed as Foreman based in the main building of the Tube Works in the 1920 City Directory. All the adults were born in Ireland.



The family of John Flahive continued to live at 24 Dane Avenue until 1942. The house remained a two-family until that time with the other unit rented either to Patrick or later to other families. The number of boarders declined over time. All continued to be working class with ties to nearby industries. Also of note are the Lenhart family who included a glass worker. He did not work at the Union Glass Company which closed in 1924.

The building permits show that there was a fire in 1942 after which the house became a single family residence. Subsequent alterations were undertaken in the 1970s by W. Robinson.



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Site: 24 Dane Avenue

Architectural Description: The house is a simple side-hall entry Queen Anne house with $2\frac{1}{2}$ stories a rectangular 2 story bay to the west. The door hood retains the original brackets. See photos.

Summary: 24 Dane Avenue is a simple side-hall entry Queen Anne house with 2 ½ stories a rectangular 2 story bay to the west. Beginning in 1895 through the early 1940s in was inhabited by the Flahive family, Irish immigrants who worked at the American Tube Works. The Tube Works were an important manufacturer of seamless copper tubing from 1851-1940.

Findings on Historical Association

For a Determination of Significance, the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B). Findings for (b) are at the end of the next section.

(a) In accordance with the historic information obtained from *Findings on Historical Association*, which utilizes historic maps/atlases, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as *Somerville Past and Present*, Staff find 24 Dane Avenue to be <u>importantly associated</u> 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.

The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to associations with Irish immigration and the American Tube Works.

II. Historical and 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 of in the context of a group of buildings of structures (Ordinance 2003-05, Section 2.17.B).

The period of significance for 24 Dane Avenue begins with its sale to and Irish immigrant family in 1895. They may have been the first residents as there is no indication of a structure on the site in the deeds prior to this time.

Integrity

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.

a. <u>Location</u>: The building has not been moved. It is located in a neighborhood of similarly humble 1 ½- and 2 ½ story buildings. A few newer 2 1/2 story buildings have been recently added nearby. The house directly abuts a large concrete block industrial structure that has replaced other houses on the same side of the street after 1950.

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b. <u>Design:</u> The design is a simple gable front Queen Anne style house with minimal detailing still extant. The door hood is a locally uncommon spool work design.

- c. <u>Materials:</u> The building is wood-framed with asphalt wall shingles. The roof is asphalt. Windows are replacements although they retain simple wood casings. The foundation has cement parging over stone.
- d. <u>Alterations:</u> The building permit record shows little change in the structure although it is not known if interior or exterior alterations were made in 1942 to the essential form, and massing of the building. There is no external evidence that the house had been a 2-family residence although this could have been part of the interior configuration of the building.

Evaluation of Integrity: The building retains the essential massing and form of a simple *circa* 1895 Queen Anne style home. It is typical of its time period and

Does the subject parcel represent a distinguishable entity whose components may lack individual distinction?

Does the subject parcel represent an established and familiar visual feature of the neighborhood, community or region due to its singular physical characteristics or landscape?

Findings for Historical and Architectural Significance

For a Determination of Significance, the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B). Findings for (a) can be found at the end of the previous section.

(b) In accordance with the *Finding on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, which assess the ability of the property to convey significance, Staff find 24 Dane Avenue historically or architecturally significant.

The subject building is found historically and architecturally significant in the context of a group of buildings and as an example of a vernacular Queen Anne home.

III. Recommendation

Recommendations are based upon an analysis by Historic Preservation Staff of the permit application and the required findings for the Demolition Review Ordinance, which requires archival and historical research, and an assessment of historical and architectural significance, conducted prior to the public meeting for a Determination of Significance. This report may be revised or updated with a new recommendation and/or findings based upon additional information provided to Staff or through further research.

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For a Determination of Significance, the structure must be either (A) listed on the National Register or (B) at least 50 years old.

(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.

OR

(B) The structure, circa 1895, is at least 50 years old.

AND

For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.

(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlases, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission find 24 Dane Avenue** 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.

The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to associations with Irish immigration and the American Tube Works.

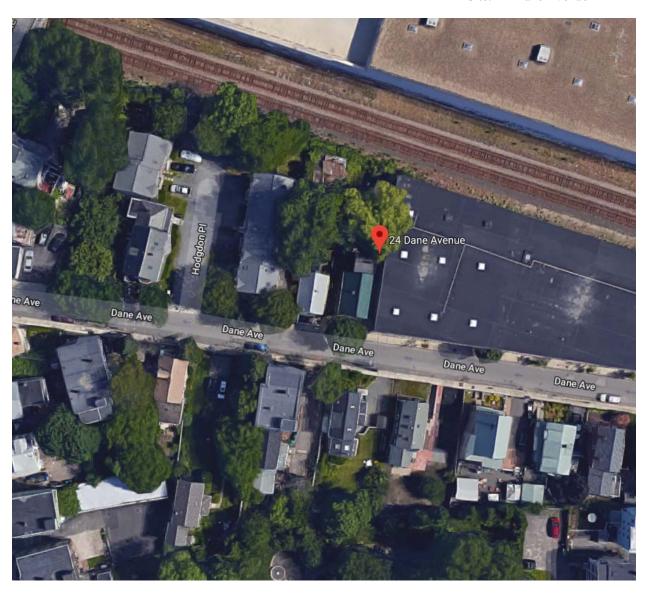
OR

(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 24 Dane Avenue historically and architecturally significant.**

The period of significance for 24 Dane Avenue begins with its sale to an Irish immigrant family Flahive family in 1895. They may have been the first residents as there is no indication of a structure on the site in the deeds prior to this time.

The subject building is found historically and architecturally significant in the context of a group of buildings and as an example of a vernacular Queen Anne home.

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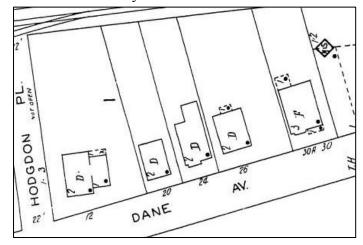


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1895 Bromley Plate 56



1925 Sanborn Plate 56

1900 Sanborn Plate 56



1933 Sanborn Plate 11

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Site: 24 Dane Avenue





Similar house c. 1895 – unknown address, Philip Mason, photographer.

House Number	LOCATION		OR NAME	. 125						
dmu]			1 /	AGE	<i>\[</i> \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	BIRTH	Year PLACE OF	SOURCE: Immigrati	7 (S)	,
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			0	Benjamin F. Whitehouse Andrew T. Hunnewell					1894 Deed 1895 Deed 2344/372	from George W. Hadley from Benjamin F. Whitehouse
			0	John Flahive & Mary Flahiv	7 e				1895 Deed 2390/55	from Andrew T. Hunnewell
		24 Dane Avenue 24 Dane Avenue	R	Patrick Flahive (head) Bridget Flahive (wife)	40 35	Day laborer	Ireland Ireland	1882 1883	1900 US Census 1900 US Census	
		24 Dane Avenue		Thomas Kennedy (boarder)	33	Day laborer	Ireland	1889	1900 US Census	-
		24 Dane Avenue		Michael O'Brien (boarder)	30	Day laborer	Ireland	1894	1900 US Census	
		24 Dane Avenue 24 Dane Avenue	0	John O'Brien (boarder) John Flahive (head)	25 40	Day laborer Day laborer	Ireland Ireland	1898 1881	1900 US Census 1900 US Census	
80	0/135	24 Dane Avenue	Ŭ	Mary Flahive (wife)	36	Day moores	Ireland	1883	1900 US Census	
		24 Dane Avenue		Thomas Sullivan (boarder)	30	Day laborer	Ireland	1893	1900 US Census	
		24 Dane Avenue 24 Dane Avenue		John Frost (boarder) John Kennedy (boarder)	25 23	Day laborer Day laborer	Ireland Ireland	1895 1897	1900 US Census 1900 US Census	
80	0/135	24 Dane Avenue		Dennis Hannifan (boarder)	22	Day laborer	Ireland	1891	1900 US Census	
		24 Dane Avenue 24 Dane Avenue		Timothy Kennedy (boarder) Thomas Connor	21 18	Day laborer	Ireland Ireland	1900 1898	1900 US Census 1900 US Census	
		24 Dane Avenue		Patrick Flahive	15	Day laborer School	Massachusetts	1696	1900 US Census	
80		24 Dane Avenue		Ella Flahive	12	School	Massachusetts		1900 US Census	
		24 Dane Avenue 24 Dane Avenue		George Evans John Flahive		Laborer			1904 City Directory 1904 City Directory	
		24 Dane Avenue		John Kennedy		Laborer Laborer			1904 City Directory	-
		24 Dane Avenue		Michael Moriarty		Laborer			1904 City Directory	
\vdash		24 Dane Avenue 24 Dane Avenue	_	Michael Sullivan Patrick Flahive		Laborer Laborer			1904 City Directory 1904 City Directory	
		24 Dane Avenue		Patrick Flanive Patrick J. Flahive		Student			1904 City Directory	
		24 Dane Avenue		John Flahive		Laborer			1905 City Directory	
\vdash		24 Dane Avenue 24 Dane Avenue		John Kennedy Michael Sullivan		Laborer Laborer			1905 City Directory 1905 City Directory	
		24 Dane Avenue		Patrick Flahive		Laborer			1905 City Directory	
		24 Dane Avenue		Patrick J. Flahive		Student			1905 City Directory	
-		24 Dane Avenue 24 Dane Avenue		Thomas Sullivan Dennis Hannifan		Laborer Laborer			1905 City Directory 1906 City Directory	
		24 Dane Avenue		John Flahive		Laborer			1906 City Directory	+
		24 Dane Avenue		John Kennedy		Laborer			1906 City Directory	
		24 Dane Avenue 24 Dane Avenue		Michael Sullivan Patrick Flahive		Laborer Laborer			1906 City Directory 1906 City Directory	
		24 Dane Avenue		Patrick J. Flahive		Stenographer			1906 City Directory	-
		24 Dane Avenue		Dennis Hannifan		Laborer			1907 City Directory	
		24 Dane Avenue 24 Dane Avenue		John Flahive John Kennedy		Laborer Laborer			1907 City Directory 1907 City Directory	
		24 Dane Avenue		John Noon		Laborer			1907 City Directory	+
		24 Dane Avenue		Patrick Flahive		Laborer			1907 City Directory	
		24 Dane Avenue 24 Dane Avenue		Patrick J. Flahive Daniel Kennedy		Stenographer Laborer			1907 City Directory 1908 City Directory	
		24 Dane Avenue		John Kennedy		Laborer			1908 City Directory	
		24 Dane Avenue		Matthew Bresnahan		Laborer			1908 City Directory	
		24 Dane Avenue 24 Dane Avenue		Daniel Kennedy John Flahive		Laborer Laborer			1909 City Directory 1909 City Directory	
		24 Dane Avenue		John Kennedy		Laborer			1909 City Directory	-
		24 Dane Avenue		Michael Ashe		Waiter			1909 City Directory	
-		24 Dane Avenue 24 Dane Avenue		Patrick Flahive Daniel Kennedy		Laborer Laborer			1909 City Directory 1910 City Directory	
		24 Dane Avenue		John Flahive		Laborer			1910 City Directory	
		24 Dane Avenue		John Kennedy		Laborer		1001	1910 City Directory	
		24 Dane Avenue 24 Dane Avenue	О	John Flahive Mary Flahive (wife)	52 45	Laborer, Tube Works	Ireland Ireland	1881 1883	1910 US Census 1910 US Census	
41	15	24 Dane Avenue		John Kennedy (boarder)	33	Motorman, Street Railway	Ireland	1897	1910 US Census	
		24 Dane Avenue		Michael Ashe (son-in-law)	28	Waiter, Hotel	Ireland	1902	1910 US Census	
		24 Dane Avenue 24 Dane Avenue		Daniel Kennedy (boarder) Ella Ash (daughter)	25 22	Laborer, Tube Works	Ireland Massachusetts	1906	1910 US Census 1910 US Census	
41	16	24 Dane Avenue	R	Patrick Flahive (head)	50	Laborer, Tube Works	Ireland	1882	1910 US Census	
41		24 Dane Avenue 24 Dane Avenue	_	Bridget (wife) John Flahive	44	Laborer	Ireland	1883	1910 US Census 1911 City Directory	
		24 Dane Avenue		John Kennedy		Laborer			1911 City Directory	
		24 Dane Avenue		Michael J. Ashe		Waiter			1911 City Directory	
\vdash		24 Dane Avenue 24 Dane Avenue	_	Patrick Flahive T. Kennedy		Laborer Laborer			1911 City Directory 1911 City Directory	
		24 Dane Avenue		John Flahive		Laborer			1913 City Directory	
		24 Dane Avenue		Michael J. Ashe		Waiter			1913 City Ditretory	
\vdash		24 Dane Avenue 24 Dane Avenue	_	Patrick Flahive Patrick Flahive		Laborer Laborer			1913 City Ditrctory 1914 City Directory	
		24 Dane Avenue		Patrick Flantve Patrick Ashe		Waiter			1914 City Directory	
		24 Dane Avenue		Patrick Flahive		Laborer			1915 City Directory	
\vdash		24 Dane Avenue 24 Dane Avenue	_	John Flahive Patrick Flahive		Laborer Laborer			1916 City Directory 1916 City Directory	
		24 Dane Avenue		Bridget Flahive		Wife of Patrick			1917 City Directory	
		24 Dane Avenue		John Flahive		Laborer			1917 City Directory	
\vdash		24 Dane Avenue 24 Dane Avenue	_	Mary Flahive Patrick Flahive		Wife of John Laborer			1917 City Directory 1917 City Directory	
		24 Dane Avenue		Bridget Flahive	L	Wofe of Patrick			1917 City Directory	<u> </u>
		24 Dane Avenue		John Flahive		Laborer			1918 City Directory	
-		24 Dane Avenue 24 Dane Avenue	_	Mary Flahive Patrick Flahive		Wife of John Laborer			1918 City Directory 1918 City Directory	
		24 Dane Avenue		Bridget Flahive		Wife of Patrick			1919 City Directory	<u> </u>

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LOCAL		\ \	,	OCCUPAL.	Non	OF	ation		-
	24 Dane Avenue	1	Catherine M. Flahive		Wife of Patrick J.		,	1919 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1919 City Directory	
	24 Dane Avenue		Mary Flahive		Wife of John			1919 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1919 City Directory	
	24 Dane Avenue		Patrick J. Flahive		Stenographer			1919 City Directory	
	24 Dane Avenue 24 Dane Avenue		Bridget Flahive Catherine M. Flahive		Wife of Patrick Wife of Patrick J.			1920 City Directory 1920 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1920 City Directory	
	24 Dane Avenue		Mary Flahive		Wife of John			1920 City Directory	
	24 Dane Avenue		Patrick Flahive		Foreman, 440 Somerville A	venue		1920 City Directory	
	24 Dane Avenue		Patrick J. Flahive		Stenographer			1920 City Directory	
		o	Patrick J. Flahive & Cather	ine M. I	Flahive			1920 Deed 4332/240	from John Flahive & Mary Fla
50/65	24 Dane Avenue	0	John Flahive (head)	61	Caster, Foundry	Ireland	1881	1920 US Census	
50/65	24 Dane Avenue	0	Mary Flahive (wife)	55	Caster, Foundry	Ireland	1883	1920 US Census	
50/65	24 Dane Avenue		Catherine Flahive (daughter-in			Massachusetts		1920 US Census	
50/65	24 Dane Avenue		Patrick Flahive (son)	36	Stenographer, Post Office	Massachusetts		1920 US Census	
50/65	24 Dane Avenue		John Flahive (grand-son)	11		Massachusetts		1920 US Census	
50/65	24 Dane Avenue		Margaret Flahive (grand-daug	7		Massachusetts		1920 US Census	
50/65	24 Dane Avenue		Richard Flahive (grand-son)	5		Massachusetts		1920 US Census	
50/65	24 Dane Avenue		Joseph Flahive (grand-son)	3		Massachusetts		1920 US Census	
50/65 50/66	24 Dane Avenue 24 Dane Avenue	R	Frances Flahive (grand-daugh Patrick Flahive (head)	59	Fireman	Massachusetts Ireland	1882	1920 US Census 1920 US Census	
50/66	24 Dane Avenue 24 Dane Avenue	-	Bridger Flahive (wife)	54	r n cman	Ireland	1883	1920 US Census 1920 US Census	
	24 Dane Avenue		Catherine M. Flahive		Wife of Patrick J.			1925 City Directory	
	24 Dane Avenue		Patrick J. Flahive		Clerk			1925 City Directory	
	24 Dane Avenue		Christopher J. Lenhart		Glass Worker			1927 City Directory	
	24 Dane Avenue		Mary Lenhart		Wife of Christopher			1927 City Directory	
	24 Dane Avenue		Sabatine Lenhart		Glass Worker			1927 City Directory	
	24 Dane Avenue		Catherine M. Flahive		Wife of Patrick J.			1929 City Directory	
	24 Dane Avenue		Christopher J. Lenhart		Glass Worker			1929 City Directory	
	24 Dane Avenue 24 Dane Avenue		Christopher Lenhart Ernest J. Lenhart		Chauffeur Laborer			1929 City Directory 1929 City Directory	
	24 Dane Avenue		John W. Flahive		Clerk			1929 City Directory	
	24 Dane Avenue		Mary Lenhart		Wife of Christopher			1929 City Directory	
	24 Dane Avenue		Patrick J. Flahive		Clerk			1929 City Directory	
	24 Dane Avenue		Sebastine T. Lenhart		Laborer			1929 City Directory	
26/47	24 Dane Avenue		Catherine Flahive (wife)	45		Massachusetts		1930 US Census	
26/47	24 Dane Avenue	0	Patrick Flahive (head)	45	Postal clerk, USPO	Massachusetts		1930 US Census	
26/47 26/47	24 Dane Avenue 24 Dane Avenue		George Flahive (son)	20 18	Bottler, creamery	Massachusetts Massachusetts		1930 US Census 1930 US Census	
26/47	24 Dane Avenue		Margaret Flahive (daughter) Richard Flahive (son)	15	Saleslady, variety store	Texas		1930 US Census	
26/47	24 Dane Avenue		Joseph Flahive (son)	13		Maine		1930 US Census	
26/47	24 Dane Avenue		Francis Flahive (daughter)	11		Massachusetts		1930 US Census	
26/47	24 Dane Avenue		Catherine Flahive (daughter)	9		Massachusetts		1930 US Census	
26/48	22 Dane Avenue		Mary Linehart (head)	70		France	1893	1930 US Census	
26/48	22 Dane Avenue		Sebastian Linehart (son)	36	Glassblower, glass works	Pennsylvania		1930 US Census	
26/48	22 Dane Avenue		Ernest Linehart (son)	33	Chauffeur, City employee	Pennsylvania		1930 US Census	
26/48	22 Dane Avenue		Christopher Linehart (son)	31	Chauffeur, coal & wood	Pennsylvania		1930 US Census	
26/48	22 Dane Avenue 24 Dane Avenue		Francis Quinn (grand-son) Catherine M. Flahive	12	Wife of Patrick J.	Vermont		1930 US Census 1933 City Directory	
+	24 Dane Avenue		Margaret Flahive		Clerk			1933 City Directory	
	24 Dane Avenue		Frances I. Flahive		Employee, Boston Edison			1940 City Directory	
	24 Dane Avenue		Joseph E. Flahive		Cook, Huyler's Boston			1940 City Directory	
	24 Dane Avenue		Joseph T. Montgomery		Employee, Cambridge			1940 City Directory	
	24 Dane Avenue		Margaret M. Montgomery		Wife of Joseph			1940 City Directory	
55	24 Dane Avenue	R	Joseph T. Montgomery	37	Electroplater, electric pow			1940 US Census	
55	24 Dane Avenue 24 Dane Avenue		Margaret M. Montgomery	28		Massachusetts		1940 US Census	
55 56	24 Dane Avenue 24 Dane Avenue	0	Paul J. Montgomery Catherine M. Flahive (head)	/ 55		Massachusetts Massachusetts		1940 US Census 1940 US Census	
56	24 Dane Avenue 24 Dane Avenue	U	Joseph E. Flahive (son)	23	Porter, restaurant	Massachusetts		1940 US Census	
56	24 Dane Avenue		Catherine E. Flahive (daughte		Inspector, electric power	Massachusetts		1940 US Census	
		0	Mabel M. Redmond, wife of					1942 Deed 6624/251	from Catherine M. Flahive
	24 Dane Avenue	О	T. Henderson Walter J Robinson & Joan I	A. Robi	nson			1942-1-171 building permit 1972 Deed 12282/730	General fire repair etc from Mabel M. Redmond, wife Gerald P. Redmond
	24 Dane Avenue		W. Robinson					1980-2-727 building permit	Install burning stove
	24 Dane Avenue		W. Robertson					1982-2-391 building permit	Strip & reroof
	24 Dane Avenue		W. Robinson					1988-3-948 building permit	Build deck rear of house
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