



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

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**DETERMINATION OF SIGNIFICANCE STAFF REPORT**

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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

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**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.

*Architectural Description:* The house is a simple side-hall entry Queen Anne house with 2 ½ 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 it 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/atlasses, 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 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.

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## **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 or in the context of a group of buildings or structures (Ordinance 2003-05, Section 2.17.B).*

The period of significance for 24 Dane Avenue begins with its sale to an 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. **Location:** 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.

- b. Design: 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. Materials: 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. Alterations: 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.

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### **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.*

*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/atlas, 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.**

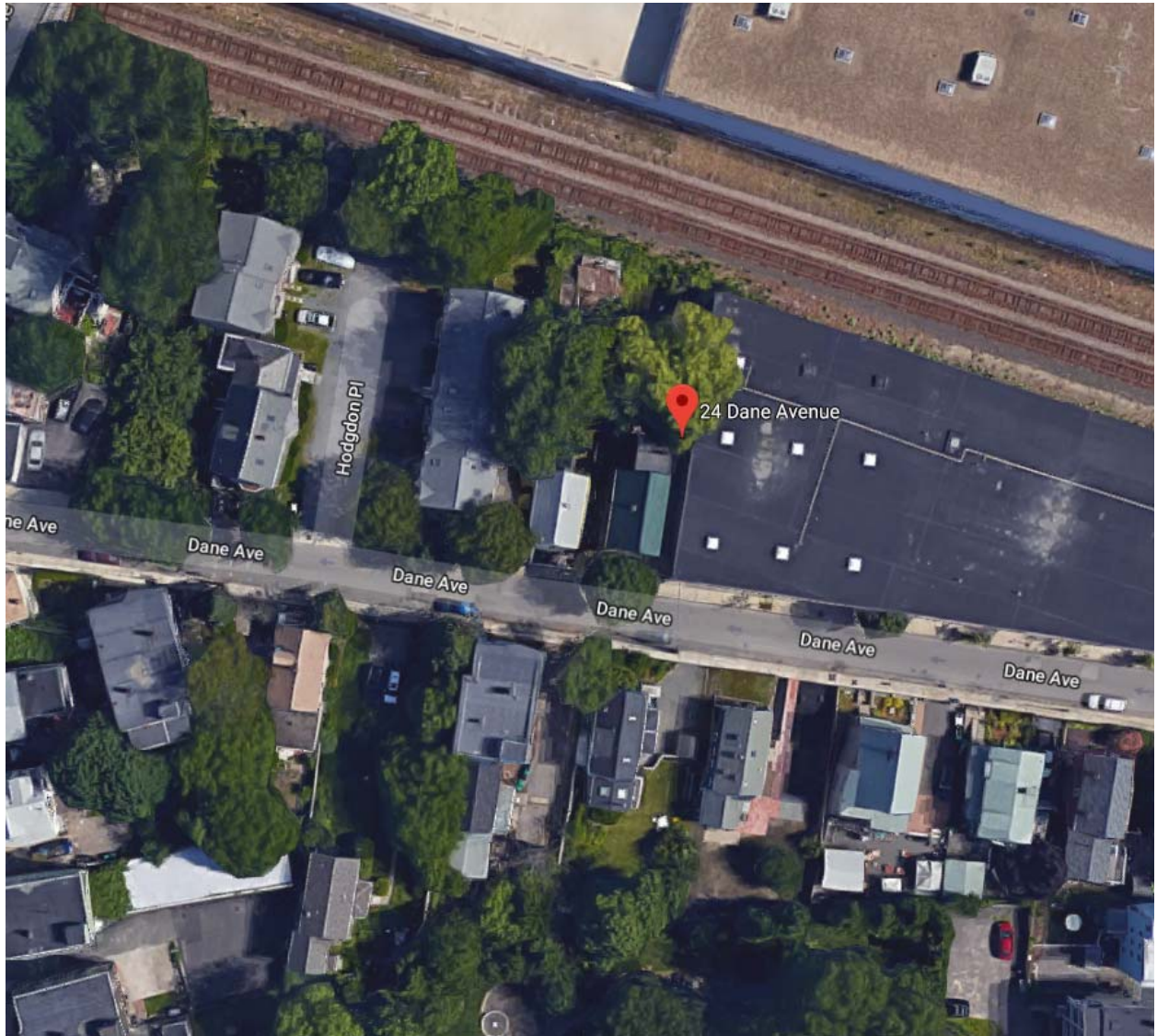
The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to associations with Irish immigration and the American Tube Works.

**OR**

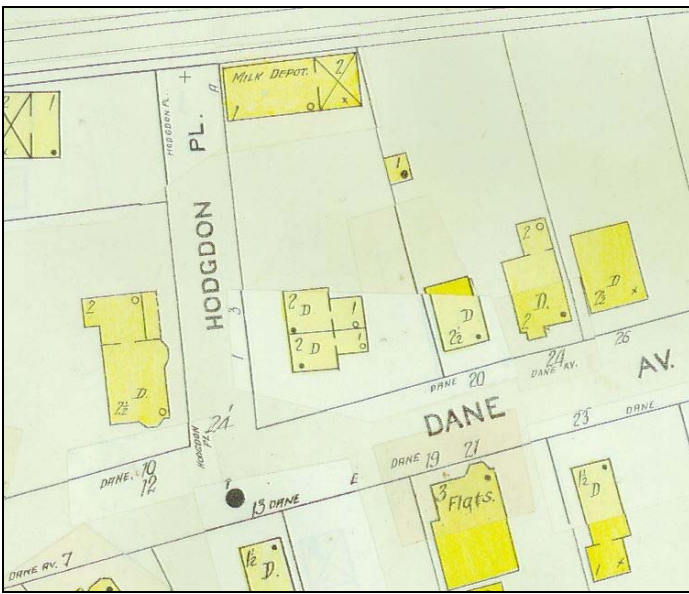
- (b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the 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.

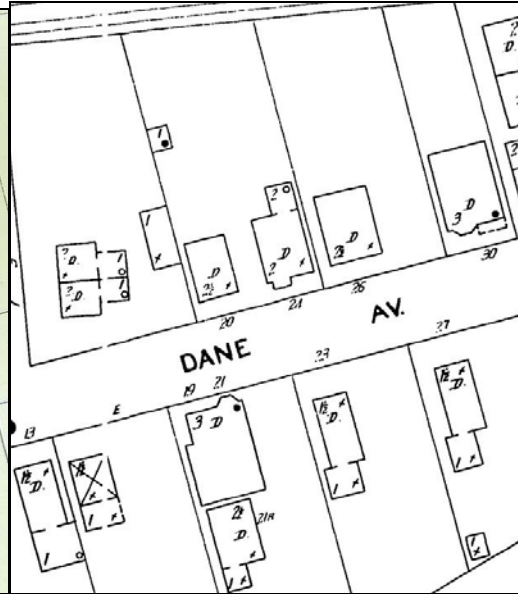
The subject building is found historically and architecturally significant in the context of a group of buildings and as an example of a vernacular Queen Anne home.



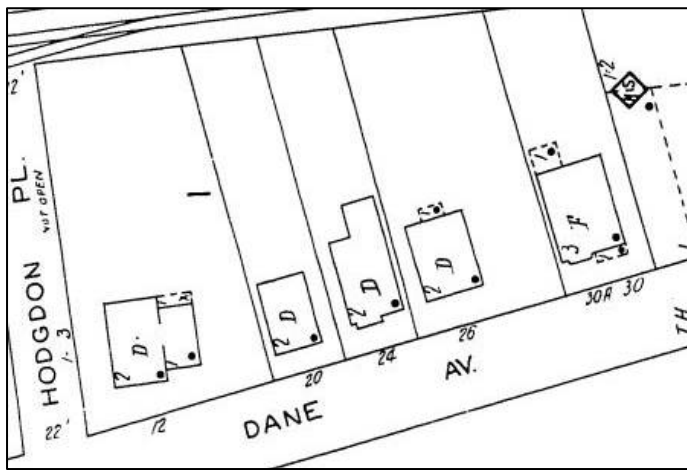




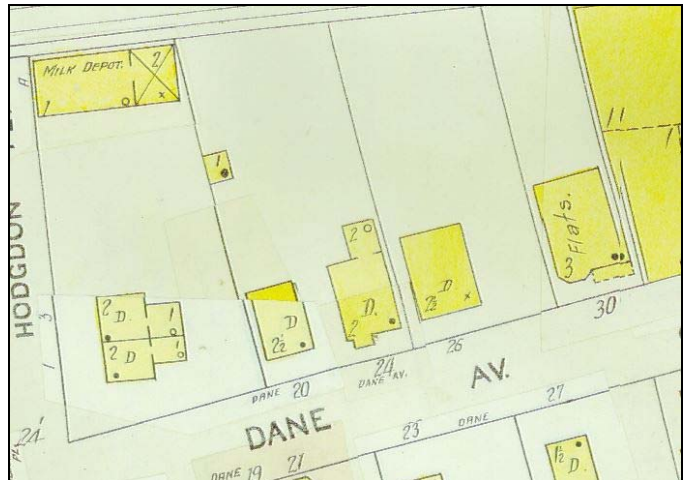
1895 Bromley Plate 56



1900 Sanborn Plate 56



1925 Sanborn Plate 56



1933 Sanborn Plate 11



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

House Number	LOCATION	O/R	NAME	AGE	OCCUPATION	PLACE OF BIRTH	Immigration Year	SOURCE	NOTES
		O	Benjamin F. Whitehouse					1894 Deed	from George W. Hadley
		O	Andrew T. Hunnewell					1895 Deed 2344/372	from Benjamin F. Whitehouse
		O	John Flahive & Mary Flahive					1895 Deed 2390/55	from Andrew T. Hunnewell
80/134	24 Dane Avenue	R	Patrick Flahive (head)	40	Day laborer	Ireland	1882	1900 US Census	
	24 Dane Avenue		Bridget Flahive (wife)	35		Ireland	1883	1900 US Census	
80/134	24 Dane Avenue		Thomas Kennedy (boarder)	33	Day laborer	Ireland	1889	1900 US Census	
80/134	24 Dane Avenue		Michael O'Brien (boarder)	30	Day laborer	Ireland	1894	1900 US Census	
80/134	24 Dane Avenue		John O'Brien (boarder)	25	Day laborer	Ireland	1898	1900 US Census	
80/135	24 Dane Avenue	O	John Flahive (head)	40	Day laborer	Ireland	1881	1900 US Census	
80/135	24 Dane Avenue		Mary Flahive (wife)	36		Ireland	1883	1900 US Census	
80/135	24 Dane Avenue		Thomas Sullivan (boarder)	30	Day laborer	Ireland	1893	1900 US Census	
80/135	24 Dane Avenue		John Frost (boarder)	25	Day laborer	Ireland	1895	1900 US Census	
80/135	24 Dane Avenue		John Kennedy (boarder)	23	Day laborer	Ireland	1897	1900 US Census	
80/135	24 Dane Avenue		Dennis Hannifan (boarder)	22	Day laborer	Ireland	1891	1900 US Census	
80/135	24 Dane Avenue		Timothy Kennedy (boarder)	21	Day laborer	Ireland	1900	1900 US Census	
80/135	24 Dane Avenue		Thomas Connor	18	Day laborer	Ireland	1898	1900 US Census	
80/135	24 Dane Avenue		Patrick Flahive	15	School	Massachusetts		1900 US Census	
80/135	24 Dane Avenue		Ella Flahive	12	School	Massachusetts		1900 US Census	
	24 Dane Avenue		George Evans		Laborer			1904 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1904 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1904 City Directory	
	24 Dane Avenue		Michael Moriarty		Laborer			1904 City Directory	
	24 Dane Avenue		Michael Sullivan		Laborer			1904 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1904 City Directory	
	24 Dane Avenue		Patrick J. Flahive		Student			1904 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1905 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1905 City Directory	
	24 Dane Avenue		Michael Sullivan		Laborer			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		Thomas Sullivan		Laborer			1905 City Directory	
	24 Dane Avenue		Dennis Hannifan		Laborer			1906 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1906 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1906 City Directory	
	24 Dane Avenue		Michael Sullivan		Laborer			1906 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			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		John Flahive		Laborer			1907 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1907 City Directory	
	24 Dane Avenue		John Noon		Laborer			1907 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1907 City Directory	
	24 Dane Avenue		Patrick J. Flahive		Stenographer			1907 City Directory	
	24 Dane Avenue		Daniel Kennedy		Laborer			1908 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1908 City Directory	
	24 Dane Avenue		Matthew Bresnahan		Laborer			1908 City Directory	
	24 Dane Avenue		Daniel Kennedy		Laborer			1909 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1909 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1909 City Directory	
	24 Dane Avenue		Michael Ashe		Waiter			1909 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1909 City Directory	
	24 Dane Avenue		Daniel Kennedy		Laborer			1910 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1910 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1910 City Directory	
415	24 Dane Avenue	O	John Flahive	52	Laborer, Tube Works	Ireland	1881	1910 US Census	
415	24 Dane Avenue		Mary Flahive (wife)	45		Ireland	1883	1910 US Census	
415	24 Dane Avenue		John Kennedy (boarder)	33	Motorman, Street Railway	Ireland	1897	1910 US Census	
415	24 Dane Avenue		Michael Ashe (son-in-law)	28	Waiter, Hotel	Ireland	1902	1910 US Census	
415	24 Dane Avenue		Daniel Kennedy (boarder)	25	Laborer, Tube Works	Ireland	1906	1910 US Census	
415	24 Dane Avenue		Ella Ash (daughter)	22		Massachusetts		1910 US Census	
416	24 Dane Avenue	R	Patrick Flahive (head)	50	Laborer, Tube Works	Ireland	1882	1910 US Census	
416	24 Dane Avenue		Bridget (wife)	44		Ireland	1883	1910 US Census	
	24 Dane Avenue		John Flahive		Laborer			1911 City Directory	
	24 Dane Avenue		John Kennedy		Laborer			1911 City Directory	
	24 Dane Avenue		Michael J. Ashe		Waiter			1911 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1911 City Directory	
	24 Dane Avenue		T. Kennedy		Laborer			1911 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1913 City Directory	
	24 Dane Avenue		Michael J. Ashe		Waiter			1913 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1913 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1914 City Directory	
	24 Dane Avenue		Patrick Ashe		Waiter			1915 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1915 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1916 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1916 City Directory	
	24 Dane Avenue		Bridget Flahive		Wife of Patrick			1917 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1917 City Directory	
	24 Dane Avenue		Mary Flahive		Wife of John			1917 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1917 City Directory	
	24 Dane Avenue		Bridget Flahive		Wife of Patrick			1918 City Directory	
	24 Dane Avenue		John Flahive		Laborer			1918 City Directory	
	24 Dane Avenue		Mary Flahive		Wife of John			1918 City Directory	
	24 Dane Avenue		Patrick Flahive		Laborer			1918 City Directory	
	24 Dane Avenue		Bridget Flahive		Wife of Patrick			1919 City Directory	



