



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

HISTORIC PRESERVATION COMMISSION

KRISTENNA CHASE, *PRESERVATION PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

Case #: HPC 2018.074
Date: September 25, 2018

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 64 Dane Street

Applicant Name: Alex Grodd
Applicant Address: 64 Dane Street
Owner Name: same as above
Owner Address: same as above
Agent: Tobin Wells

Petition: Alex Grodd, Owner, seeks permission from the Somerville Historic Preservation Commission (HPC) to replace replacement windows on the rear of the building visible from Perry Park.

HPC Hearing Date: September 25, 2018

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject building is located on a local arterial backing onto Perry Park. See Form B for details.
2. **Proposal:** The Applicant proposes to replace 5 existing replacement windows with 5 Anderson 400 series replacement windows. The windows leak and they neither stay up nor down due to broken springs.

II. FINDINGS FOR III. FINDINGS FOR WINDOWS

C. Windows and Doors

1. *Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*

2. ***Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.*** If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

Windows serve a practical function by providing a house with light, ventilation, and visibility to the outdoors. They play an important aesthetic role as well. The ratio of window openings to solid wall creates a certain rhythm in the visual design of the facade. The proportions of each window, as well as its details-including its three-dimensional profile, the number, size, and arrangement of its window panes, and its materials, color, and trim-are integral to the building's overall design. The size, placement, and style of windows are characteristic of specific historic periods.

Preservation Considerations for Windows

Preserving historic windows

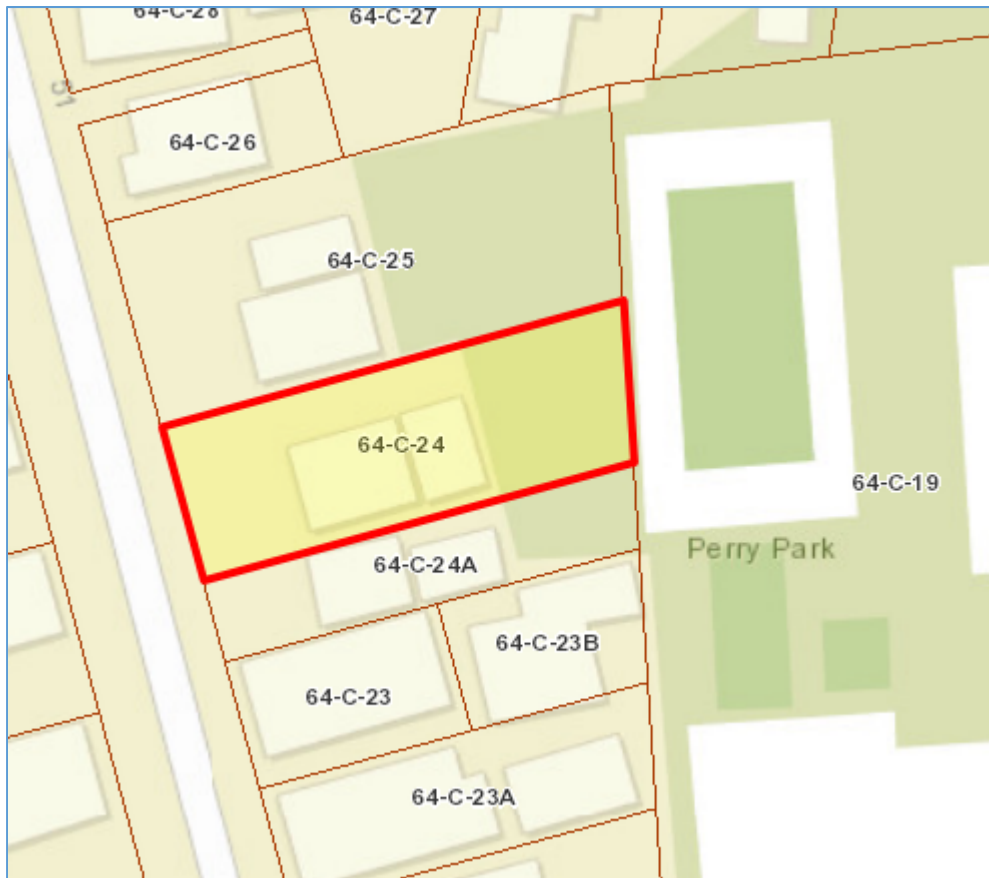
1. ***Retain and preserve the size and shape of original window openings. Retain the locations of original windows; avoid moving them from their historic location, or adding windows in new areas. Maintain the consistency of window design throughout the historic building.***
2. ***Avoid changing the function of a window or other opening; e.g., converting a window to a door and vice versa.***
3. Retain and preserve existing historic windows, including their functional and decorative features, such as frames, glass, sashes, muntins, sills, heads, trim, moldings, surrounds and hardware. Whenever possible, repair rather than replace the functional and decorative features of windows.
4. Repair historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing. Consider compatible substitute materials only if using the original material is not technically feasible.
5. Replace only the deteriorated components rather than replacing the entire window. When replacement of deteriorated components is necessary, use elements that match the original in style, shape, dimensions, and materials.

Staff Findings: Staff finds that the proposed alterations will minimally affect the perception of the existing building as seen from Perry Park due to distance from the right of way so long as no low-E coatings are used.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends A Certificate of Appropriateness for the new ADA ramps and entry with the following conditions:

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. The replacement windows shall be 1/1 Andersen® 400 series windows to match the existing in the existing top, bottom and meeting rails, and stiles in size, shape, and installation detail.
4. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.









Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1177
Historic Name:	Littlefield, Rufus - James, William House
Common Name:	Kilroy, Jane - Howard, Martin House
Address:	64 Dane St
City/Town:	Somerville
Village/Neighborhood:	Ward Two - Cobble Hill
Local No:	64-C-24
Year Constructed:	c 1851
Architect(s):	Littlefield, Rufus
Architectural Style(s):	Italianate
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BM: Dane Street Local Historic District
Designation(s):	Local Historic District (01/28/2010)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, September 25, 2018 at 9:41: AM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission

220 Morrissey Boulevard

Boston, Massachusetts 02125

64/ C/ 24

Boston-North

SMV.1177

Town Somerville

SECT B

Place (neighborhood or village) Ward II

Address 64 Dane Street

Historic Name Littlefield-James House

Use: Present Single-family residence

Original Single-family residence

Date of Construction c.1851

Source Middlesex County Deeds

Style/Form Italianate / L-shaped

Architect/Builder Russell Littlefield, mason for brick foundation.

Exterior Material

Foundation Brick

Wall Clapboards

Roof Asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Very intact

Condition Good

Moved ☐ yes ☒ no

Acreage 8,979 Square feet

Setting Key component in small node of interesting mid-nineteenth century vernacular dwellings on Dane Street.

Recorded by Edward W. Gordon

Organization Som. Historic Preservation Comm.

Date(month/day/year) 3/7/05

RECEIVED

OCT 10 2005

MASS. HIST. COMM



ARCHITECTURAL DESCRIPTION ☒ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

64 Dane Street is a handsome end gable Italianate house that is particularly noteworthy for its encircling verandah that appears to be original to its c.1851 construction. Here, the porch posts have the appearance of flat, free-standing, two-dimensional pilasters enlivened by open rectangular panels. Interspersed between the posts are slatwork railings. The location of the front door suggests a side hall interior plan. Probably original, the front door features solid multiple panels. The front door is set off by multi-pane side lights and vertical and horizontal surrounds. To the right of the front door are tall windows with surrounds identical to those of the front door. In general, windows are standard size and contain modern 1/1 metal sash.

Overlooking an exceptionally well-landscaped front yard, this house stands with its southwest gable facing Dane Street. The house rises two stories from a brick foundation to a gable roof. Exhibiting a three-bay main facade, the house's side walls are deep with what appears to be two rear ells. The edges of the two-bay-by-two-bay main block are accented by narrow corner boards. The verandah encircles the southwest corner of the main block. Rising from the porch roof, above the first story's pair of tall windows is a generously proportioned polygonal oriel accented with corner boards. Although the oriel window appears to be part of the original design, it may represent a later, Queen Anne addition. Illuminating the attic is a standard size window. Visible at the center of the northwest roof slope is a small shed-roofed dormer.

64 Dane Street is part of a node of modest mid-nineteenth century dwellings that is recommended for listing on the National Register of Historic Places. At minimum, the district should include the mid nineteenth century

HISTORICAL NARRATIVE ☒ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

64 Dane Street was built c.1851 for Rufus Littlefield, mason. The house was part of a subdivision of modest dwellings located just to the south of the then new transportation corridor that contained the tracks of the old Fitchburg Railroad (1841) linking the ice industry at Fresh Pond with Boston.

The Fitchburg became a magnet for industries that needed to take advantage of the possibilities of fast and efficient shipment of goods via the new railroad line. For example, the American Tube Works at the intersection of Dane Street and Somerville Avenue was incorporated in March of 1852. The purpose of this industrial concern was to manufacture seamless brass and copper tubes. Dane Street, a north-south thoroughfare, was designed to link Washington Street (then called Kirkland Street) with Milk Row (now known as Somerville Avenue). Middlesex County deeds indicate that Dane Street was created in 1845 along with adjacent house lots that were not developed until the early-to-mid 1850s. According to Carole Zellie in *Beyond the Neck*, portions of Dane Street, along with Dane Avenue and Village Street were developed by American Tube Works. Dane Street was named for Osgood B. Dane, stone dealer, whose house still stands at **461 Somerville Avenue (SMV.1241)**. Dane's house is located nearly opposite Dane Street's intersection with Somerville Avenue.

The beginnings of 64 Dane Street lie in a deed transaction between Rufus Littlefield and Samuel T. Frost, yeoman dated June 27, 1851 (Frost also owned number 62 Dane Street's lot during the early 1850s and was apparently an important figure in local real estate speculation judging by the number of deed transactions he was involved in

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

- Bromley, George, **Atlases of the City of Somerville**, 1895; 1900.
 Draper, Martin, **Map of Somerville**, 1852; Walling H.F., **Map of Charlestown, Somerville and Cambr.**, 1857.
 Hopkins, G. M., **Map of the City of Somerville**, 1874; 1884.
 Mc Alester, Virginia & Lee, **Field Guide to American Houses**, New York: Alfred A. Knopf, 1984.
Middlesex County Deeds: Vol.629; p.88, 4/5/1852; Vol. 2342; p.474, 2/21/1895.
 Samuels, Edward A., **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.
Somerville City Directories: 1851, 1869-70 to 1940.
 Zellie, Carole, **Beyond the Neck: The Architecture and Development of Somerville, MA**, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Critical Statement form.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Town:
Somerville, MA

Area (s)
Ward II

Property Address:
64 Dane Street

Form No:
SMV.1177

Indicate each item on inventory form, continued below.

Architectural Description

vernacular houses at **62, 64, 65 and 65 Dane Street**. The district might be drawn to include the following dwellings located on Dane Avenue as well as Dane Street: the end gable Italianate vernacular houses at **57 and 61 Dane Street**, the remarkably intact three-decker at **7 Dane Avenue**, the clapboard-clad Italianate end gable house bordering Hodgson Place at **10 Dane Avenue**, the Greek Revival cottage at **13 Dane Avenue**, the mid-nineteenth century vernacular cottage at **15 Dane Avenue**, the stylistic mid-nineteenth century cottage at **23 Dane Avenue**, the recently restored, clapboard-clad cottage mid-nineteenth century cottage at **27 Dane Avenue**.

Historical Narrative


during the 1840s and 1850s). Rufus Littlefield, a mason, paid Frost \$628.53 for an 8,979 square foot lot numbered 7 on a Felton & Parker Plan of lots owned by Samuel T. Frost dated May 31, 1845. 64 Dane Street was built during the summer and fall of 1851, with Littlefield, the mason, constructing the dwelling's brick foundation. While Rufus Littlefield built 64 Dane Street, he did not hold it for very long. He sold this 9,000 square foot property, "with the buildings thereon" to Martha W. James, wife of William James, for \$2100 in April of 1852. William James was a collar maker by trade. By 1869, he is listed as a harness maker with a business located at 87 Chestnut Street in Boston. By 1884, James' work place is listed as 230 Cambridge Street in Boston. William James lived for approximately forty years in this house. After his death c. 1894, his heirs sold the property to a Jane Kilroy. In a deed of February 21, 1895, Anna M. James of Somerville, "the only child and sole heir and next of kin of Martha W. James and William James both deceased intestate and being unmarried" sold her family homestead to Jane Kilroy. She lived here until at least the early 1900s. By 1910, Martin Howard, lab worker, is listed at this address. Later owners of 64 Dane Street included: Mary and James J. Murphy, driver (1920); Ada N. and William H. Moody, United States Agent (1930) and the Alfred E. Kings (Marion I.) and the Albert L. Kennedys (Violet). Mr. King was a mechanic and Mr. Kennedy was a lab worker.

64 DANZ STREET SMV. 1177

SMV.1177



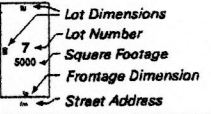
City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

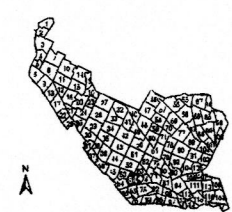
Lot Dimensions
Lot Number
Square Footage
Frontage Dimension
Street Address



80 0 80 Feet
1" = 80'
February 07, 2002

Sources: Rights-of-way and building footprints developed from Boston Edison Company data, 1993. Parcel data developed from assessor map by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



64

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community
SOMERVILLE, MA

Property Address
64 DANE STREET

Area(s)
WARD II

Form No.

	SMV.1177
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Edward W. Quinn
criteria that are checked in the above sections must be justified here.

The

64 Dane Street is considered eligible for nomination to the N. R. H. P. as a contributing historic resource within a potential National Register Historic District.

64 Dane Street was built c.1851 for Rufus Littlefield, mason. The house was part of a subdivision of modest dwellings located just to the south of the then new Fitchburg Railroad (1841) that linked the ice industry at Fresh Pond with Boston. 64 Dane Street satisfies criteria A of the N. R. H. P.

64 Dane Street is a handsome end gable Italianate house that is particularly noteworthy for its encircling verandah that appears to be original to its c.1851 construction. 64 Dane Street satisfies criteria C of the N. R. H. P.