



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:	63 Hudson Street, barn
Case:	HPC 2014.097
Applicant Name:	Rebecca Fordon & Eric Chon
Date of Application:	November 20, 2014
Recommendation:	Significant
Hearing Date:	December 16, 2014

I. Historical Association

Context: Hudson Street was primarily developed during the late 1880s and 1890s. In 1895, the original parcel for this house had an extensive side yard located to the left.

Historical Description: The subject building is identified as a barn/stable behind the existing house on the 1895 Bromley map. This lot is under ownership of Frederick M. Burrows and includes the adjacent parcel which is now known as 61 Hudson Street (subdivided before 1934). Burrows was born in Maine, employed as a



were located for this parcel. per the 1895 City Directory. Often, accessory buildings such as the subject barn were owned by trades people who did not use the streetcars and trains. The dairy industry was a major business in Somerville during the 19th and first half of the 20th century. Although no information, specific to Burrows was located, various thriving dairy businesses were located in the City, such as HP Hood, Noble, Whiting and Kenneson.

dairy farmer and delivered milk. No building permits
Fredrick M. Burrows is listed without an occupation

Architectural Description: The barn/stable is a two-story structure, two bays wide and two bays deep with a concrete foundation. There are two sets of garage doors with one being slightly larger than the other. The left gable end (western façade) has three window openings; one is set irregularly, possibly for a staircase to a loft. The eastern gable end also has three windows; two are located on the upper level while one on the first floor. The roof has asphalt shingles and there may have been a hayloft.



63 Hudson Street, barn/stable side façades

Summary: The barn/stable is a two-story structure, two bays wide and two bays deep with a concrete foundation and multiple window openings on either side. Hudson Street was primarily developed during the late 1880s and 1890s. In 1895, the original parcel for this house had an extensive side yard located to the left. No building permits were located for this parcel. Although no information specific to F.Burrows business was located, various thriving dairy businesses were located in the City.

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/atlas, 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 the barn/stable at 63 Hudson Street 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 barn/stable at 63 Hudson Street is broadly associated with the cultural, economic, and social history of the City. The City is known historically to have been the location for several dairy businesses; therefore, the property owner in 1895, who is a dairy farmer and deliverer of milk contributes to this historic narrative.

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 the barn/stable at 63 Hudson Street begins at the time of construction, c.1895, and ends when this structure was altered to accommodate vehicular storage.

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 c.1895 barn/stable is consistent with the original location at the rear of the lot. This structure is associated with the dwelling located at 63 Hudson Street and the dairy farmer/milk deliverer, F.Burrows. At the time of construction, this was a large lot that includes the present day parcel 61 Hudson Street.
- b. **Design:** The side-gable form and 1½ story massing are clear, though the overhead doors and smaller opening are later modifications. The style is unknown due to the minimal detail that remains. However, multiple windows still exist on either gable-end façade and there was likely a hoist at one point, though evidence of this is not visible. Details of the windows and their trim were difficult to determine as this requires access from adjacent properties, but the openings are clear.
- c. **Materials:** Wood is the predominant material that composes this barn/stable structure. Multiple window openings remain, though the existence of windows is unknown. The overhead doors are also a material intrusion. The structure is sheathed in clapboards and the roofing material is asphalt shingles.
- d. **Alterations:** There are multiple windows that have been removed from both gable-ends; however, the openings are still understood. The smaller garage door is likely a more recent opening and the doors themselves are not original to the structure.

Evaluation of Integrity:

The existing conditions of the structure are fair, but the form, massing and fenestration are clear. Some of the original materials are still present, including clapboard exterior and window casings. The original intended use of the accessory structure remains clear and continues to be associated with the dwelling. The building still retains a moderate level of integrity, due to the form, massing and retention of original materials.

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 the barn/stable at 63 Hudson Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to the form, massing, inference of previous fenestration and retention of original materials. In addition, this structure shares a historic context, as a group of buildings, with 63 Hudson Street.

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 barn/stable, c.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 the barn/stable at 63 Hudson Street 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 barn/stable at 63 Hudson Street is broadly associated with the cultural, economic, and social history of the City. The City is known historically to have been the location for several dairy businesses; therefore, the property owner in 1895, who is a dairy farmer and deliverer of milk contributes to this historic narrative.

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 the barn/stable at 63 Hudson Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to the form, massing, inference of previous fenestration and retention of original materials. In addition, this structure shares a historic context, as a group of buildings, with the dwelling at 63 Hudson Street.

63 Hudson Street

