



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 2018.025
Date: April 17, 2018

Recommendation: Denial; Conditional Approval

PRESERVATION STAFF REPORT

Site: 14 Flint Street

Applicant Name: Keith Fallon
Applicant Address: 9 Winthrop Court, Medford, MA 02155
Owner Name: Estate of Manuel Sequeira
Owner Address: 14 Flint Street, Somerville, MA 02145

Petition: Keith Fallon, 14 Flint LLC, Applicant, seeks permission from the Somerville Historic Preservation Commission (HPC) to alter windows and remove the chimney.

HPC Hearing Date: April 17, 2018

I. PROJECT DESCRIPTION

- I. **Subject Property:** The subject residential building is located on a side street in the East Somerville neighborhood between Franklin Street and Glen Street. See Form B for details.
2. **Proposal:** The Applicant proposes to replace all the windows, both original and replacement windows with Pella aluminum black clad windows and putty profiles with a 6/6 configuration. See attached plans and photos for details.



14 Flint Street – 2006 photo

Existing 33 ½" W x 61 ½"	Proposed 33 ½" W x 61 ½"
Muntins 7/8" depth and 5/8" wide	SDL with putty profile 7/8" depth and 5/8" wide
Stiles 1 ¾"	Stiles 2"
Rails 2 ½"	Rails 2"
Single pane	No Low E glass

The Applicant would also like to remove the chimney to rearrange the interior of the building.

3. **Existing Conditions:** The building has been neglected for some time and needs considerable repairs. Current windows are in poor condition. See photos.

II. FINDINGS FOR CHIMNEYS

B. Roofs

1. Preserve the integrity of the original or later important roof shape.
3. Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture and installation detail.
4. Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.

Existing chimneys are an important architectural detail that in most cases contribute to the architectural integrity of the structure and overall roof form. The chimneys on a historic building form the backbone of its structure; they indicate the building's interior layout and the uses of the rooms inside. Certain chimney styles are associated with particular styles of 18th and 19th century buildings. The style and shape of a chimney, as well as the form of its bricks, may reflect the aspirations of the building's original owners.

1. Existing chimneys, along with original details such as chimney pots and other terra cotta work, should be retained and restored
2. Most non-functioning chimneys should be preserved as an original historic detail of the building.
3. Chimney caps should be in a dark bronze or copper finish.

Staff Findings Staff finds that the proposed alterations do not meet the above HPC Guidelines.

Staff finds that the removal of the chimney would be detrimental to the Flint Street Historic District and the understanding of the building within as originally constructed.

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.

In most cases that come before the SHPC regarding wood windows, repair of existing windows will be required. The SHPC will consider exceptions to this requirement based on the condition of the window and its visibility from the public way.

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.

Replacing historic windows

6. The replacement of historic windows should only be considered as a last resort if the fabric of the window is deteriorated beyond repair. In general:
 1. Replacement of intact historic windows on the front facade of a building or located so as to be highly visible from the public way is rarely appropriate.
 2. Replacement of intact historic windows on the side walls of a building, or historic windows which are obscured or minimally visible from the public way is generally inappropriate.
 3. Replacement of intact historic windows not visible from the public right of way (often the rear of the building) is not preferred but permissible.
7. Property owners proposing to replace rather than to repair historic windows must provide the SHPC with the following:
 - a) Documentation by the owner's contractor or by the SHPC staff of the condition of each window proposed for replacement, including interior and exterior close up color photos in digital format;
 - b) Evidence that the property owner has consulted with an experienced window repair professional.
 - c) Dimensions of both the historic window and the proposed replacement; product specifications of the replacement; product samples, including glass and millwork; installation details; a verbal and pictorial comparison between the historic window and the replacement; photos of comparable installations of the proposed replacement, if available.
 - d) In cases of financial hardship, a comparison between the cost of repairing the historic window VS. that of purchasing and installing the proposed replacement, and estimated future maintenance costs of both.

8. It is especially important to preserve the original number and proportion of "lights" in which the glass sash of a historic window is divided, along with the style and profile of the dividing muntins. When replacing a historic window, an un-insulated sash that matches the dimensions, profile and detailing of the original is most appropriate; a storm window (exterior or interior) may be added. Double-glazed windows, in which two panes of glass are sandwiched together with air space between them for insulation, are not preferred. High quality, (true or simulated divided-light, double-glazed sash may only be allowed if it maintains the original window's dimensions, if the pattern and proportions of its lights match the original, and if the proportions, details, and profile of the muntins are also similar to the original. The use of dark rather than light spacer bars is preferable in this type of sash. Snap-in muntins or other inauthentic architectural details are inappropriate.
9. If replacing an entire window and all of its surrounding elements, the new construction must preserve as much of the depth, proportions and detailing of the original window and associated exterior woodwork as possible. Do not infill the original opening in order to fit a stock window into a custom-sized frame.
10. When replacing either the sash or the entire window, do not substitute tinted, opaque, "low-E," or reflective glass for clear glass on windows that are highly visible from the public way. The use of lightly tinted glass on minimally visible windows may be permitted only if other energy retrofitting alternatives are not possible. Such situations are reviewed on a case-by-case basis by the SHPC.

Windows: Repair or Replace?

WINDOW LOCATION AND CONDITION	ACTION
<i>1. Front facade or highly visible from public way</i>	
a) Routine maintenance needed or small degree of deterioration present	Repair
b) Greater deterioration but limited to specific areas of window	Repair or replace damaged parts
c) Damaged beyond repair	Replace with new window to match existing
<i>2. Side walls and/or obscured or minimally visible from public way</i>	
a) Routine maintenance needed or small degree of deterioration present	Repair
b) Greater deterioration but limited to specific areas of window	Repair or replace damaged parts, or replace window
c) Damaged beyond repair	Replace
<i>3. Not visible from public way</i>	
All window conditions	Repair or replace

Staff Findings: Staff finds that the proposed alterations do not meet the above HPC Guidelines.

Staff finds that the existing windows on the front of the house are in poor condition with broken sash cords, missing pulleys, broken and missing muntins. While the broken and damaged components can be replicated to replace the damaged portions of the windows the question is whether these windows are damaged beyond repair and whether the proposed aluminum clad windows with differing dimensions for the stiles and rails. Pulleys and weights are replaceable. Staff finds that the windows may be reparable but would need extensive work by a qualified historic window repair person.

Because several of the windows have been replaced with vinyl sash, replacing these windows with the roughly equivalent to the existing replacement sash would be an upgrade to a more consistent image of the house.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends denying a Certificate of Appropriateness to remove the chimney and replace the existing wood windows with aluminum clad double-paned and double-hung windows. Staff recommends a Certificate of Appropriateness to replace the white vinyl replacement windows with higher quality replacement windows that approximate the original c. 1850 windows. A Certificate of Non-Applicability may be issued to repair the existing wood windows and the reconstruction of the chimneys in-kind.

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed work for which these Certificates of Appropriateness (C/A) and Non-Applicability (C/NA) was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. The chimney may be rebuilt in-kind to match the existing (C/NA).
4. The bricks and
5. The original windows on the front main body of the house shall be repaired in-kind (C/NA).
6. The white vinyl replacement window shall be replaced with no low E dark sash with 2" rails and styles and muntins with the measurements 7/8" depth and 5/8" wide (C/A).
7. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.





Chimney visibility







1st floor window 1



1st floor window 2



1st floor window 3



1st floor window 4



1st Floor 5



1st Floor 5



1st Floor 6



2nd Floor 2



2nd Floor 3



2nd Floor 4



*Unlabeled, front
of building.*



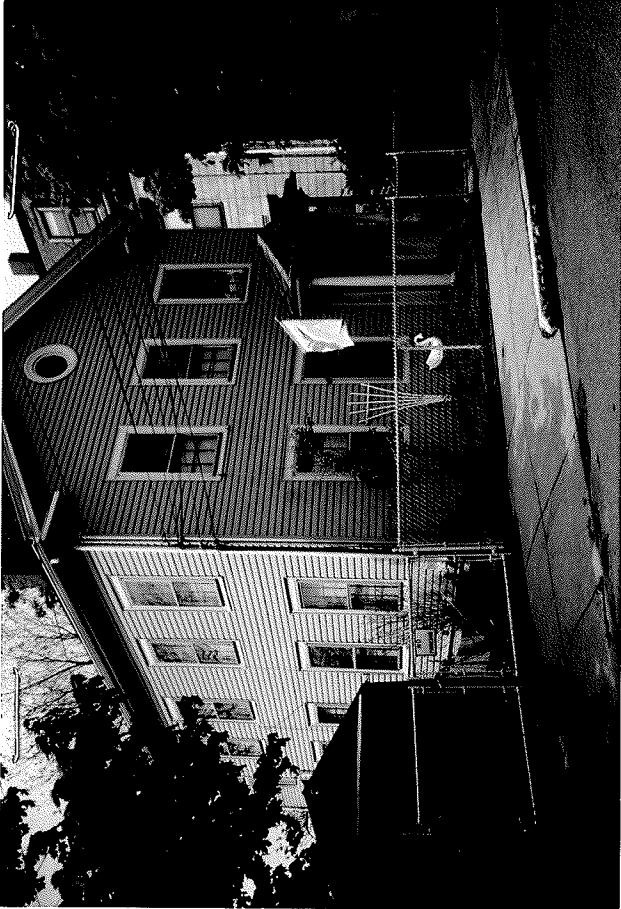
*Unlabeled, front
of building.*



Rear portion of the building, all windows are double hung white vinyl.

FORM B - BUILDING

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



see attached map

Assessor's Number	USGS Quad	Area(s)	Form Number
104-B-7	Boston North		1187

Town Somerville

Place (neighborhood or village) East Somerville

Address 14 Flint St.

Historic Name Davis-Nickerson House

Uses: Present residential

Original residential

Date of Construction 1857-1858

Source deeds and maps

Style/Form Italianate/suburban sidehall

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim vinyl/wood

Roof asphalt

Outbuildings/Secondary Structures auto garage
ca.1920

Major Alterations (with dates) resided late 20C

Condition good

Moved ☒ no ☐ yes Date _____

Acreage 5104 sq.ft.

Setting suburban lot on hill slope

in dense residential district

Recorded by Arthur Krim

Organization Somerville Hist.Presv.Comm.

Date (month/year) August 2005

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

14 Flint St.

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

The early suburban house at 14 Flint Street was built in 1857-1858 by an unknown housewright for John Davis, later owned by John Nickerson. The house follows a standard suburban side hall plan of two stories with gable to the street, set on a brick foundation built back on a steep slope. The design is Italianate Style as seen in the short return gable cornice and most obviously in the round oculus gable window. The entry retains an older Greek Revival side light door frame and the windows are possibly original 6/6 sash. The entry portico is of later date ca.1920 in Colonial Revival Style, with the house recently resided. Although modified, the Davis-Nickerson house is of note as an early house on Flint Street, that defines the suburban character of the area before the Civil War.

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.

The early suburban house at 14 Flint Street is dated 1857-1858 by deeds and map research to John Davis, later owned by John Nickerson. The property was purchased by Davis in 1855 with a tax assessment to Davis of \$16.58 in 1857. Although the house is not shown on the 1857 Walling Map, the construction is likely of 1857-1858. In 1864 the house was sold to David Eliot and resold to John F. Nickerson in 1866 as shown on the 1874 Atlas. Nickerson is listed as a Boston grocer in the 1881 Directory and the house remained in the Nickerson family through 1895. In 1905 the house is listed to Thomas Jones, an insurance agent with Mrs. Elizabeth Lawrie. In 1925 the address is shown to Robert Malatesta, a railroad switchman and his wife Sarah, while in 1940 the house is listed to Frank Milton and Mrs. Agnes Stewart.

The Davis-Nickerson house is of note as an early suburban house on Flint Street before the Civil War, and later residence for local workers in East Somerville.

BIBLIOGRAPHY and/or REFERENCES

☐ see continuation sheet

Atlas of Somerville. Philadelphia: J.M. Hopkins, 1874, 1884.
Atlas of Somerville. Philadelphia: G.W. Bromley, 1895.
Map of Middlesex County. Boston: H.F. Walling, 1857.
Middlesex County Deeds 733-48 (1855), 935-292 (1864),
961-328 (1865), 962-546 (1866)
Somerville Directory. Boston: W.A. Greenough, 1875-1940.
Somerville Tax Lists. Somerville: by the town, 1856-1864.

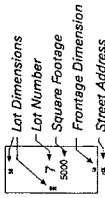
☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

City of
Somerville
Massachusetts



Assessors Map

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



80 0 80 Feet
1" = 80'

January 3, 2001

Source: Right-of-way and buildings footprints
from the City of Somerville, Company data,
1995. Parcel data derived from the Assessor's
Map by Camp Dresser & McKee, 1999.

NOTE: The data represented on these maps
indicate distances and located locations of
certain boundaries in the City of Somerville.
The data is not intended to be used as a
survey and should not be treated as such.



104



CDM