



**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 2017.037  
**Date:** June 20, 2017

**Recommendation:** Conditional Approval

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**PRESERVATION STAFF REPORT**

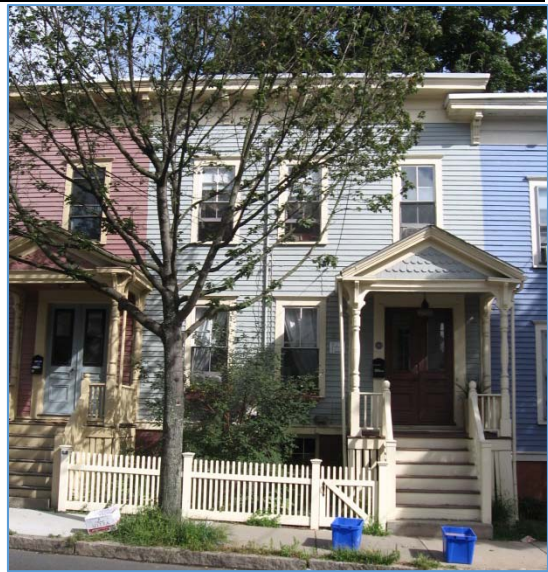
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**Site:** 143 Central Street

**Applicant Name:** Dan McLoughlin  
**Applicant Address:** 59 Commerce Way, Woburn, MA 01801  
**Owner Name:** Kate Wadsworth Castle Living Trust  
**Owner Address:** 143 Central Street

**Petition:** Kate Wadsworth Castle Living Trust, through the Applicant, Dan McLoughlin, seeks permission from the Somerville Historic Preservation Commission (HPC) to replace 10 existing replacement windows and a patio door with Pella Architect series windows and door.

**HPC Hearing Date:** June 20, 2017



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**I. PROJECT DESCRIPTION**

1. **Subject Property:** The subject property is located in the Winter Hill neighborhood, is part of the Veazie Row Single Building Local Historic District. See attached Survey Form.
2. **Proposal:** The Applicant proposes to replace 10 existing replacement windows and a patio door with Pella Architect series windows and door. (Technical information attached.)

**II. FINDINGS FOR REPLACEMENT OF WINDOWS**

The Somerville LHD guidelines state that windows may be treated as follows:

**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***

**Proposal:** The Applicant proposes to replace the existing, replacement windows with Pella Architect® series aluminum-clad double-hung 2/2 sash with putty profile muntins or grilles. They would add multi-light French doors to replace single-pane sliders.

**Staff Findings:** The Staff finds that there would no loss of historic fabric and that there would be no alteration of openings. Staff reviewed the records for the Veazie Row houses and found that windows had been replaced on several of them, mostly in the rear. Staff finds that the Pella Architect® series windows have a putty profile and width of muntin suitable for the age of the building. Staff also finds French doors are a more appropriate type of door than the 1960s slider doors. Staff notes that despite visibility of the rear of the row from Medford Street, many of the windows and openings have been altered over time, reflecting the private nature of the yards and the need for buildings to change to meet the needs of the occupants.

Staff finds that the proposal meets with the above guidelines.

### **III. RECOMMENDATION**

***Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends CONDITIONAL APPROVAL of the window and door replacement***

1. All relevant building permits shall be obtained by the applicant prior to installation of the replacement windows and doors.
2. None of the window openings shall be altered to contain the new replacement sash.
3. Ten Pella Architectural® series replacement sash shall match the existing top, bottom and meeting rails, stiles and muntins in size, shape, and installation detail.
4. One set of the existing window sash will be retained for comparison purposes.
5. Commission Staff to confirm the match of the new window sash to the currently existing window sash.
6. The sliding glass patio doors shall be replaced with French doors.
7. All materials, including framing and mortar type and color, shall be presented to preservation staff for their final review and approval before installation.





## GRILLE TYPES

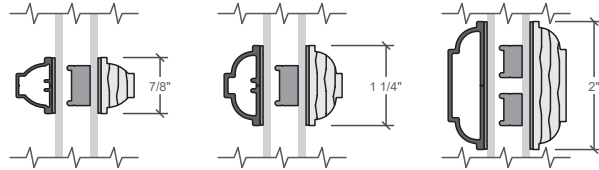
### Typical Grille Profiles



### Integral Light Technology® Grilles

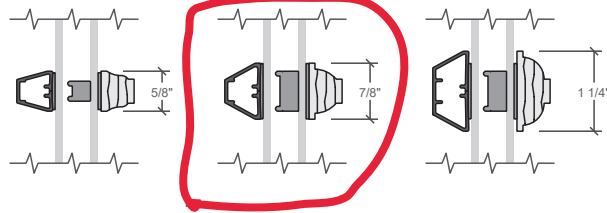
#### Ogee Grilles

Clad Exterior - Wood Interior



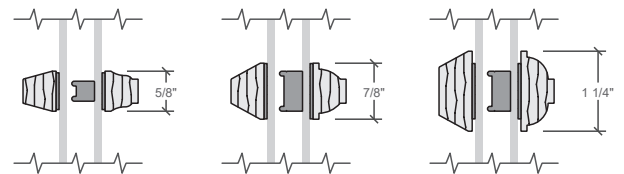
#### Putty Glaze and Ogee Grilles

Clad Exterior - Wood Interior

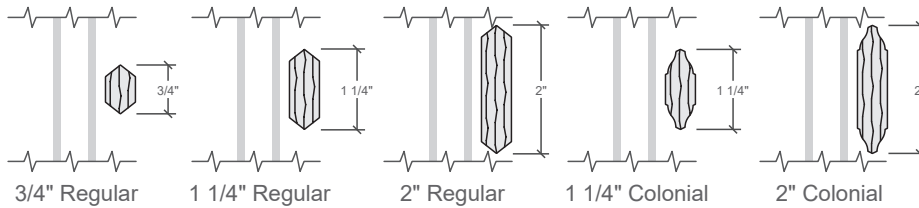


#### Putty Glaze and Ogee Grilles

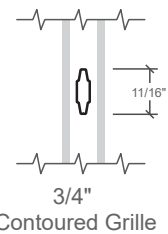
Wood Exterior - Wood Interior



### Roomside Removable Grilles



### Grilles-Between-the-Glass

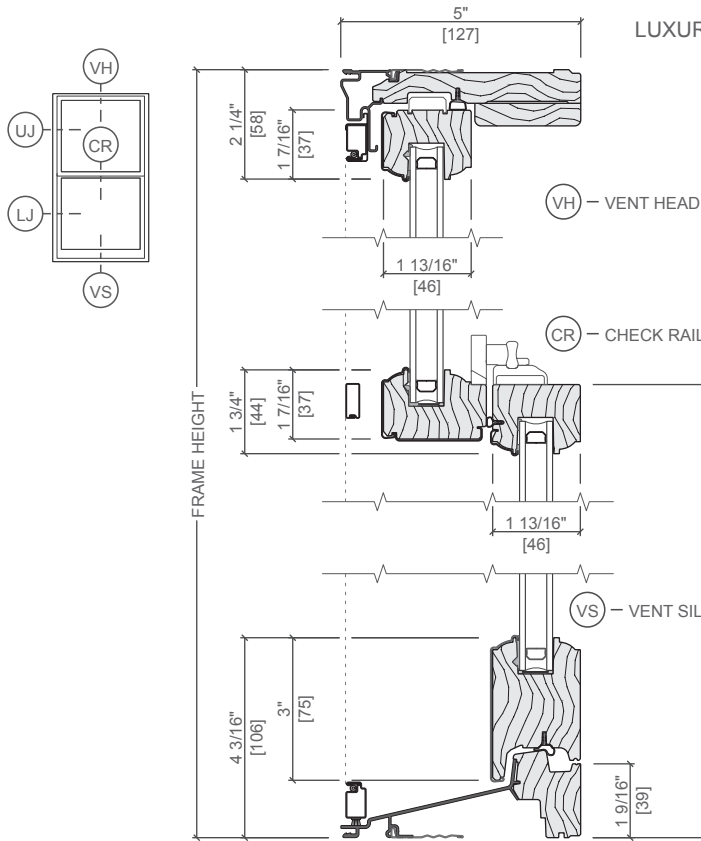


Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.  
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

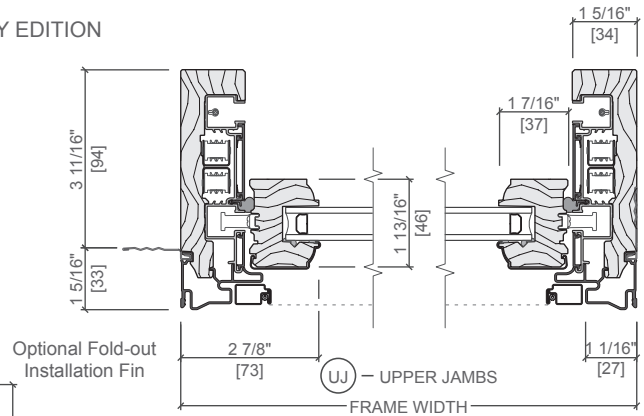


## UNIT SECTIONS

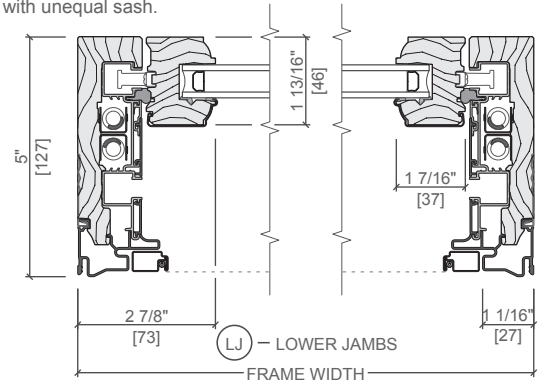
Aluminum-Clad Exterior  
LX Single- and Double-Hung



### LUXURY EDITION



\* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

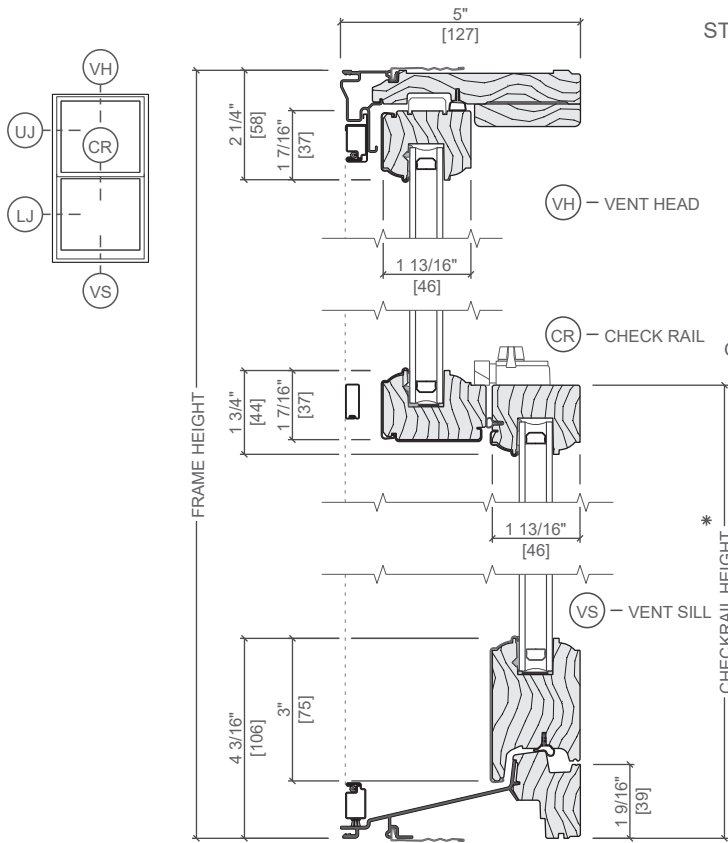
All dimensions are approximate.



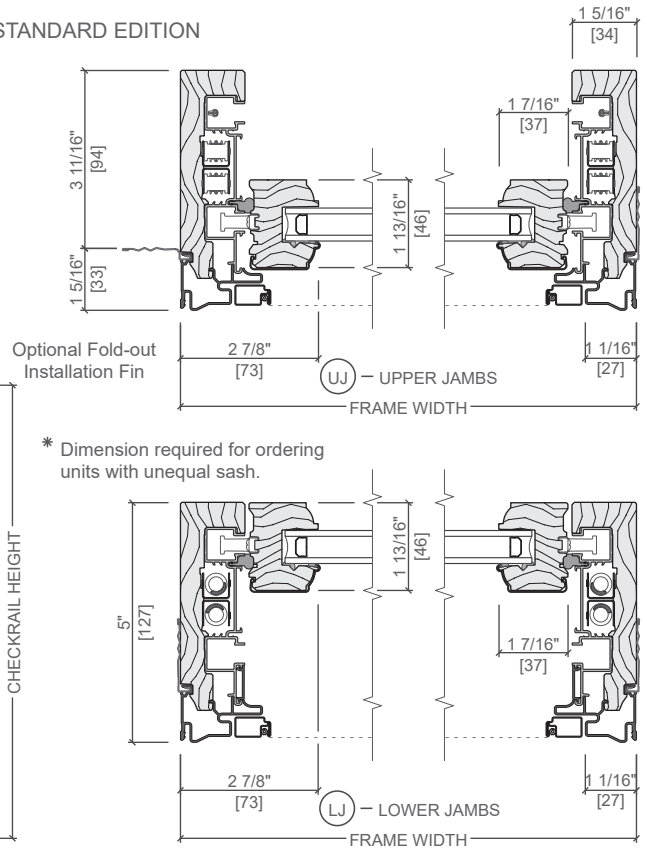
## UNIT SECTIONS

### Aluminum-Clad Exterior

### SE Double-Hung



#### STANDARD EDITION



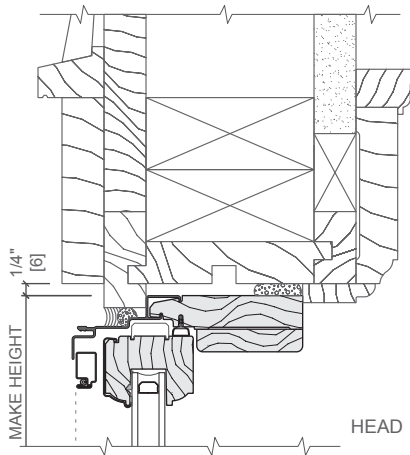
Scale 3" = 1' 0"

All dimensions are approximate.



## INSTALLATION DETAILS

Aluminum-Clad Exterior  
LX Double-Hung

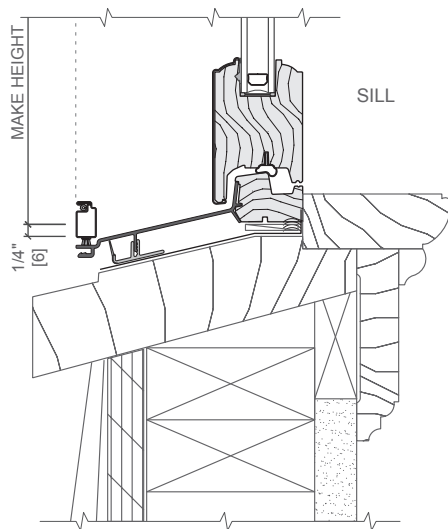


### NOTE:

WALL CONSTRUCTION AND OLD DOUBLE-HUNG FRAME SHOWN ARE EXISTING; OLD DOUBLE-HUNG SASH HAS BEEN REMOVED. REFER TO THE APPROPRIATE PELLA INSTALLATION INSTRUCTION FOR COMPLETE STEP BY STEP INSTRUCTIONS.

SHIM AND PLUMB UNITS AS REQUIRED.

SEAL UNIT TO EXTERIOR / BLIND STOP.



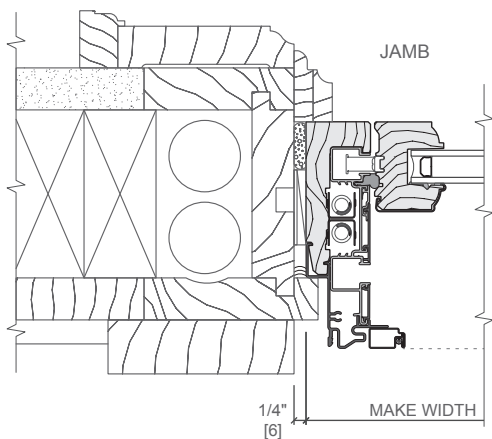
SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL.

SEAL ADJUSTABLE SILL ADAPTER TO EXISTING WOOD SILL.

LEVEL UNITS AS REQUIRED.

### NOTE:

THE ADJUSTABLE SILL ADAPTER MAY BE REMOVED WHEN THE EXISTING WINDOW SILL HAS A SLOPE OF 12 DEGREES OR LESS.



INSULATE ALL VOIDS AT WINDOW PERIMETER (BY OTHERS).

SEAL UNIT TO EXTERIOR / BLIND STOP.

Scale 3" = 1' 0"

All dimensions are approximate.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.327
<b>Historic Name:</b>	Veazie, William Rowhouses
<b>Common Name:</b>	Veazie Row
<b>Address:</b>	137-145 Central St
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Winter Hill
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Italianate; Row House
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	SMV.BA: Somerville Single Building Local Historic District
<b>Designation(s):</b>	Local Historic District (10/31/1989)



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.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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Wednesday, October 09, 2013 at 3:29: PM



FORM B - BUILDING



LMD 10/31/89 (10)  
 PL. WINTER  
 USGS BOSTON  
 SECT. B

AREA

FORM NO.

Winter Hill 327

Town SOMERVILLE

Address 137-145 Central Street

Historic Name William Veazie (develop

"Veazie Row"

Use: Present residential

Original residential

DESCRIPTION

Date 1889

Source maps/directories

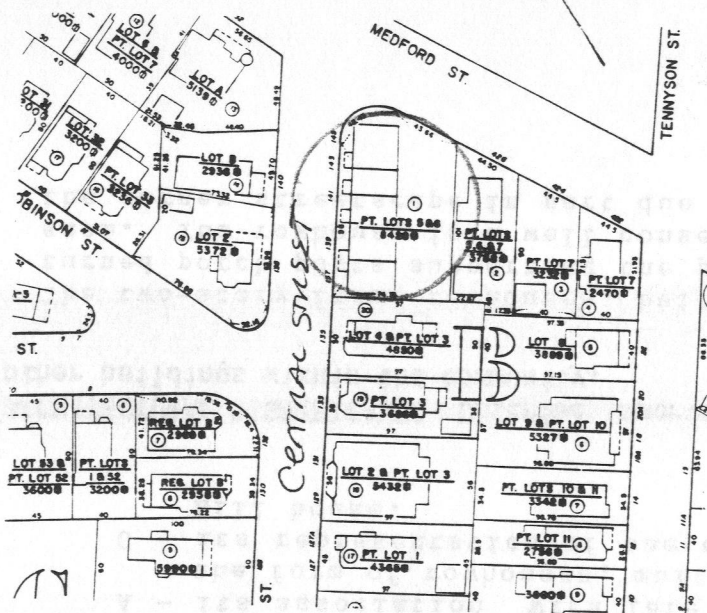
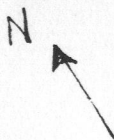
Style Italianate

Architect \_\_\_\_\_

Exterior Wall Fabric clapboard

Outbuildings \_\_\_\_\_

Intersection(s).  
 Indicate north



Major Alterations (with dates) \_\_\_\_\_

Condition good

Moved \_\_\_\_\_ Date \_\_\_\_\_

Acreage 8426 sq. ft.

Setting Southeast corner of Central &  
 Medford, edge of late 19th century  
 residential neighborhood.

Recorded by Carole Zellie - 1980  
 Gretchen Schuler - 1988

Organization Somerville Historic  
 Preservation Commission

Date May, 1988

UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The property is significant for :

- A - its association with late 19th century residential development in the form of rowhouses, multi-family units of Winter Hill.
- C - its representation of one of the in tact frame rowhouses in Winter Hill house.

**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The two-story frame rowhouses, built by 1889, retain their bracketed eaves, turned porch posts supporting the pedimented entrance porches and the 2/2 sash. The rowhouse is a well conserved building that is a focal point of the corner streetscape in part due to the fine care taken in maintenance.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

By the 1890s much of Winter Hill had been developed with large houses for local and commuting businessmen. With increased rail service as well as increased industry in the south section of Somerville, came a need for moderate housing. The frame rowhouses on Central Street were in response to the changing needs and were the forerunners of larger apartment blocks. The proximity to the new Central Street station contributed to their popularity.

The rowhouses are built on land that had belonged to Oliver Tufts and his heirs for many years. This area is east of the Tufts Brickyards. Known as Veazie Row, the five unit rowhouses were built by local real estate developer William Veazie who lived on Walnut Street. Veazie was also a printer. Poll Tax Listings show residents at these addresses from 1889. Several names are found consistently in directories at this address and include Robert McLaughlin, Lawrence Ogilvie (compositor), Charles Collins (post office agent), and several Hoffmans (all involved in merchant shipping).

**BIBLIOGRAPHY and/or REFERENCES**

1. Atlas of Middlesex County, Somerville: 1884 ("Oliver Tufts, Hrs" land only), 1895 ("Wm. Veazie").
2. City Directories, 1880s-1890s.
3. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
4. Registry of Deeds, Middlesex County: Book                      Page                      .