



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 2017.056
Date: August 15, 2017

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 144 Morrison Avenue

Applicant Name: Martha Cleveland
Applicant Address: 144 Morrison Avenue, Somerville 02144
Owner Name: same as above
Owner Address: same as above
Agent: none

Petition: Martha Cleveland, Owner, seeks permission from the Somerville Historic Preservation Commission (HPC) to replace the existing windows on the front of the rowhouse.

HPC Hearing Date: August 15, 2017

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject rowhouse is located in West Somerville north of Davis Square. See attached Form B.

The Applicant reports water damage on the ground floor due to gaps between the windows and frame on the second floor. This has also resulted in rotted sills and casings in those windows and possibly on the interior walls.

2. **Proposal:** The Applicant proposes to replace the existing replacement



and original windows with Pella Architect series-double hung windows. The sills and casings would be repaired in kind.

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, non-historic replacement and existing single-glazed wood windows with Pella Architect series to match the details of the historic windows.

Staff Findings: Staff finds that the existing windows on the rowhouses are a variety of different types with no consistency between the different owners of the building. Each unit has a different owner and is not unified by mutually agreed upon standards. 140 Morrison Avenue has the same windows as proposed for 144 Morrison. The windows at 142 Morrison are also replacements of unknown brand. 146 and 148 Morrison have white vinyl windows installed prior to designation.

Staff finds that there will be no alteration in the window openings. Repairs will be made to the casings and sills as needed. Staff finds that the proposed windows are consistent with previously approved windows on 140 Morrison Avenue.

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 replacement 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 work for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. The new windows shall be Pella® Architect Series double hung windows to match the oldest sash on the front elevation of the building in terms of material, form, the size of meeting, top and bottom rails, construction, number of lights, and muntin arrangement.
4. The grilles shall have a putty profile on the exterior. Any style grille may be used on the interior.
5. The spacers between the glass shall be dark.
6. The existing window casings shall not be altered.
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.