



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
ACTING EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 101 School Street

Case: HPC.ALT 2022.56

Applicant: Briana Militana

Owner: Jane Messinger &
Ben Messinger

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to alter an LHD property by removing existing window openings to install a doorway.*

HPC Meeting Date: October 18, 2022



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is not a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.

I. PROJECT DESCRIPTION

Subject Property: The locus is the c.1889 Colonial Revival structure. This property is located within the Central Hill neighborhood. A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

Proposal: The Applicant proposes the following:

- a. Replace four existing windows with a sliding glass door on the rear of Unit 1

II. FINDINGS

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. Applicable regulations are discussed below.

C. Altering existing windows openings

The applicable Somerville LHD Design Guidelines is C. “*Windows & Doors*”

Due to the change of exterior features the HPC has purview over this work.

Applicant Proposal

The Applicant is proposing to remove an existing set of triple, two-over-one, double hung sash windows and a single two-over-one double hung sash window and replace it with a Pella Lifestyle Series aluminum-clad wood, four-panel sliding glass door. The two center doors would be sliding doors, with the outer two panels being fixed.



Above: Existing rear elevation of 101 School Street



Above: Proposed rear elevation of 101 School Street

Preservation Planning Assessment:

The most relevant portion of this Design Guideline is as follows:

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.

The proposed work does not comply with the above referenced section of the Design Guidelines as it will remove existing window openings to be replaced with a doorway; however, the existing windows are later replacement windows and not original to the building. The proposed door is not consistent stylistically with the date of construction and architectural style of the structure. The proposed work location, though on the rear of the property, is visible from Prescott Street.

On June 19, 2017, a Certificate of Non-Applicability was issued to the top right unit of the building (Unit 6) allowing the removal of two existing windows and the installation of a set of French doors. The plans approved in 2017 permitted the removal of two of the set of triple, two-over-one double hung windows. Remaining was the third window of that set and the standalone two-over-one double hung window.

Considering that the proposed work will be on the rear of the property, the effected windows are not original, and the precedence of Unit 6; a consistent design on the rear could be created by allowing the Applicant to install French glass doors to match those approved in 2017 for Unit 6.

Should the HPC vote in favor of removing windows to install a doorway, Preservation Staff recommends the following conditions be included in addition to those listed in Section IV 'Recommended Conditions' below.

1. The two windows closest to the center of the building on the rear of Unit 1 may be altered to French glass doors to match those approved for Unit 6 in 2017.
2. The exterior door casings shall match the existing window casings.
3. Replacement windows shall not present a warped or mirrored reflection.
4. Replacement windows shall not be tinted.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the proposed project.

III. VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position.

IV. RECOMMENDED CONDITIONS

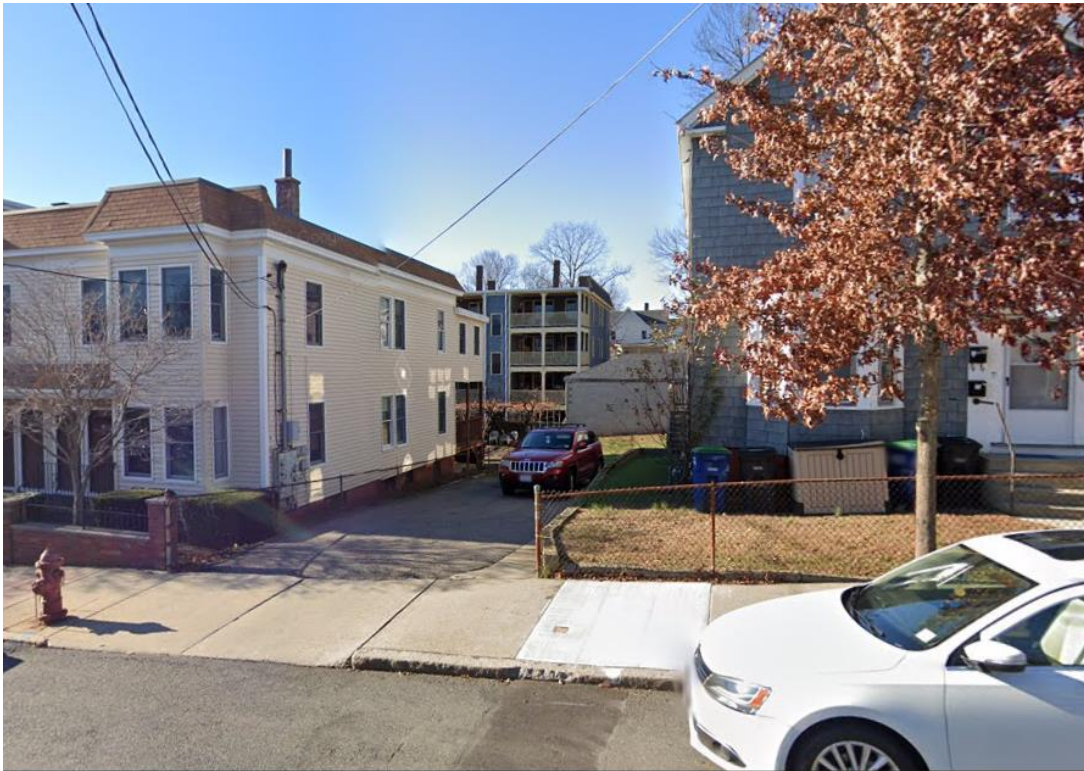
Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.
2. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level re-issuance of the Certificate.
3. The two windows closest to the center of the building on the rear of Unit 1 may be altered to French glass doors to match those approved for Unit 6 in 2017.
4. The exterior door casings shall match the existing window casing.
5. Replacement windows shall not present a warped or mirrored reflection.
6. Replacement windows shall not be tinted.
7. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.

8. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
9. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of fifteen (15) business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.

Photos

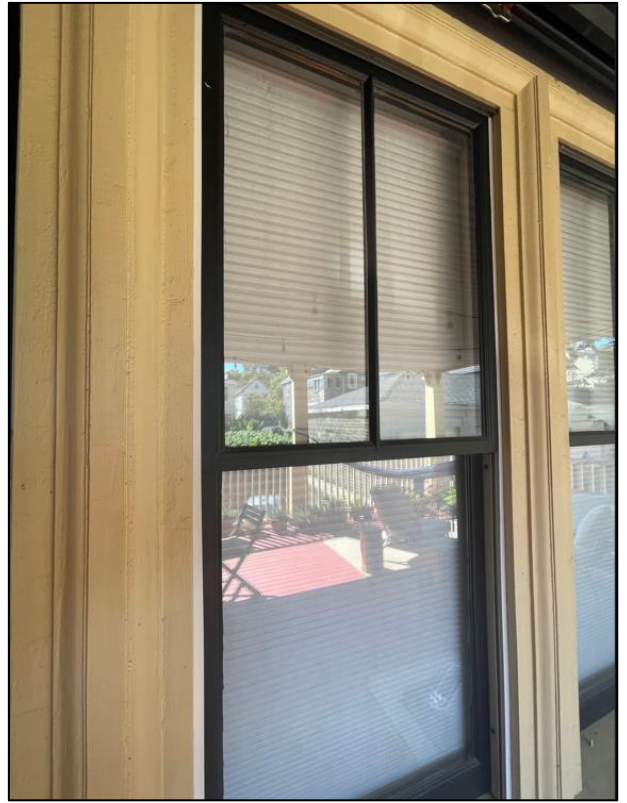
Rear Elevation



Front Elevation:



Window close-up





MESSINGER
RESIDENCE

101 SCHOOL ST.
SOMERVILLE, MA 02143

MILITANA STUDIO

22 BIGELOW ST. #2B
CAMBRIDGE, MA 02139
T: 857.274.7493

NOTE:

STAMP:

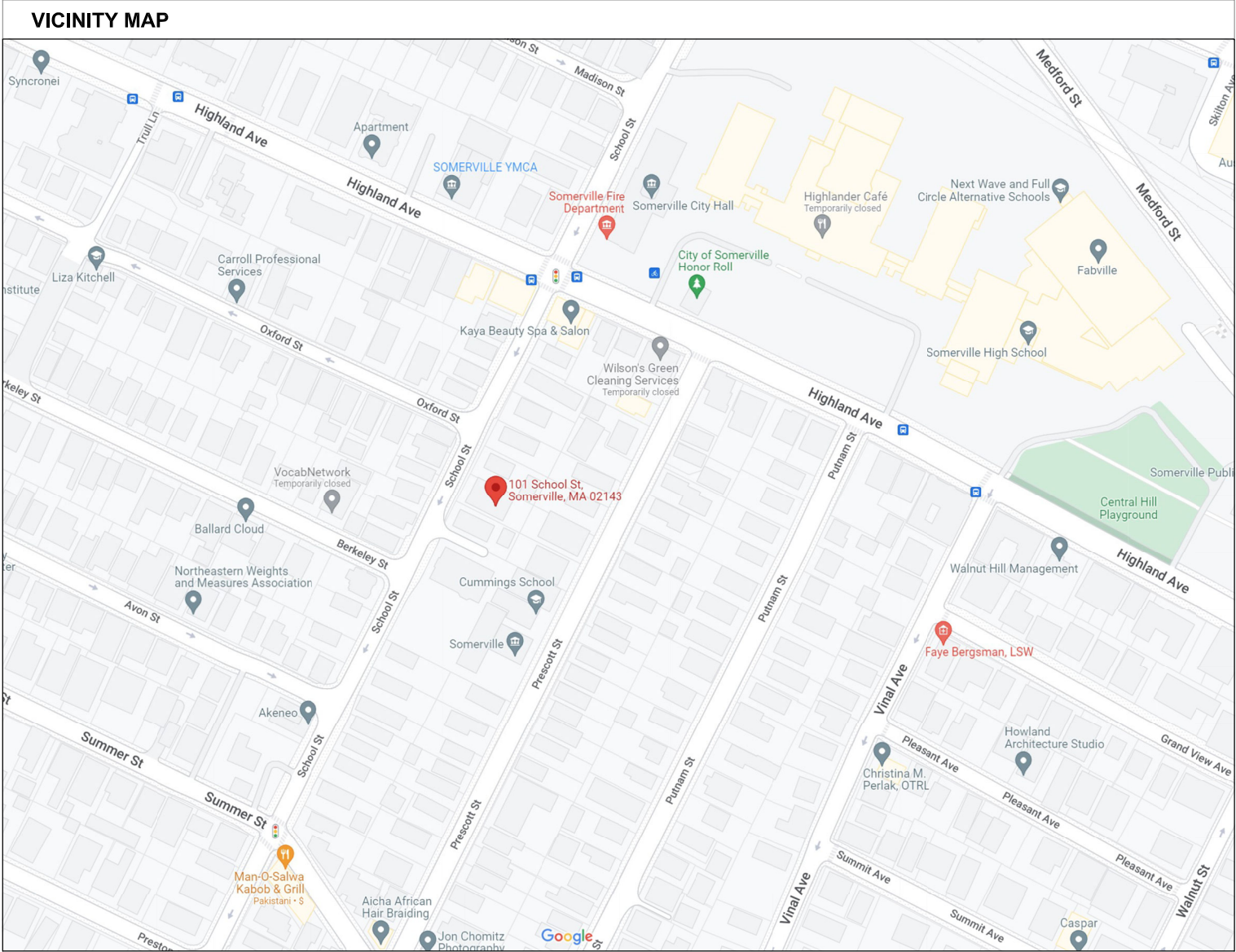


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TITLE SHEET &
GENERAL NOTES

| | | |
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| ISSUED BY MILITANA STUDIO | | |
| PROJECT NUMBER: | SHEET: | |
| 024 | T1.00 | |
| DRAWING DATE: | | |
| 06/21/22 | | |
| SCALE: | | |
| N/A | | |



DRAWING LIST:

| | |
|-------|----------------------------------|
| T1.00 | TITLE SHEET & GENERAL NOTES |
| AX.00 | EXISTING BASEMENT LEVEL PLAN |
| AX.10 | EXISTING LEVELS 1-3 PLAN |
| AX.20 | EXISTING REAR ELEVATION |
| A1.00 | PROPOSED BASEMENT LEVEL PLAN |
| A1.10 | PROPOSED LEVEL 1 FLOOR PLAN |
| A2.10 | PROPOSED REAR ELEVATION |
| A4.10 | PROPOSED LEVEL 1 ELECTRICAL PLAN |
| A6.10 | WINDOW & DOOR SCHEDULE |
| A7.10 | INTERIOR ELEVATIONS |
| A7.20 | INTERIOR ELEVATIONS |
| A7.30 | INTERIOR ELEVATIONS |
| A7.40 | INTERIOR ELEVATIONS |

PROJECT DESCRIPTION:

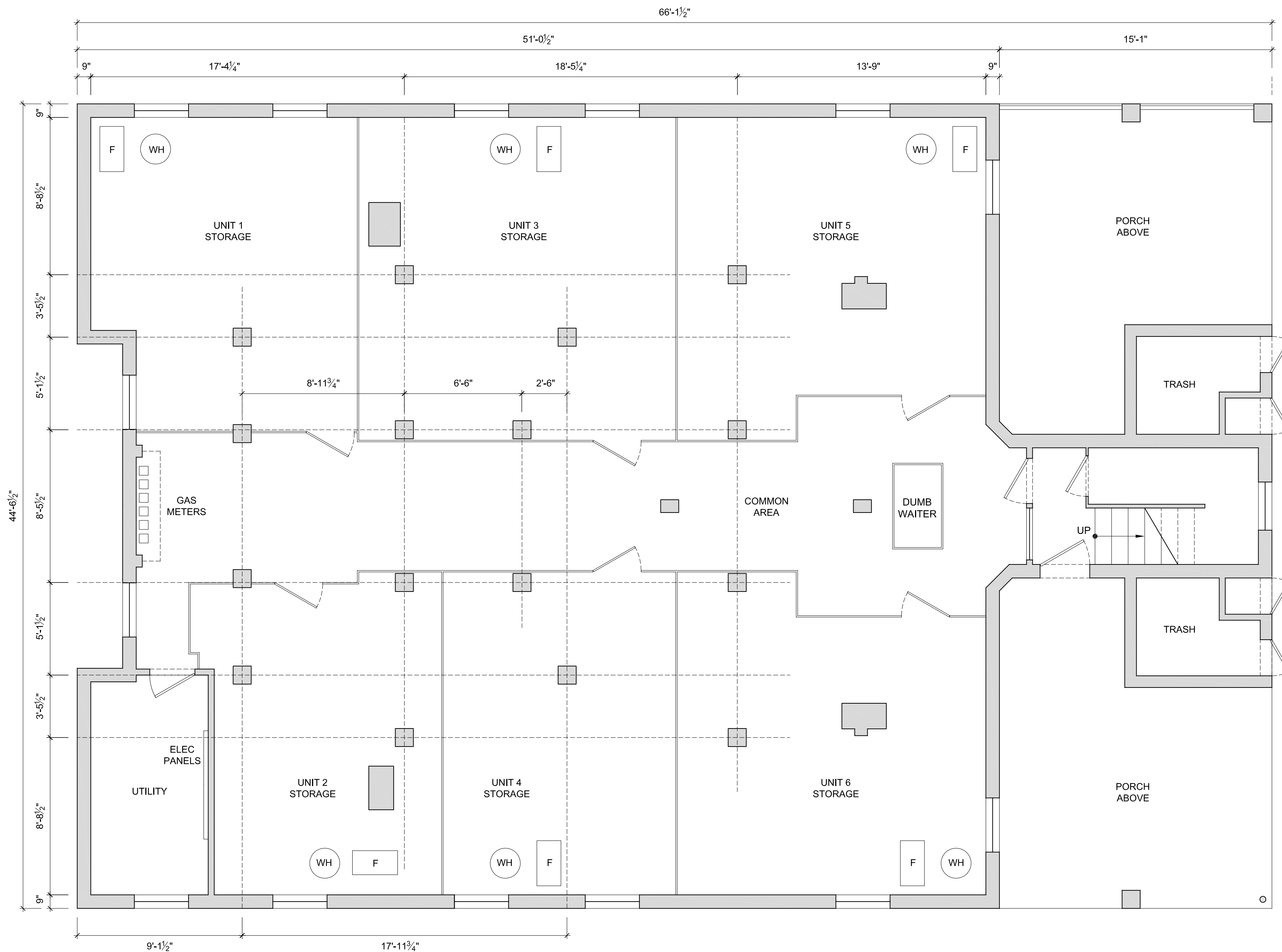
THE PROPOSED PROJECT IS AN INTERIOR RENOVATION OF UNIT #1 OF A 6-FAMILY RESIDENTIAL BUILDING. THE PROPOSED RENOVATION FOCUSES ON THE REMOVAL OF SEVERAL WALLS AT THE REAR OF THE UNIT TO CREATE AN OPEN LIVING CONCEPT. THE RENOVATION ALSO INCLUDES A NEW KITCHEN, NEW INTERIOR FINISHES, & A NEW SLIDING DOOR OPENING TO THE BACK PORCH. NO CHANGES TO THE FLOOR AREA OR BUILDING FOOTPRINT ARE PROPOSED.

CONTACT INFO:

JANE MESSINGER
OWNER
E. JM@JANEMESSINGER.COM
T. 857.928.8213

BEN MESSINGER
OWNER
E. MESSINGER@GMAIL.COM
T. 617.372.5435

BRIAN MILITANA
ARCHITECT
MILITANA STUDIO
E. BRIAN@MILITANASTUDIO.COM
T. 857.274.7493

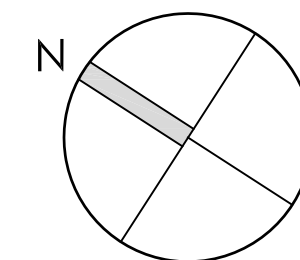


MESSINGER RESIDENCE

101 SCHOOL ST.
SOMERVILLE, MA 02143

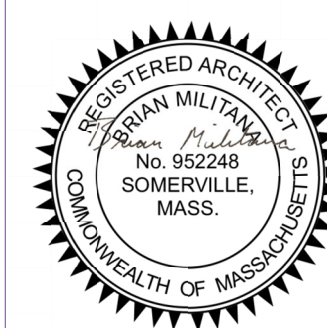
MILITANA STUDIO

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EXISTING BASEMENT LEVEL PLAN

ISSUED BY
MILITANA STUDIO

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| PROJECT NUMBER: 024 | SHEET: AX.00 |
| DRAWING DATE: 06/21/22 | |
| SCALE: 1/4" = 1'-0" | |

101 SCHOOL ST.
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REGISTERED ARCHITECT
 BRIAN MILLETTE
 No. 952248
 SOMERVILLE,
 MASS.
 COMMONWEALTH OF MASSACHUSETTS

EXISTING LEVELS
1-3 PLAN

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NOTE:

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EXISTING REAR
ELEVATION

ISSUED BY

MILITANA STUDIO

PROJECT NUMBER:

024

DRAWING DATE:

06/21/22

SCALE:

1/4" = 1'-0"

SHEET:

AX.20

UNIT #6
PRECEDENT



KEYED NOTES

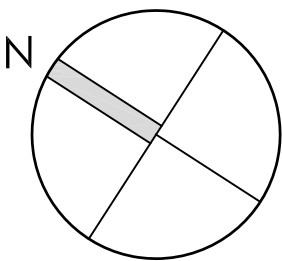
1. EXISTING PAINTED WOOD SIDING
2. EXISTING PAINTED WOOD TRIM
3. EXISTING PAINTED WOOD RAILING
4. EXISTNG BRICK BASEMENT

MESSINGER
RESIDENCE

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NOTE:

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PROPOSED LEVEL
1 PLAN

ISSUED BY
MILITANA STUDIO

PROJECT NUMBER:

024

DRAWING DATE:

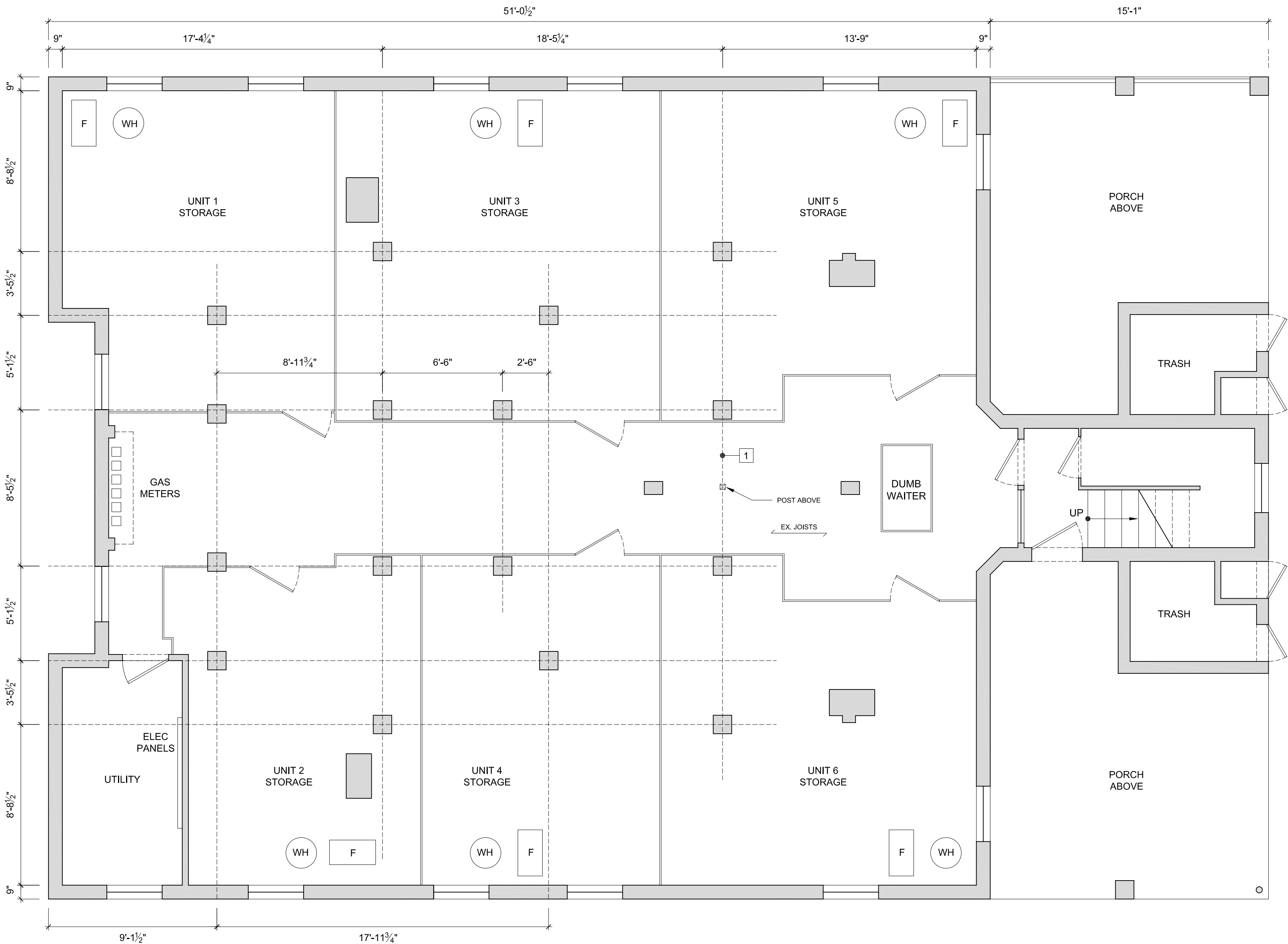
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1/4" = 1'-0"

SHEET:

A1.00



BASEMENT LEVEL PLAN KEYED NOTES

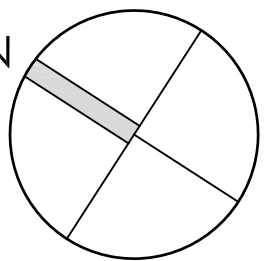
1. NEW BEAM SUPPORTING POST ABOVE PER STRUCTURAL ENG. SPEC

MESSINGER
RESIDENCE

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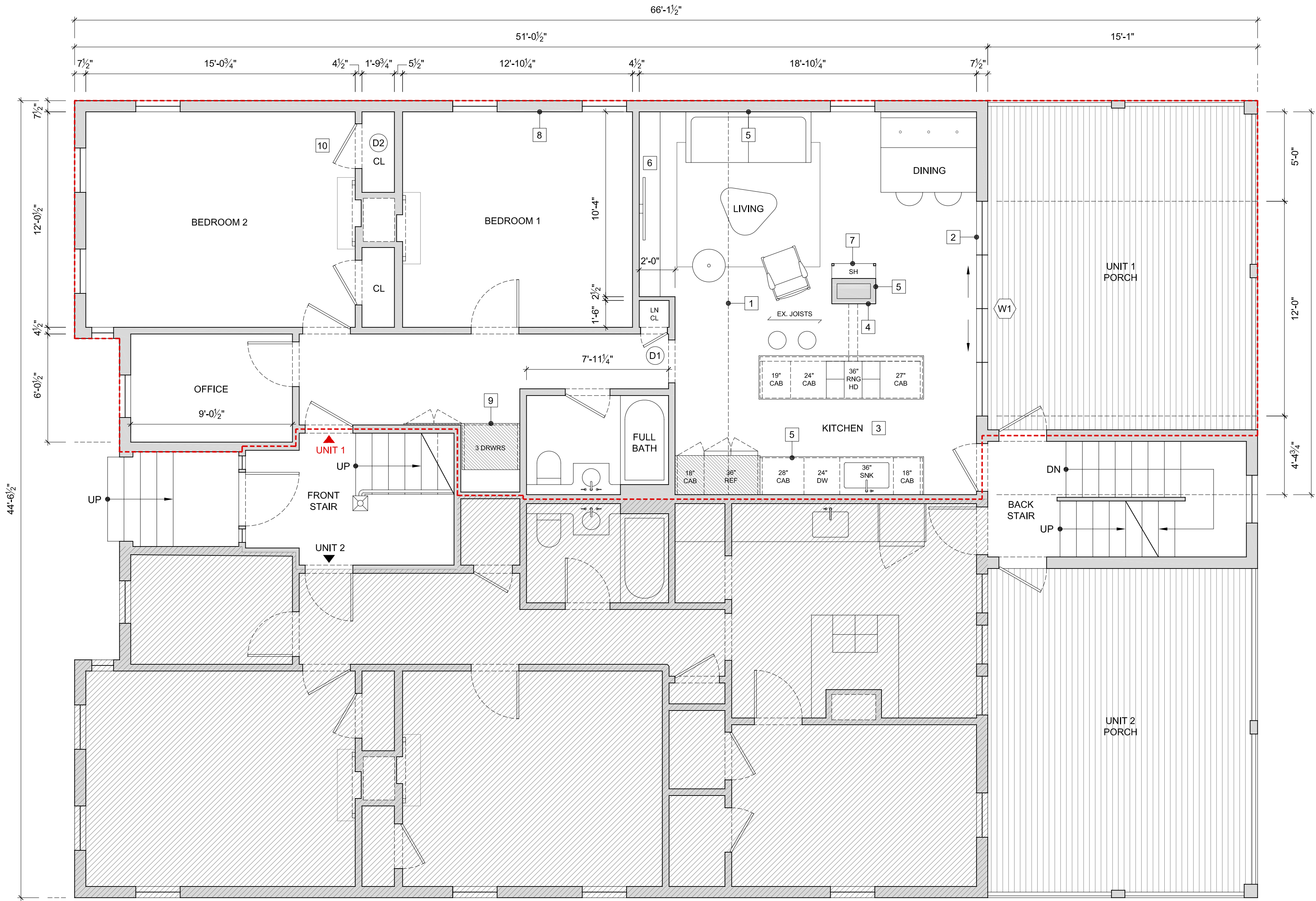


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PROPOSED LEVEL
1 PLAN

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| PROJECT NUMBER: 024 | SHEET: A1.10 |
| DRAWING DATE: 06/21/22 | |
| SCALE: 1/4" = 1'-0" | |



FIRST LEVEL PLAN GENERAL NOTES

1. PAINT EXISTING WALLS & TRIM IN ALL ROOMS EXCEPT KITCHEN, LIVING & DINING; BEN MOORE, COLOR TBD
2. ROMAN CLAY PORTOLA PAINT ON DRYWALL IN KITCHEN, LIVING & DINING AREAS; COLOR TBD; REVIEW SAMPLE W/ ARCHITECT
3. NEW FLOORING IN KITCHEN, LIVING & DINING AREA; 6" FLAT SAWN SOLID WHITE OAK FLOORING FROM THE HUDSON COMPANY; "BARE" FINISH

FIRST LEVEL PLAN KEYED NOTES

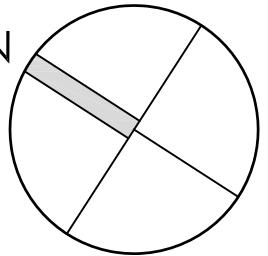
1. FLUSH STEEL BEAM PER STRUCTURAL ENGINEER SPEC
2. LVL HEADER OVER 12'-0" SLIDER PER STRUCTURAL ENGINEER SPEC
3. NEW KITCHEN; WHITE OAK FLAT PANEL MILLWORK (25K ALLOWANCE); NEW STONE COUNTERTOP & BACKSPLASH(12K ALLOWANCE); NEW PLUMBING FIXTURES & APPLIANCES PURCHASED BY OWNER; SPEC TBD; NEW HOOD TO VENTILATE THROUGH EXISTING CHIMNEY
4. REMOVE FRAMING & DRYWALL TO EXPOSE BRICK CHIMNEY; RELOCATE ELECTRICAL PANEL; REVIEW NEW LOCATION W/ ARCHITECT & ELECTRICIAN
5. NEW RUNTAL RADIATORS; EXACT SIZE TO BE VERIFIED BY SUBCONTRACTOR
6. NEW WHITE OAK SHELVING; SEE ELEVATIONS
7. NEW WHITE OAK SHELVING; SEE ELEVATIONS
8. REMOVE EXISTING RADIATOR & REPLACE W/ RADIATOR FROM BEDROOM 2 IN EXISTING PLANS
9. REPLACE EXISTING STORAGE W/ BUILT IN MILLWORK; SEE ELEVATIONS
10. FLIP BEDROOM 1 CLOSET; DOOR TO MATCH CLOSET DOOR ON THE OPPOSITE SIDE OF THE FIREPLACE SURROUND; REVIEW EXACT LOCATION W/ ARCHITECT ON SITE

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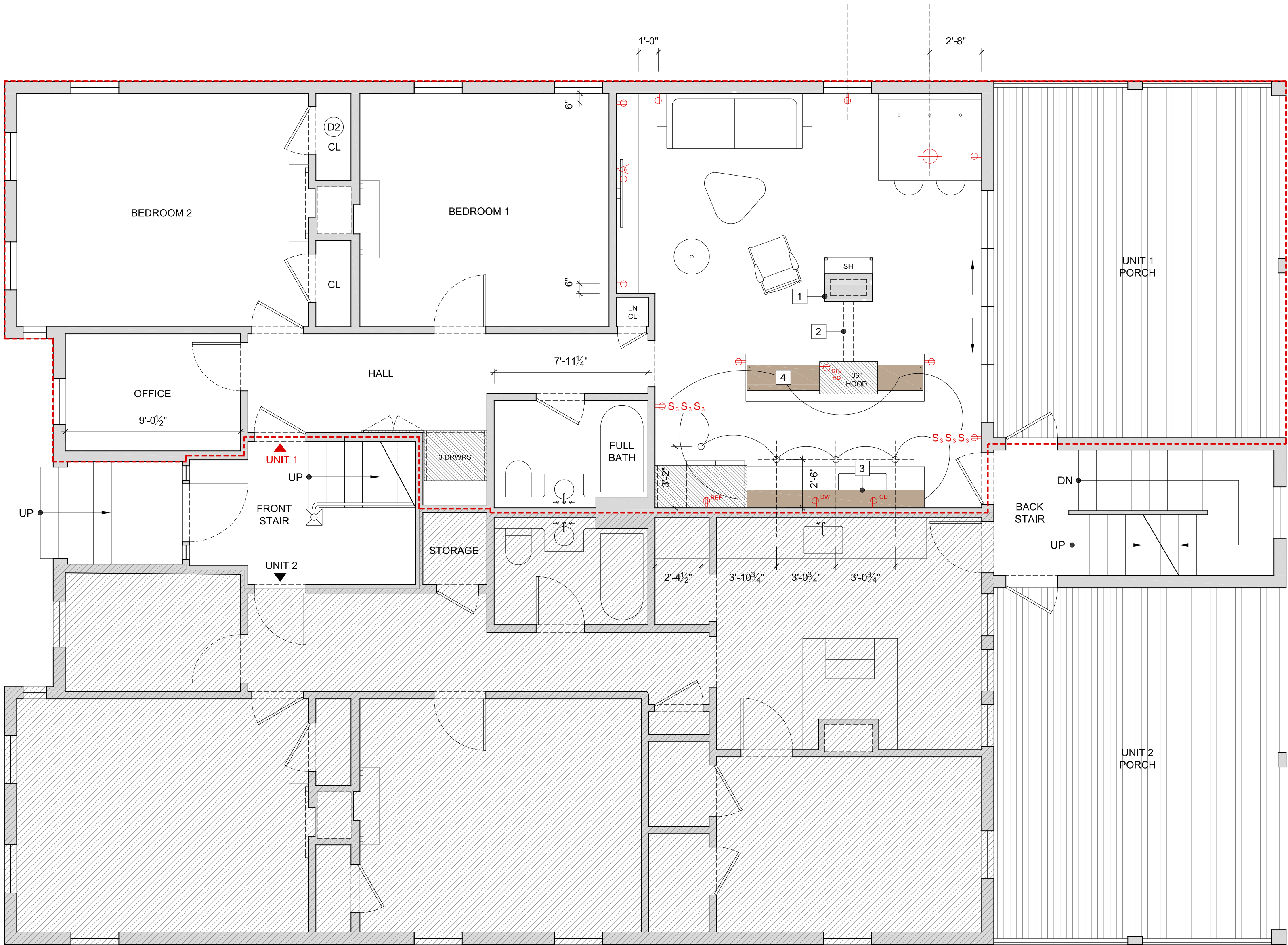


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PROPOSED LEVEL 1
ELECTRICAL PLAN

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| ISSUED BY MILITANA STUDIO | |
| PROJECT NUMBER: 024 | SHEET: A4.10 |
| DRAWING DATE: 06/21/22 | |
| SCALE: 1/4" = 1'-0" | |



FIRST LEVEL PLAN GENERAL NOTES

- ALL LIGHTS ON DIMMER SWITCH
- OUTLETS LOCATIONS PER ELECTRICAL CODE

FIRST LEVEL PLAN KEYED NOTES

- RELOCATE ELECTRICAL PANEL; REVIEW NEW LOCATION W/ ARCHITECT & ELECTRICIAN
- EXPOSED GALVANIZED STEEL HOOD DUCT TO VENTILATE THROUGH CHIMNEY
- LED LIGHTING & OUTLET STRIP RECESSED UNDER BOTTOM SHELF; SEE INTERIOR ELEVATIONS FOR SECTION
- LED LIGHTING & STRIP RECESSED UNDER BOTTOM SHELF; SEE INTERIOR ELEVATIONS FOR SECTION

LEGEND

- 4" RECESSED LIGHT
- PENDANT
- DUPLEX RECEPTACLE OUTLET
- RANGE / HOOD RECTACLE OUTLETS PER APPLIANCE SPECS
- GARBAGE DISPOSAL
- REFRIGERATOR RECEPTACLE OUTLET PER APPLIANCE SPECS
- DISHWASHER PER APPLIANCE SPECS
- ONE-WAY SWITCH
- THREE-WAY SWITCH
- CAT 6 CABLE

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PROPOSED REAR
ELEVATION

ISSUED BY

MILITANA STUDIO

PROJECT NUMBER:

024

DRAWING DATE:

06/21/22

SCALE:

1/4" = 1'-0"

SHEET:

A2.10



KEYED NOTES

1. NEW PAINTED WOOD SIDING TO MATCH EXISTING
2. NEW EXISTING PAINTED WOOD TRIM
3. NEW 4-PANEL SLIDING GLASS DOOR
4. EXISTING PAINTED WOOD RAILING

GENERAL NOTE

1. NO CHANGE TO FRONT & SIDE ELEVATIONS

MESSINGER
RESIDENCE

101 SCHOOL ST.
SOMERVILLE, MA 02143

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WINDOW &
DOOR SCHEDULE

ISSUED BY
MILITANA STUDIO

PROJECT NUMBER:

024

DRAWING DATE:

06/21/22

SCALE:

N/A

SHEET:

A6.10

DOOR SCHEDULE

| DOOR | | | | SIZE | | | HARDWARE | | NOTES |
|------|-----------|-------|----------------|--------------|--------------|-----------|----------|-------------|-------|
| # | LOCATION | TYPE | STYLE | UNIT (w x h) | R.O. (w x h) | THICKNESS | TYPE | FINISH | |
| D1 | HALL | SWING | MATCH EXISTING | 18" x 80" | 20" X 82 ½" | 1 ¾" | DUMMY | BLACK SATIN | |
| D2 | BEDROOM 2 | SWING | MATCH EXISTING | 32" x 80" | 34" X 82 ½" | 1 ¾" | DUMMY | BLACK SATIN | |

WINDOW SCHEDULE

| WINDOW | | | SIZE | | SILL HEIGHT | PELLA | | FINISH | | HARDWARE | | DIVIDED LITE | SCREEN | EXT TRIM | MISC |
|--------|-------------|----------------|-----------------|------------------|-------------|-----------|---------|--------|--------|----------|-------------|--------------|--------|----------|------|
| # | LOCATION | TYPE | UNIT (w x h) | R.O. (w x h) | | SERIES | MODEL # | EXT | INT | STYLE | FINISH | | | | |
| W1 | LIVING ROOM | 4 PANEL SLIDER | 11'-11" x 7'-0" | 12'-0" x 7'-0 ½" | @ SUBFLOOR | LIFESTYLE | CUSTOM | BLACK | PRIMED | PLAZO | MATTE BLACK | NONE | INVIEW | NONE | |

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INTERIOR
ELEVATIONS

ISSUED BY

MILITANA STUDIO

PROJECT NUMBER:

024

DRAWING DATE:

06/21/22

SCALE:

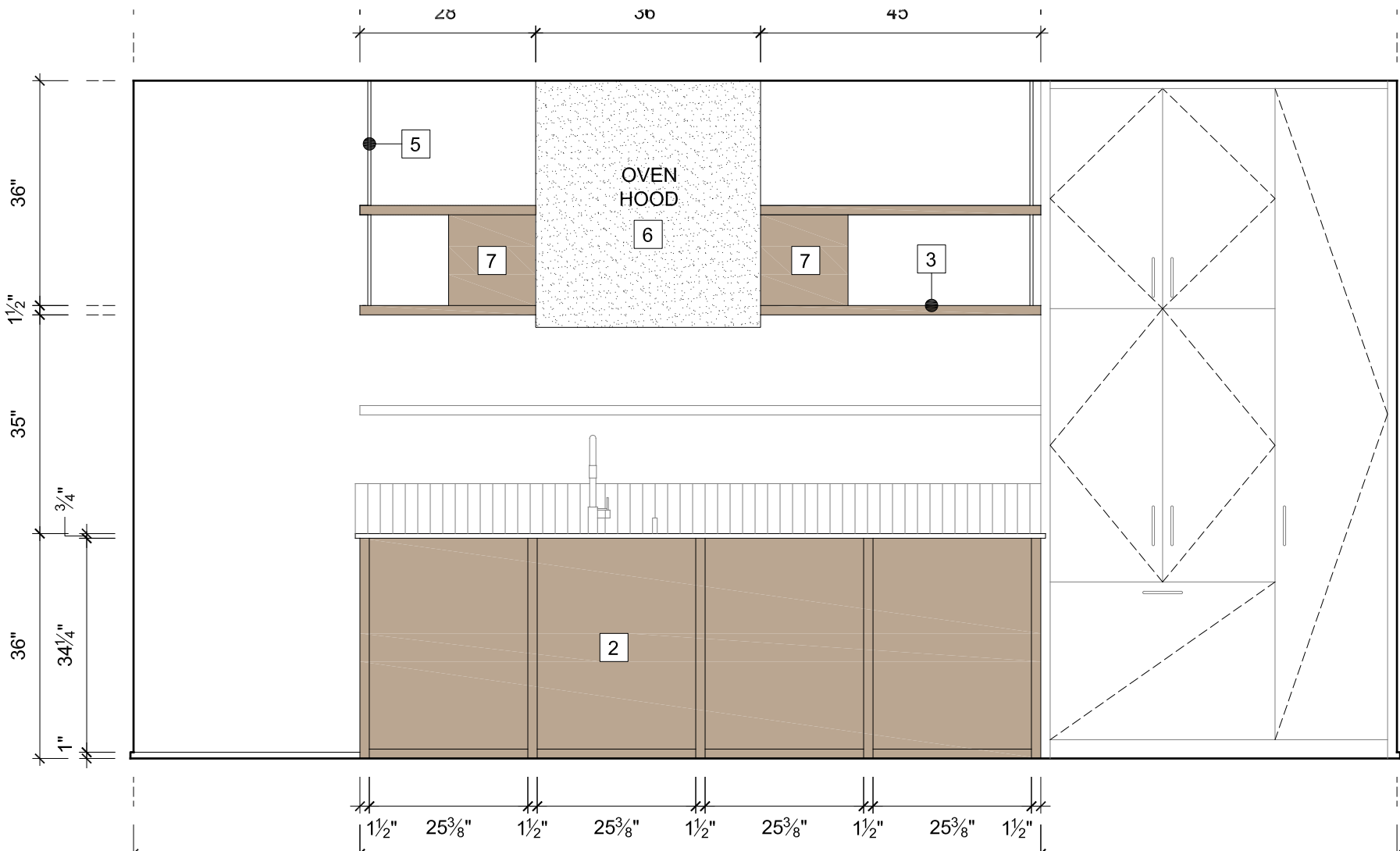
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SHEET:

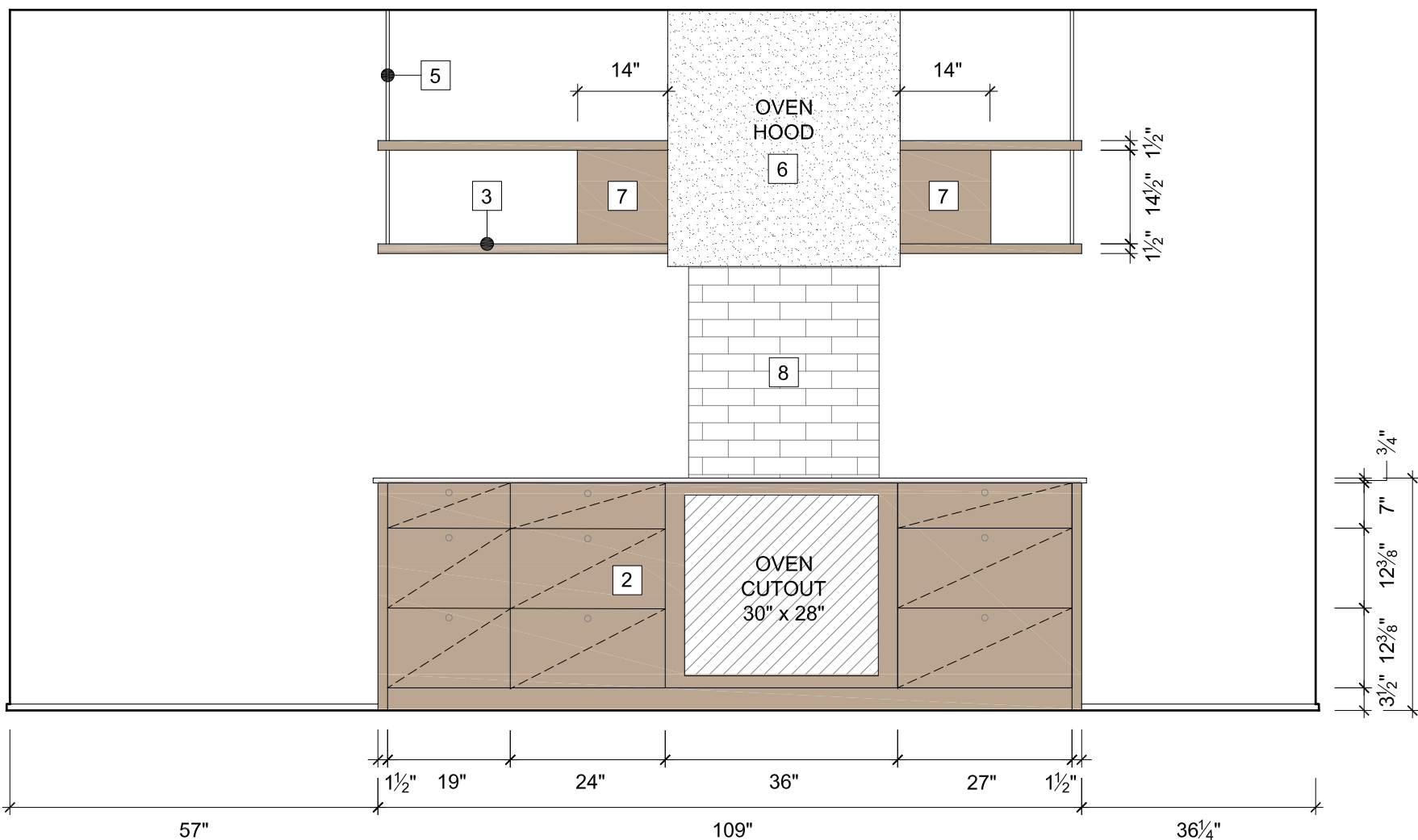
A7.10

INTERIOR ELEVATIONS KEYED NOTES

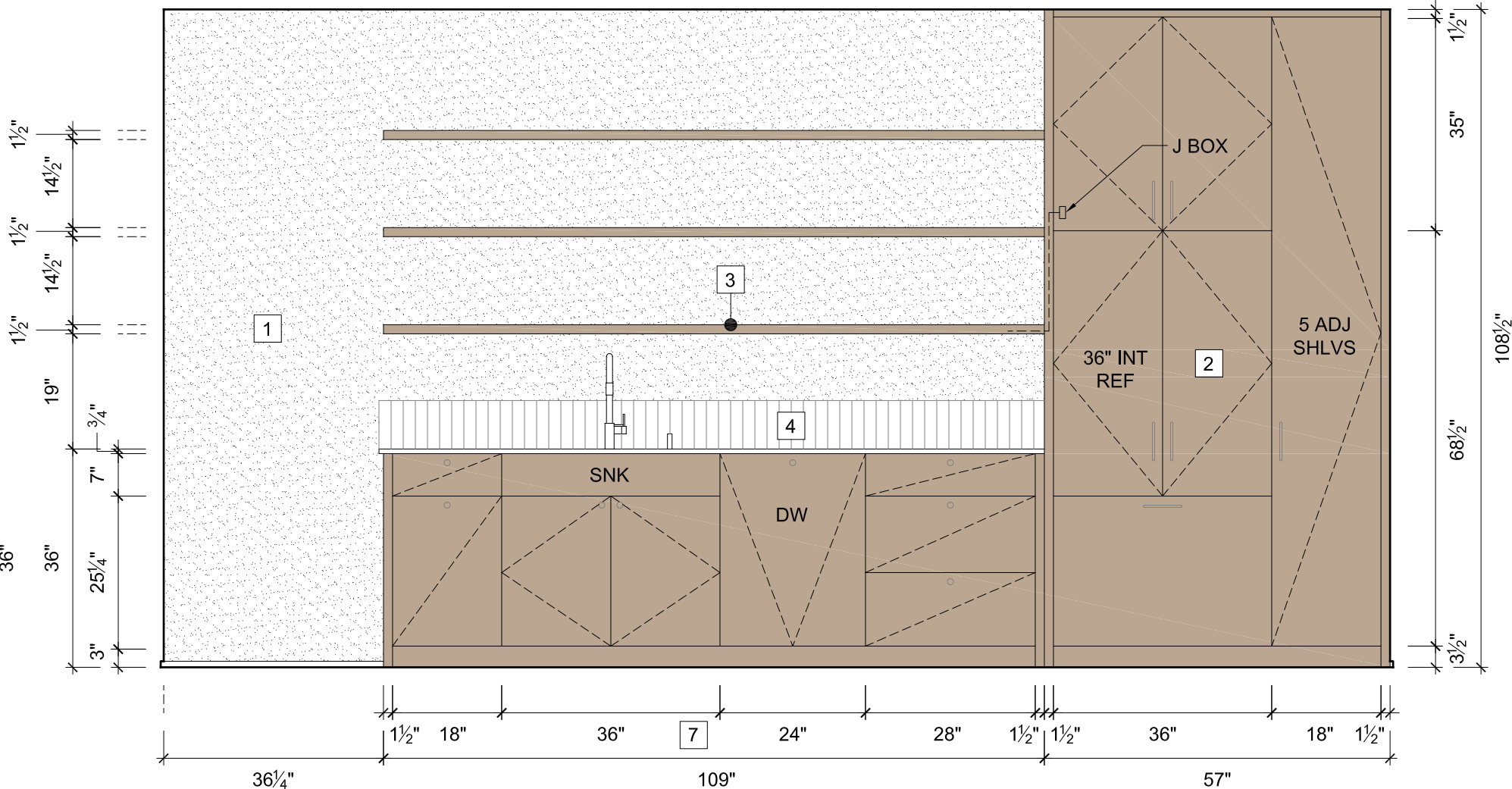
1. ROMAN CLAY PORTOLA PAINT ON DRYWALL IN KITCHEN, LIVING & DINING AREAS; COLOR TBD; REVIEW SAMPLE W/ ARCHITECT; REVEAL BASEBOARD; 3/4" PAINTED ALUMINUM REGLET
2. WHITE OAK FLAT PANEL OVERLAY CABINET DOORS & DRAWERS; MAPLE PLYWOOD CABINET BOXES
3. WHITE OAK SHELVLING; SEE SECTIONS FOR LED & OUTLET STRIP LOCATIONS
4. TILE BACKSPLASH; SPECT TBD
5. 1/2" PAINTED STEEL ROD
6. ROMAN CLAY PORTOLA PAINT ON DRYWALL HOOD COVER; HOOD SPEC TBD
7. WHITE OAK SHELF SUPPORT ENCLOSING J BOX FOR LED LIGHTING
8. EXPOSED PAINTED BRICK CHIMNEY
9. WHITE OAK BENCH & TABLE; 2 1/2" DOWEL TABLE LEG; BACKREST BY OWNER
10. EXPOSED GALVANIZED DUCT
11. RUNTAL RADIATOR



1 SOUTH KITCHEN ISLAND ELEVATION
A7.10 SCALE: 1/2" = 1'-0"



2 NORTH ISLAND ELEVATION
A7.10 SCALE: 1/2" = 1'-0"



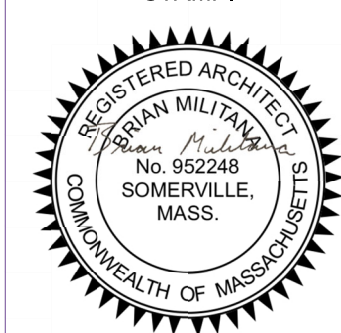
1 SOUTH KITCHEN ELEVATION
A7.10 SCALE: 1/2" = 1'-0"

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NOTE:

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REVISION

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INTERIOR ELEVATIONS

ISSUED BY

MILTANA STUDIO

PROJECT NUMBER:

024

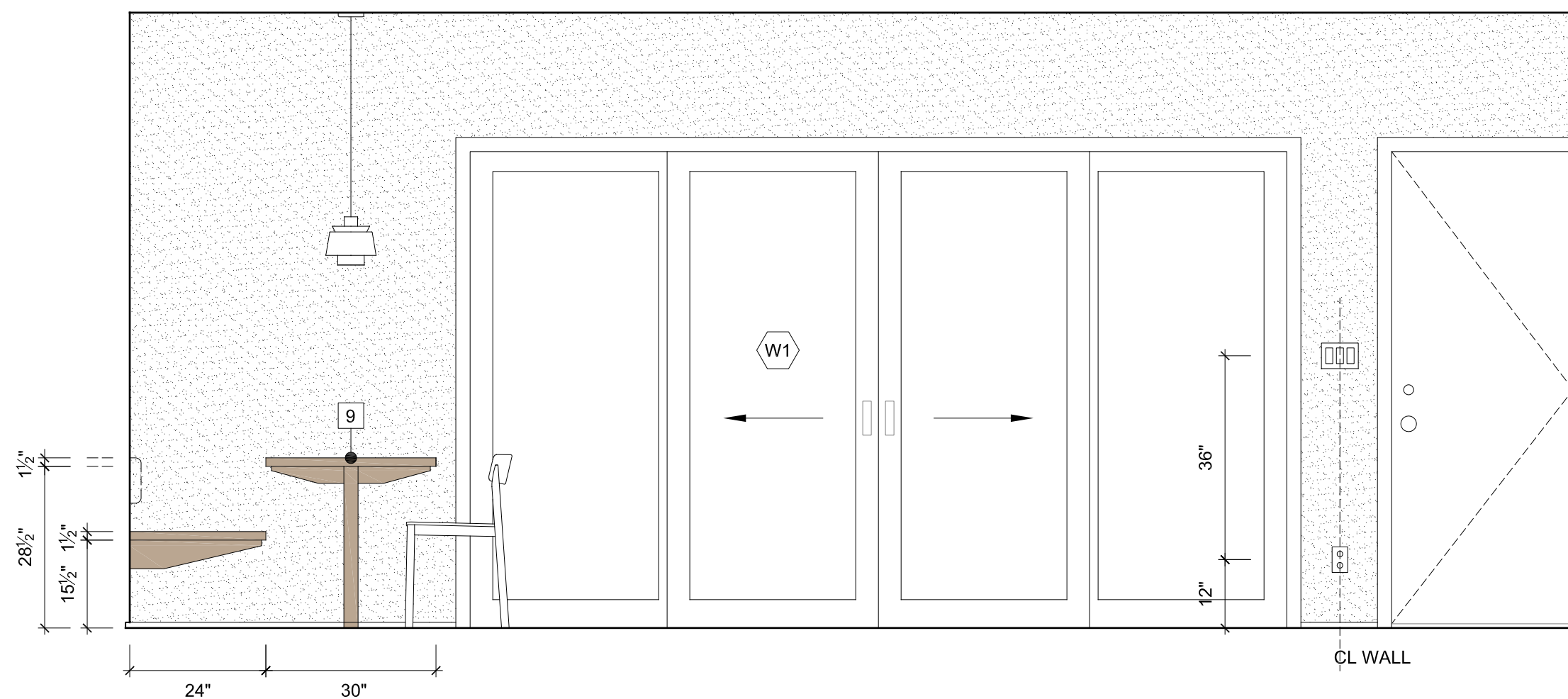
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04/21/22

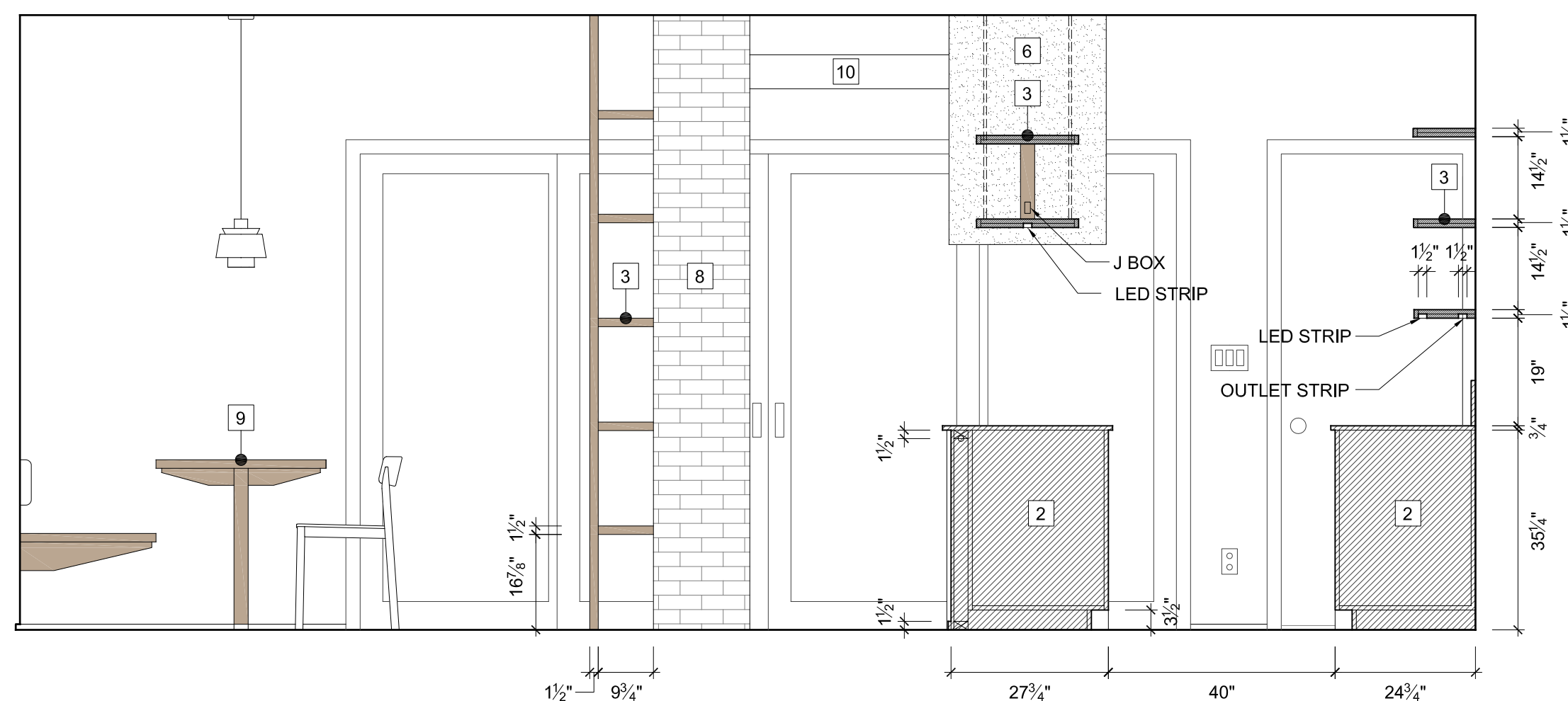
A7.20

INTERIOR ELEVATIONS KEYED NOTES

1. ROMAN CLAY PORTOLA PAINT ON DRYWALL IN KITCHEN, LIVING & DINING AREAS; COLOR TBD; REVIEW SAMPLE W/ ARCHITECT; REVEAL BASEBOARD; 3/4" PAINTED ALUMINUM REGLET
2. WHITE OAK FLAT PANEL OVERLAY CABINET DOORS & DRAWERS; MAPLE PLYWOOD CABINET BOXES
3. WHITE OAK SHELVING; SEE SECTIONS FOR LED & OUTLET STRIP LOCATIONS
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10. EXPOSED GALVANIZED DUCT
11. RUNTAL RADIATOR



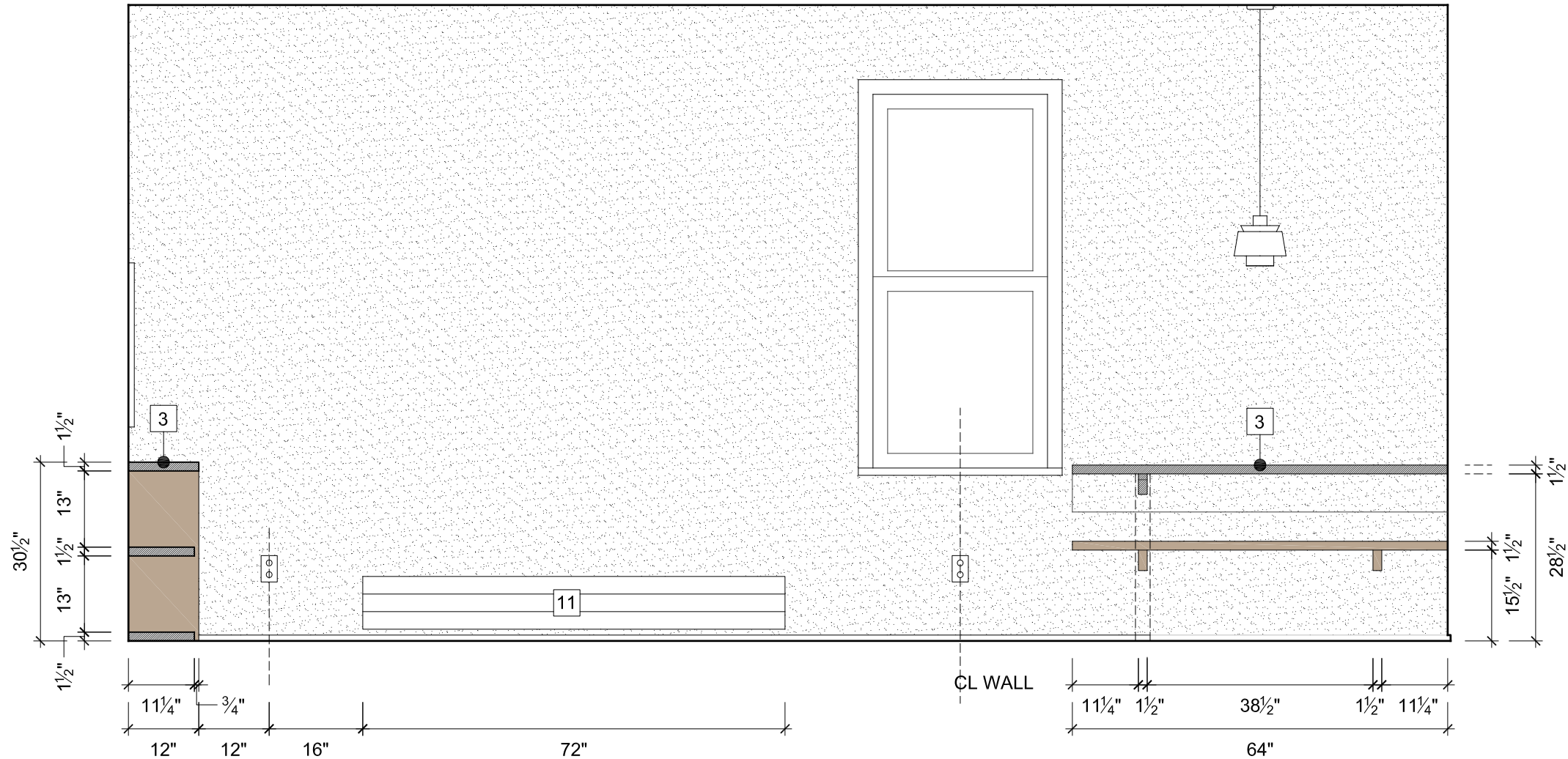
2 EAST DINING RM ELEVATION
A7.20 SCALE: 1/2" = 1'-0"



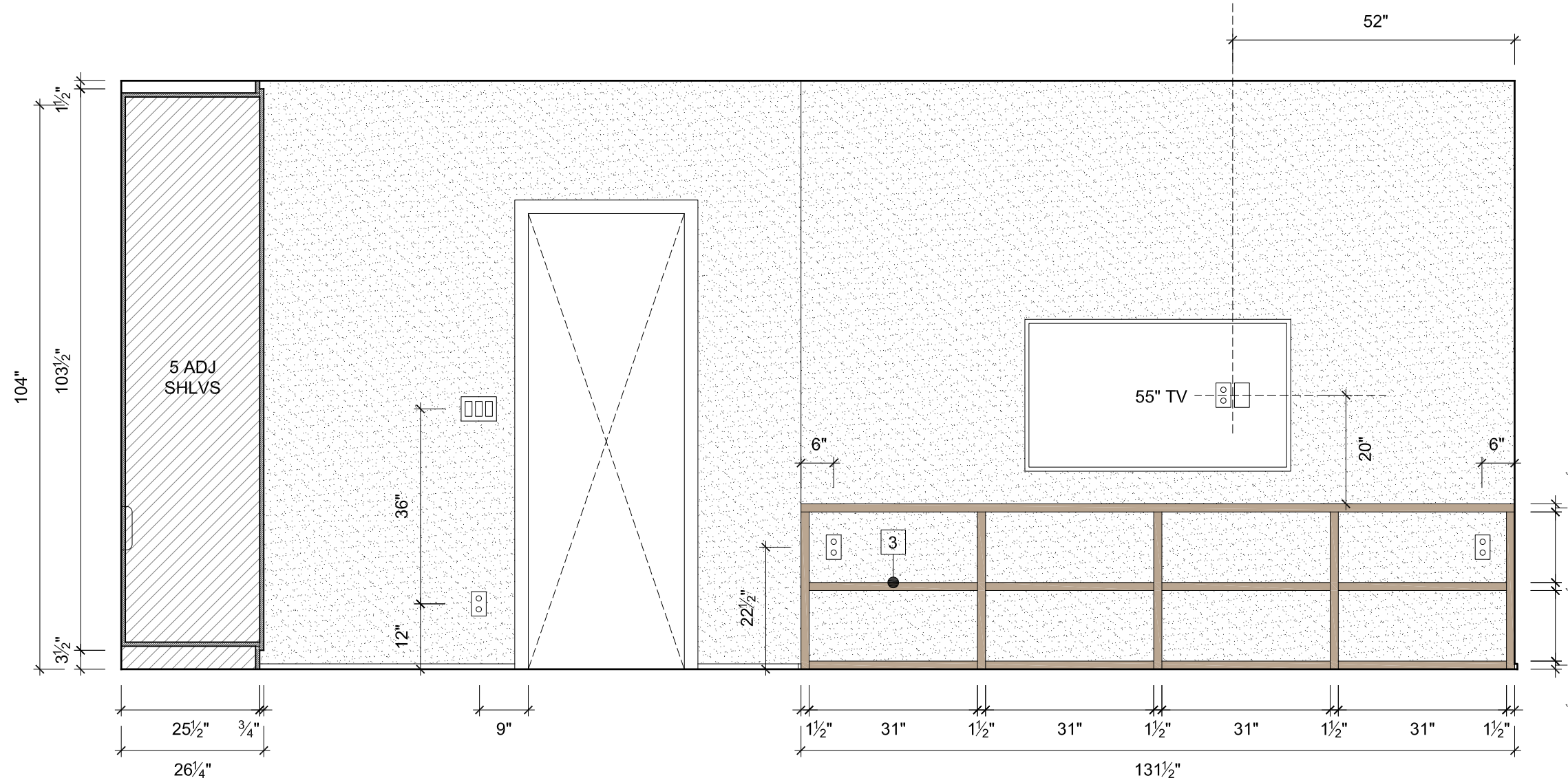
1 EAST LIVING RM ELEVATION / KITCHEN SECTION
A7.20 SCALE: 1/2" = 1'-0"

INTERIOR ELEVATIONS KEYED NOTES

1. ROMAN CLAY PORTOLA PAINT ON DRYWALL IN KITCHEN, LIVING & DINING AREAS; COLOR TBD; REVIEW SAMPLE W/ ARCHITECT; REVEAL BASEBOARD; 3/4" PAINTED ALUMINUM REGLET
2. WHITE OAK FLAT PANEL OVERLAY CABINET DOORS & DRAWERS; MAPLE PLYWOOD CABINET BOXES
3. WHITE OAK SHELving; SEE SECTIONS FOR LED & OUTLET STRIP LOCATIONS
4. TILE BACKSPLASH; SPECT TBD
5. 1/2" PAINTED STEEL ROD
6. ROMAN CLAY PORTOLA PAINT ON DRYWALL HOOD COVER; HOOD SPEC TBD
7. WHITE OAK SHELF SUPPORT ENCLOSING J BOX FOR LED LIGHTING
8. EXPOSED PAINTED BRICK CHIMNEY
9. WHITE OAK BENCH & TABLE; 2 1/2" DOWEL TABLE LEG; BACKREST BY OWNER
10. EXPOSED GALVANIZED DUCT
11. RUNTAL RADIATOR



2 NORTH LIVING RM / DINING RM ELEVATION
SCALE: 1/2" = 1'-0"



1 WEST KITCHEN SECTION / LIVING RM ELEVATION
SCALE: 1/2" = 1'-0"

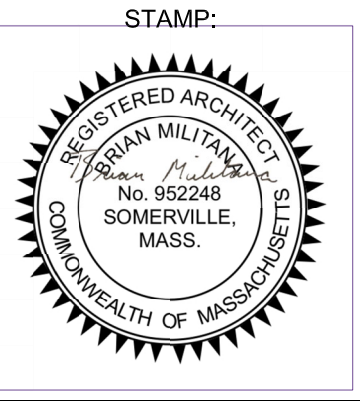
MESSINGER
RESIDENCE

101 SCHOOL ST.
SOMERVILLE, MA 02143

MILITANA STUDIO

22 BIGELOW ST. #2B
CAMBRIDGE, MA 02139
T: 857.274.7493

NOTE:



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INTERIOR
ELEVATIONS

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| ISSUED BY MILITANA STUDIO | | |
| PROJECT NUMBER: 024 | SHEET: A7.30 | |
| DRAWING DATE: 06/21/22 | | |
| SCALE: 1/2" = 1'-0" | | |

MESSINGER
RESIDENCE

101 SCHOOL ST.
SOMERVILLE, MA 02143

MILITANA STUDIO

22 BIGELOW ST. #2B
CAMBRIDGE, MA 02139
T: 857.274.7493

NOTE:

STAMP:



REVISION

| REV | DATE | DESCRIPTION |
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INTERIOR
ELEVATIONS

ISSUED BY

MILITANA STUDIO

PROJECT NUMBER:

024

DRAWING DATE:

06/21/22

SCALE:

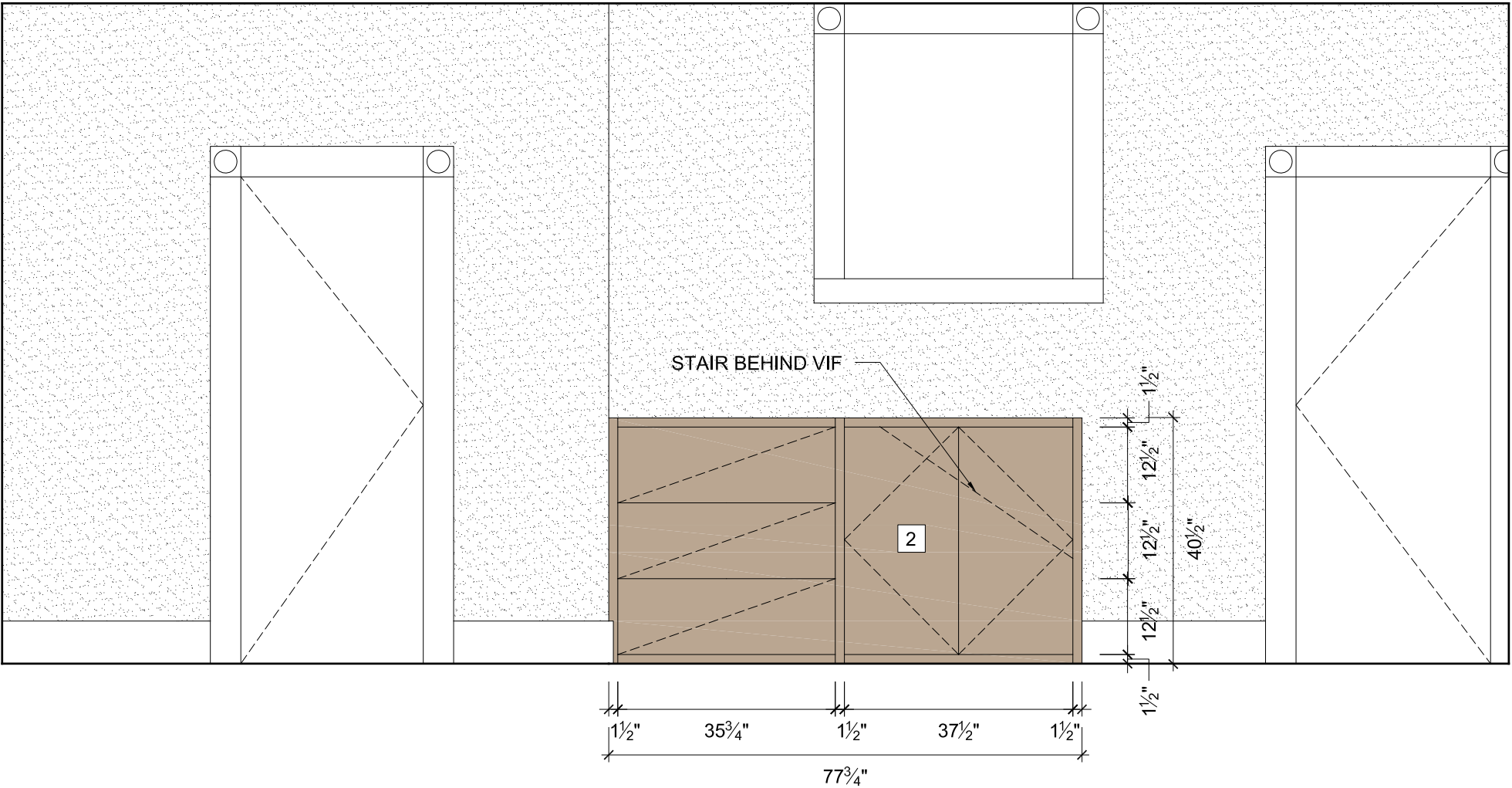
1/2" = 1'-0"

SHEET:

A7.40

INTERIOR ELEVATIONS KEYED NOTES

1. ROMAN CLAY PORTOLA PAINT ON DRYWALL IN KITCHEN, LIVING & DINING AREAS; COLOR TBD; REVIEW SAMPLE W/ ARCHITECT; REVEAL BASEBOARD; 3/4" PAINTED ALUMINUM REGLET
2. WHITE OAK FLAT PANEL OVERLAY CABINET DOORS & DRAWERS; MAPLE PLYWOOD CABINET BOXES
3. WHITE OAK SHELVING; SEE SECTIONS FOR LED & OUTLET STRIP LOCATIONS
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10. EXPOSED GALVANIZED DUCT
11. RUNTAL RADIATOR



1
A7.40

SOUTH HALL ELEVATION

SCALE: 1/2" = 1'-0"

Pella® Lifestyle Series

Aluminum-Clad Wood

#1 performing wood window and patio door¹

For the combination of energy, sound and value.

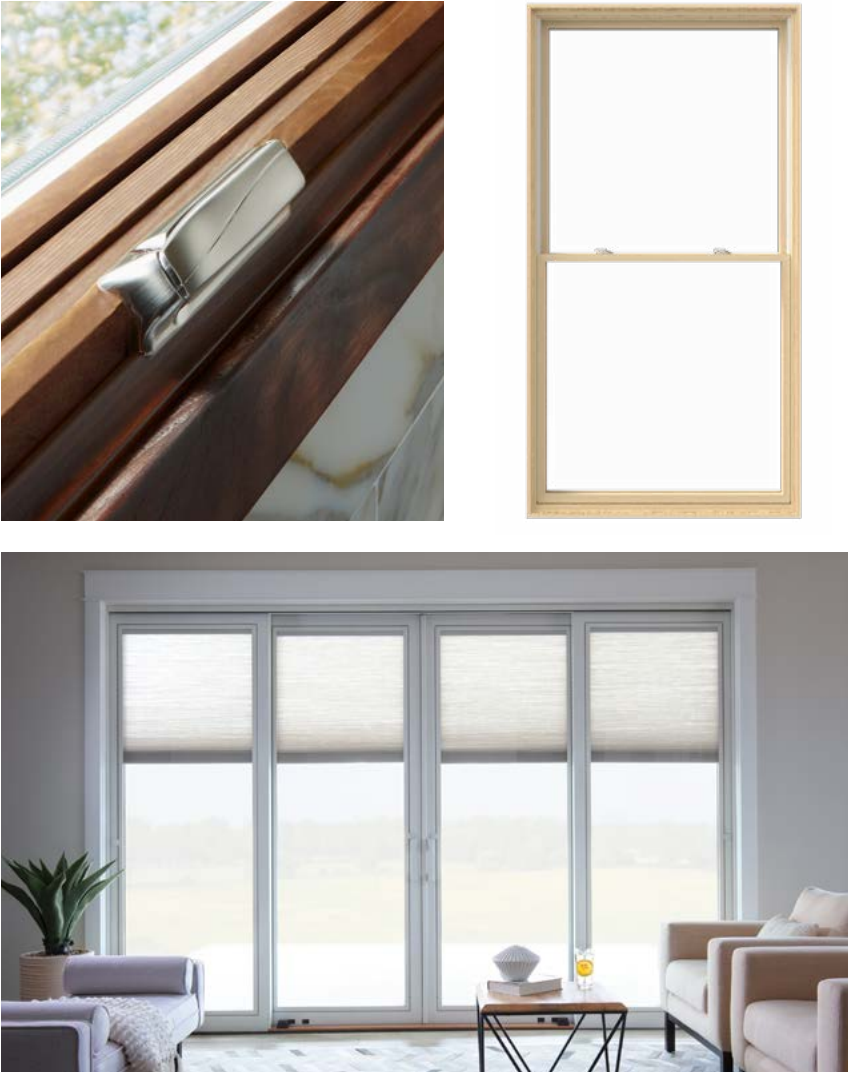
37 time-tested innovations

Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient²

On average compared to single-pane windows – with performance solutions for improved comfort.

Pella Lifestyle Series



Exceptional performance and style.

Style flexibility. Whether your client's home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit their style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.^{2,5}

Enhanced durability. Our windows and patio doors are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

Room-by-room solutions.

Most desired features, options and innovations. Complement your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Added security and convenience. Add peace of mind with optional Pella Insynctive® built-in window and door sensors and motorized between-the-glass blinds and shades that raise and lower with a button.

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility.³ Begin with dual- or triple-pane glass and then select from the most desired features and options.⁴

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.¹ Packed with purposeful innovations like Integrated Blinds, Shades and Security Sensors, we designed windows and patio doors to work for your project, room by room.

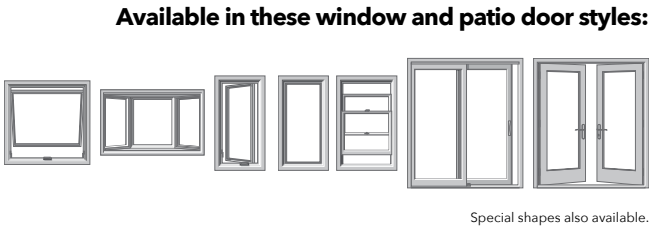
¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

⁴ Double-hung window only available with dual-pane glass.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.



Colors & Finishes

| | | | | | | | |
|----------------------------------|--|---|--|---|---|---|---|
| Wood Type | A beautiful wood species to complement a home's interior. | | | | | | |
| | <div><div></div><div>Pine</div></div> | | | | | | |
| Prefinished Pine Interior Colors | We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available. | | | | | | |
| | <div><div></div><div>White</div></div> | <div><div></div><div>Bright White</div></div> | <div><div></div><div>Linen White</div></div> | <div><div></div><div>Golden Oak Stain</div></div> | <div><div></div><div>Early American Stain</div></div> | <div><div></div><div>Provincial Stain</div></div> | <div><div></div><div>Black Stain</div></div> |
| Aluminum-Clad Exterior Colors | Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. | | | | | | |
| | <div><div></div><div>Black</div></div> | <div><div></div><div>White</div></div> | <div><div></div><div>Brown</div></div> | <div><div></div><div>Fossil</div></div> | | | |
| | <div><div></div><div>Iron Ore</div></div> | <div><div></div><div>Portobello</div></div> | <div><div></div><div>Putty</div></div> | <div><div></div><div>Almond</div></div> | <div><div></div><div>Classic White</div></div> | <div><div></div><div>Brick Red</div></div> | <div><div></div><div>Hartford Green</div></div> |
| | | | | <div><div></div><div>Wolf Gray</div></div> | | | |

Glass¹

| | | | | |
|---------------------------|--|--|--|---|
| InsulShield® Low-E Glass² | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> |
| | Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon | AdvancedComfort Low-E insulating dual-pane glass with argon and triple-pane glass with argon | NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon | SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon |

Additional Glass Options

| | |
|--|---|
| <div><div></div></div> | <div><div></div></div> |
| Tempered glass available on dual- and triple-pane products | Obscure and frosted obscure glass available on dual- and triple-pane products |

¹ Double-hung window available with dual-pane glass only.
² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to your customers.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your customer's home.

All values below are averages compared with single-pane windows.



Performance

Improved energy efficiency and sound performance.

71%
More Energy Efficient² + 34%
Noise Reduction³



Sound Control

Exceptional noise control for a quieter home.

52%
Noise Reduction³



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%
More Energy Efficient²



Ultimate Performance

The best combination of energy efficiency and noise control.

79%
More Energy Efficient² + 52%
Noise Reduction³



Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your client's home.


¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.
³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles


Grille Types

Choose the look of true divided light with simulated-divided-light or make cleaning easier by selecting grilles-between-the-glass.


Dual-Pane:



Simulated-Divided-Light with Spacer 7/8"




Simulated-Divided-Light without Spacer 7/8"



Aluminum Grilles-Between-the-Glass 3/4" ¹


Triple-Pane:



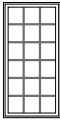
Aluminum Grilles-Between-the-Glass 3/4"

Grille Patterns


In addition to the patterns shown here, custom grille patterns are available.




9-Lite Prairie




Traditional



Top Row



Cross



Custom


Screens²

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional window screens and provide efficient ventilation.



InView™

Added Peace of Mind

Integrated Security Sensors

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.³ For more information, go to connectpella.com.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in the right amount of light. Our accessible, integrated blinds are available with or without motorization powered by Pella Insynctive® technology.



White



Poplar White



Bisque



Golden



Mocha



Storm



Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Our accessible, integrated shades are available with or without motorization powered by Pella Insynctive® technology.

Light-Filtering:



White



Maize



Silver

Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on a final blind or shade color yet? No problem. With our patented triple-pane design, your customers can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to the home or later in the building or remodeling process.

Scan the QR code with your smartphone camera to learn more about our motorized Insynctive blinds and shades.

Window Hardware

Essential Collection

Our most popular designs with finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle
Standard



Sliding Patio Door Handle
Standard

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

22¹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
² Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.
³ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

* Available on triple-pane products only.

23



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

June 19, 2017

Michael K. Saha
Hotel Waquoit Condominium Trust
101 School Street, # 6
Somerville, MA 02143

2017 JUN 19 PM 2:36
CITY CLERK'S OFFICE
SOMERVILLE, MA

Re: HPC 2017.035 – 101 School Street

Certificate of Non-Applicability-Visibility

Mr. Saha,

The Historic Preservation Commission (HPC) received your application for a Historic District Property Certificate on May 31, 2017. After a review of the application, Staff made an initial determination on behalf of the HPC (as authorized on May 20, 2014) that alterations are exempt from review by the HPC if the location is not visible from public right-of-way. In keeping with the application for interior alterations as described below and the Historic District Ordinance, **the HPC grants a Certificate of Non-Applicability¹ to the Applicants, Mi.**

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 Non-Applicability was issued render the alterations visible from the public right of way, the new plans shall be submitted to Historic Staff prior to commencing the work.
3. The two windows furthest from the edge of the building on the south side rear may be altered to French doors as located in the floor plans.
4. The exterior door casings shall match the existing window casing.
5. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

If the work authorized by this Certificate is not commenced within one year after the date of issue, or if work is suspended in significant part for a period of one year after it has begun, this Certificate shall expire.

Please take this letter to the Inspectional Services Department if a building permit is also necessary.

Sincerely,



Kristenna P. Chase
Preservation Planner

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division
George Proakis, Director, Planning Division
Hans Jensen, Zoning Review Planner
John Long, City Clerk

ⁱ This Certificate of Non-Applicability is in accordance with the Somerville Historic District Ordinance Section 2.f, Definitions, which states, "Exterior architectural feature means such portion of the exterior of a building or structure as open to view from a public street, public way, public park or public body of water....," and is granted upon the condition that the work authorized herein is commenced within one year after the date of issue.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|---|
| Inventory No: | SMV.223 |
| Historic Name: | |
| Common Name: | Barnes, Myron House |
| Address: | 101 School St |
| City/Town: | Somerville |
| Village/Neighborhood: | Prospect Hill |
| Local No: | |
| Year Constructed: | |
| Architect(s): | |
| Architectural Style(s): | Colonial Revival; Triple-decker |
| Use(s): | Apartment House |
| Significance: | Architecture |
| Area(s): | SMV.BA: Somerville Single Building Local Historic District SMV.C: Central Hill |
| Designation(s): | 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.

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:

Thursday, March 24, 2011 at 3:45: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Lot 10131/89 (10)
PL. PRO. ACT
USGS. BOSTON
SCOT B

AREA

FORM NO.

Spring Hill

223



SOMERVILLE

Address 101 School Street

Historic Name Myron Barnes

Present residential

Original residential

DESCRIPTION

1889

Source directories / maps

Style Colonial Revival

Architect

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition fair

Moved Date

Acreage 5750 sq. ft.

Setting East side of School near

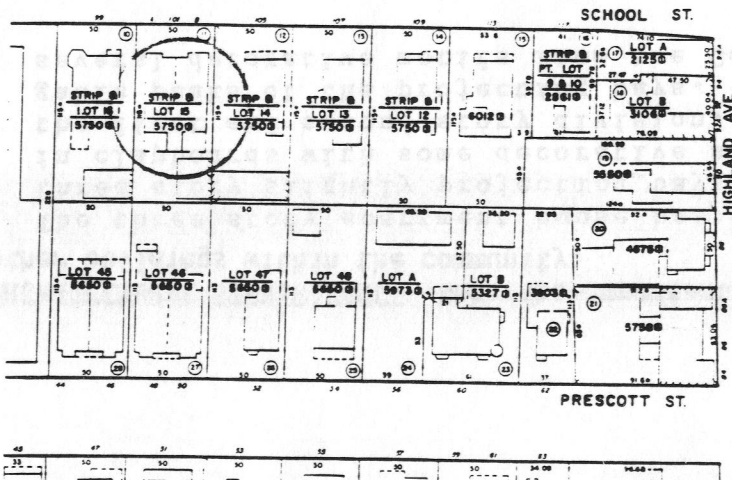
Highland Ave., single, two family a
apartmenthouse residential surround

Recorded by Carole Zellie - 1980
Gretchen Schuler - 1988

Organization Somerville Historic
Preservation Commission

Date May, 1988

Sketch Map: Draw map showing property's location
in relation to nearest cross streets and/or
geographical features. Indicate all buildings
between inventoried property and nearest
intersection(s).
Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

SMV.223

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

The three story apartment house has a recessed center entrance, flanked by three story slightly projecting bays with pediments. The building is clad in clapboards with some decorative shingles covering a wide band marking the first and second story division. There are decorative fans in the gable peaks of the projecting bays. The building is symmetrical and has several decorative motifs from the Colonial Revival style.

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

Once divided into large agricultural tracts for Charlestown residents, Spring Hill evolved into a prime residential neighborhood of Somerville from the mid 1800s. Many of the first houses built in Spring Hill subdivisions were substantial single family homes on ample lots. By the 1870s with the expansion of the industries on Milk Row (now Somerville Avenue) and the horsecar and later the streetcar on Summer Street from Union to Davis Square came the expanded development of the area with smaller single and two family workers' housing, attached rows and some tenements.

School Street, a main local north-south route from the late 1700s was developed with modest residences in the mid to late 1800s. By the 1890s there was substantial development of apartment houses to accommodate the rapidly growing population of Somerville. This three story Queen Anne/Colonial Revival apartment house is no exception. Built in 1889 it was the home of clerks, railroad agents, and other workers.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1884 ("John B. Johnson", land only), 1895 ("Myron E. Barnes").
2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
3. City Directories: 1880s-1890s.