



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

TOM F GALLIGANI JR
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 77 Perkins Street

Case: HPC.ALT 2023.32

Applicant: Shane & Ryan Sullivan

Owner: Same as Applicant

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to replace wood windows.*

HPC Meeting Date: July 18, 2023



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 a residential structure at 77 Perkins Street. The main structure is a c.1830 Greek Revival structure known as the Bailey House. This property is located within East Somerville. 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 10 early replacement windows with wood windows

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.

A. Replace 10 replacement windows

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

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

Applicant Proposal

The Applicant proposes replacing 10 windows visible from the right-of-way. The 10 windows to be replaced include all windows on the front and right elevations. The subject 10 windows are early replacement windows. The Applicant is proposing to replace the existing six-over-six double-hung wood windows with six-over-six double-hung wood windows of the same design and function. The material will be solid wood. The proposal is to use true divided-light, double pane windows.

Preservation Planning Assessment:

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

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. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

The Applicant is proposing to use solid wood windows and true divided light which is consistent with the above cited design guideline stating that materials should replicate original materials. The proposed windows are consistent stylistically with windows for the date of construction and architectural style of the structure.

The proposal to replace the original windows does not comply with the Design Guidelines on windows. The extant windows to be replaced are original or early replacement windows and should be preserved and restored rather than replaced. Pursuant to the Design Guidelines, alterations and additions instituted long enough ago are to be considered having historic significance in their own right.

The Applicant should pursue installing an exterior storm window and weatherstripping, re-glazing, and insulating the window instead of replacing the original window.

Should the HPC vote in favor of the window replacements, Preservation Staff recommends the following conditions be included in addition to those listed in Section IV 'Recommended Conditions' below.

1. The proposed windows shall be six-over-six windows and be true divided-light.
2. Replacement windows shall not present a warped or mirrored reflection.
3. 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. FINDINGS & 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. All replacement windows shall be six-over-six windows and be true divided-light.
4. Replacement windows shall not present a warped or mirrored reflection.
5. Replacement windows shall not be tinted.
6. 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.
7. 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.

8. 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.

SOLD BY:

Chelmsford Lumber Co
201 Boston Rd
Chelmsford, MA 01824-4699
Fax: 978-244-0224

SOLD TO:
CREATED DATE

9/7/2022

LATEST UPDATE

9/7/2022

OWNER

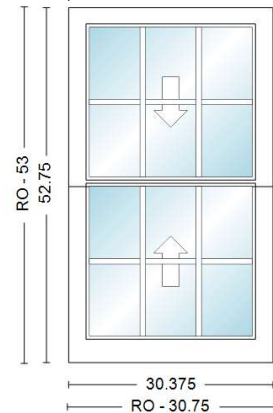
Shaun Lemire

Customer Quote - Pricing

| QUOTE NAME | PROJECT NAME | QUOTE NUMBER | CUSTOMER PO# | TRADE ID |
|---------------|----------------------------|--------------|--------------|----------|
| John Sullivan | Replacement Windows & Door | 2893960 | | 105929 |

ORDER NOTES:
DELIVERY NOTES:

| Line # | Description | Unit Price | Qty | Ext. Price |
|--------|---|------------|-----|------------|
| 100-1 | 400 Double-Hung-Insert, Equal Sash, 30 3/8 x 52 3/4, 8 Degrees - Moderate, AA, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Jamb Liner White, Low-E4, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 3W2H, Hardware: Lock:Traditional, 1 Sash Locks, White (Factory Applied) Lock, Window Opening Control Device-No, Ext Stop Cover, Unit CPD Number = AND-N-132-01046-00001, -Not US Energy Star-, Version:06/23/2022 | \$991.96 | 1 | \$991.96 |

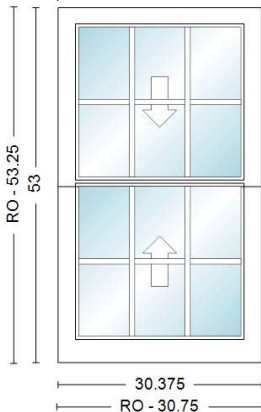

Comments:

Room:None Assigned

| Line # | Description | Unit Price | Qty | Ext. Price |
|--------|--|------------|-----|------------|
| 100-2 | Insect Screen 1: 400 Series Double-Hung-Insert, TWI 30.375 x 52.75 8 Degrees - Moderate Full Screen Aluminum White | \$48.96 | 1 | \$48.96 |

Comments:

Room:None Assigned

| Line # | Description | | Unit Price | Qty | Ext. Price |
|--------|---|---|------------|-----|------------|
| 200-1 | 400 Double-Hung-Insert, Equal Sash, 30 3/8 x 53, 8 Degrees - Moderate, AA, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Jamb Liner White, Low-E4, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 3W2H, Hardware: Lock:Traditional, 1 Sash Locks, White (Factory Applied) Lock, Window Opening Control Device-No, Ext Stop Cover, Unit CPD Number = AND-N-132-01046-00001, -Not US Energy Star-, Version:06/23/2022 | | \$991.96 | 8 | \$7,935.68 |
| | |  | | | |

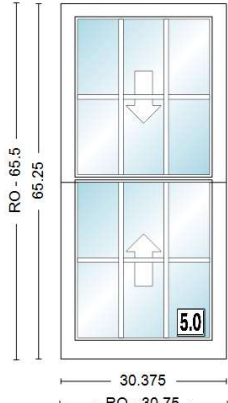
Comments:

Room:None Assigned

| Line # | Description | | Unit Price | Qty | Ext. Price |
|--------|---|--|------------|-----|------------|
| 200-2 | Insect Screen 1: 400 Series Double-Hung-Insert, TWI 30.375 x 53 8 Degrees - Moderate Full Screen Aluminum White | | \$48.96 | 8 | \$391.68 |

Comments:

Room:None Assigned

| Line # | Description | | Unit Price | Qty | Ext. Price |
|--------|---|--|------------|-----|------------|
| 300-1 | 400 Double-Hung-Insert, Equal Sash, 30 3/8 x 65 1/4, 8 Degrees - Moderate, AA, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Jamb Liner White, Low-E4, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 3W2H, Hardware: Lock:Traditional, 1 Sash Locks, White (Factory Applied) Lock, Window Opening Control Device-No, Ext Stop Cover, Unit CPD Number = AND-N-132-01046-00001, -Not US Energy Star-, Version:06/23/2022 | | \$1,077.79 | 1 | \$1,077.79 |
| | |  | | | |

Comments:

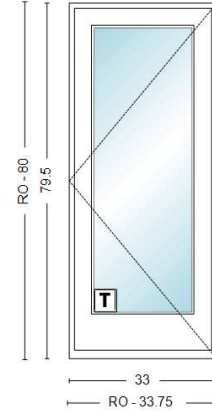
Room:None Assigned

| Line # | Description | | Unit Price | Qty | Ext. Price |
|--------|--|--|------------|-----|------------|
| 300-2 | Insect Screen 1: 400 Series Double-Hung-Insert, TWI 30.375 x 65.25 8 Degrees - Moderate Full Screen Aluminum White | | \$56.45 | 1 | \$56.45 |

Comments:

Room:None Assigned

| Line # | Description | Unit Price | Qty | Ext. Price |
|--------|---|------------|-----|------------|
| 400-1 | 400 Patio Doors 1 Panel-FWH, 33 x 79 1/2, Left, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Low-E4, Tempered, Satin Etch, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: None, Hardware: White Hinge, Unit CPD Number = AND-N-10-01448-00004, -US Energy Star-, Version:06/23/2022 | \$2,858.04 | 1 | \$2,858.04 |



Comments:

Room:None Assigned

| Line # | Description | Unit Price | Qty | Ext. Price |
|--------|---|------------|-----|------------|
| 400-2 | Trim Set 1: FWH Left Tribeca White PN:2577555 | \$107.88 | 1 | \$107.88 |

Comments:

Room:None Assigned

| Line # | Description | Unit Price | Qty | Ext. Price |
|--------|------------------------------------|------------|-----|------------|
| 400-3 | Panel Stop 1: FWH White PN:2579687 | \$14.05 | 1 | \$14.05 |

Comments:

Room:None Assigned

| Line # | Description | Unit Price | Qty | Ext. Price |
|--------|--|------------|-----|------------|
| 400-4 | Exterior Keyed Lock 1: FWH LH Tribeca White PN:2579721 | \$40.96 | 1 | \$40.96 |

Comments:

Room:None Assigned

| | |
|---------------|--------------------|
| SUB-TOTAL: | \$13,523.45 |
| FREIGHT: | \$0.00 |
| LABOR: | \$0.00 |
| TAX: | \$845.22 |
| TOTAL: | \$14,368.67 |

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Front of House (South)



Entry Overhang



Window One



Window 2



Window 3



Window 4



Window 5



Window 6



Right of House (East)



Window 7



Window 8



Window 9



Window 10



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|---------------------------------------|
| Inventory No: | SMV.310 |
| Historic Name: | Bailey House |
| Common Name: | |
| Address: | 77 Perkins St |
| City/Town: | Somerville |
| Village/Neighborhood: | East Somerville; |
| Local No: | |
| Year Constructed: | C 1830 |
| Architectural Style(s): | Greek Revival; |
| Use(s): | Single Family Dwelling House; |
| Significance: | Architecture; |
| Area(s): | SMV.BA |
| Designation(s): | Local Historic District (10/31/1989); |
| Building Materials: | Wall: Wood; Wood Clapboard; |
| Demolished | No |



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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LHD - 01/31/89 (10)

MASSACHUSETTS HISTORICAL COMMISSION
60 BOYLSTON STREET
BOSTON, MA 02116

Pt. E. 50m
Village Boston
SOUTH A

AREA

FORM NO.

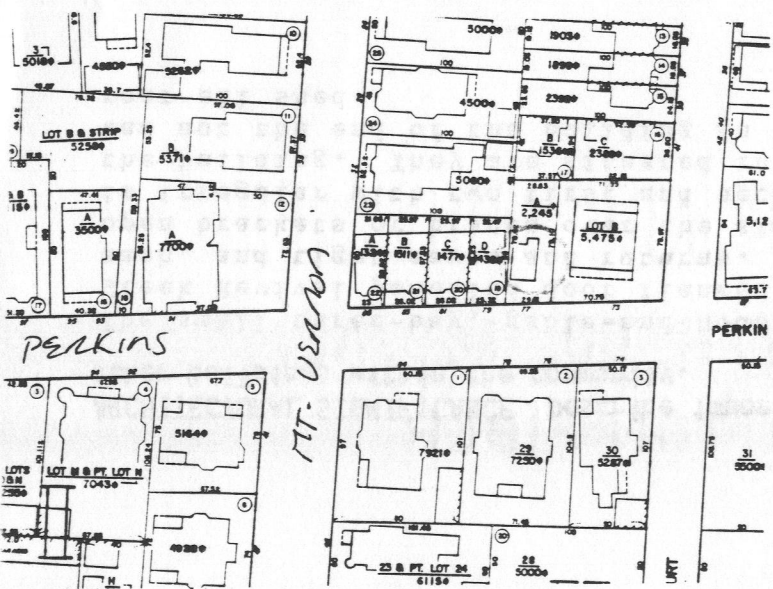
East
Somerville

310



City SOMERVILLE
Address 77 Perkins Street
Historic Name Bailey
Present residential
Original residential
Description ca. 1830
Source maps / visual
Style Greek Revival

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



Architect _____
Exterior Wall Fabric clapboard
Outbuildings _____
Major Alterations (with dates) _____
Condition good
Moved _____ Date _____
Acreage 2245 sq. ft.
Setting Near Charlestown line on north side
of Perkins between Mt. Vernon and Mt.
Pleasant, brick apartments and mid and
late 19th century residential dwellings.
Recorded by Carole Zellie - 1980
Gretchen Schuler - 1988
Organization Somerville Historic
Preservation Commission
Date May, 1988

Map Reference _____
Grid Quadrangle _____
Scale _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms other buildings within the community.

The small three-bay, gable-end house has early 19th century dimensions with Greek Revival panelled door flanked by three-quarter side-lights, 6/6 sash, and tight eaves and returns. There is an Italianate doorhood with open brackets or braces over the side hall entrance. The side fenestration is irregular with two first and second story windows located at the end of the building. They are situated in such a fashion to indicate that this was not the end of the building in the 19th century. There is a one-story, rear ell shed.

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

East Somerville was one of the most densely settled parts of Somerville by the mid to late 1800s in part due to its topography and fine soil for drainage and clay for brick and pottery making. Broadway and Washington Street were main thoroughfares from the 18th century connecting Charlestown with Medford and Cambridge. Several farms cropped up in the East Somerville area and by the mid 1800s there were shops, taverns and industries with brick yards and pottery enterprises. In the mid 1800s most residents were Boston businessmen and from the 1870s many multi-family buildings were built to accommodate the increasing number of workers in the area due to the expanding brickyards, spike factories, and potteries.

Perkins Street was one of several on which 69 lots were laid out by Charles Pierce in 1845. The east end of Perkins Street borders on Charlestown and was developed by the mid 1800s. A footprint of a larger house on this lot is shown on the 19th century maps including the 1852 Draper. With closer examination of the interior cellar space, sills, foundation, and the odd fenestration pattern of the present house, it seems that this was part of a larger house situated on this lot. The footprint shows a gable end ell in this location. The Baileys who lived here were bakers.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("Mrs. Bailey"), 1884 ("Mrs. Bailey"), 1895 ("Elizabeth Bailey").
2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
3. City Directories: 1870s-1890s.