



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

THOMAS GALLIGANI
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 141 Central Street

Case: HP23-000054

Applicant: David Bischoff

Owner: Same as Applicant

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to alter a LHD property by replacing wood windows.*

HPC Meeting Date: November 21, 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 the c.1889 Italianate rowhouse which is part of the larger designated site known as the William Veazie Rowhouses. This property is located in the Winter 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:

- Replace five windows on the front elevation and three windows on the rear elevation

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 removing the five windows on the front elevation and the three windows on the second floor of the rear elevation. In addition, the Applicant proposes replacing the existing half-height window screens associated with these windows and to remove the existing storm windows. Note that the HPC does not regulate storm windows, but Staff notes the proposed removal of the existing storms merely to provide context for the entire scope of the proposed project.

The windows on the front elevation and the middle and right window on the second-floor of the rear elevation are two-over-two double-hung windows and likely original to the structure. The left most window on the second floor of the rear is a one-over-one double-hung replacement window. The Applicant requests to replace these windows with Marvin Ultimate two-over-two aluminum clad pine double-hung windows.



Above: Current photo of the front elevation



Above: Current photo of the rear elevation

Preservation Planning Assessment:

The most relevant portions of the Design Guidelines is *Section II. Exterior Walls, Item C – Windows and Doors, sub-item 2* 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 dividedlite 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.

However, 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 that have become historic in their own right 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 windows and weatherstripping, re-glazing, and insulating the windows instead of replacing the original window.

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 for why they take their position.

IV. RECOMMENDED CONDITIONS

IF the HPC approves replacement windows for this property, 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 two-over-two 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. Replacement windows shall be aluminum clad on the exterior with a dark, baked finish.
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. 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. The applicant shall provide photo documentation as proof that the project was completed according to HPC approvals and conditions. Preservation Planning Staff shall review and confirm compliance via email to the applicant.



GRILLE TYPES

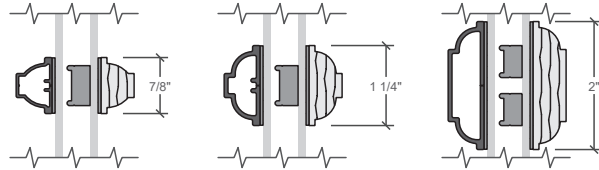
Typical Grille Profiles



Integral Light Technology® Grilles

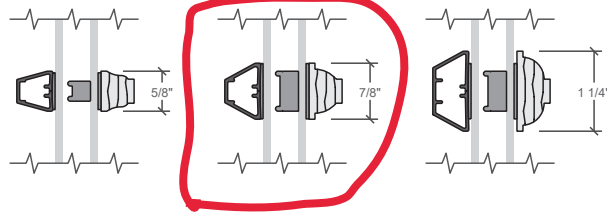
Ogee Grilles

Clad Exterior - Wood Interior



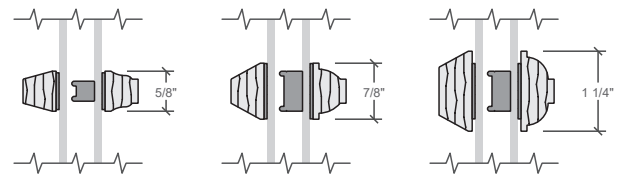
Putty Glaze and Ogee Grilles

Clad Exterior - Wood Interior

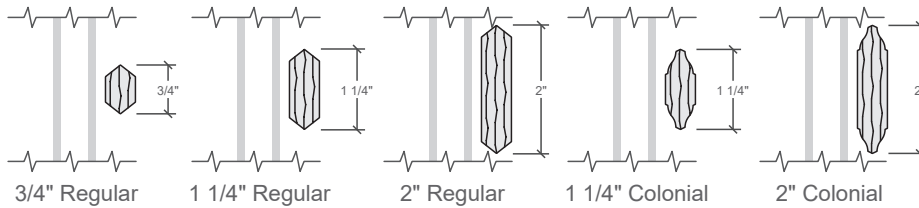


Putty Glaze and Ogee Grilles

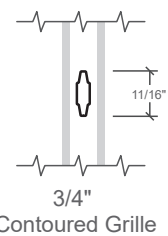
Wood Exterior - Wood Interior



Roomside Removable Grilles



Grilles-Between-the-Glass

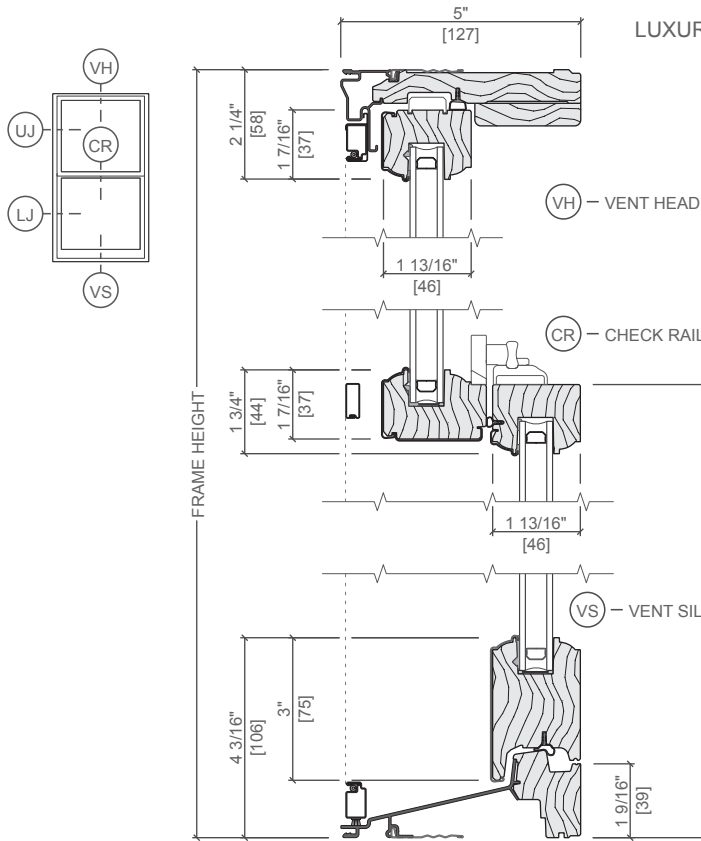


Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

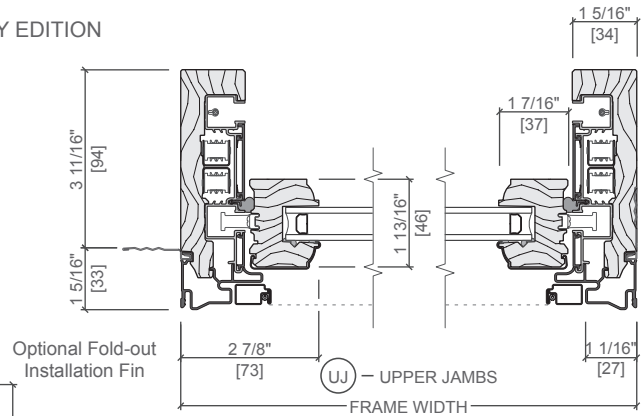


UNIT SECTIONS

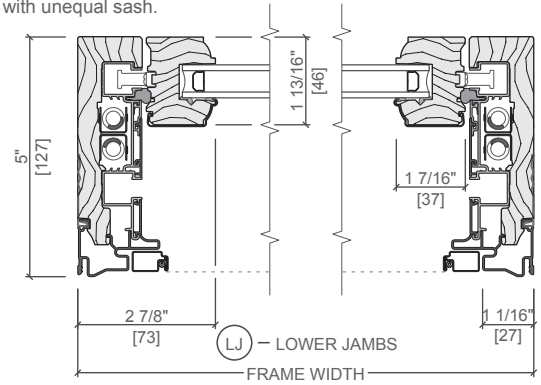
Aluminum-Clad Exterior
LX Single- and Double-Hung



LUXURY EDITION



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.



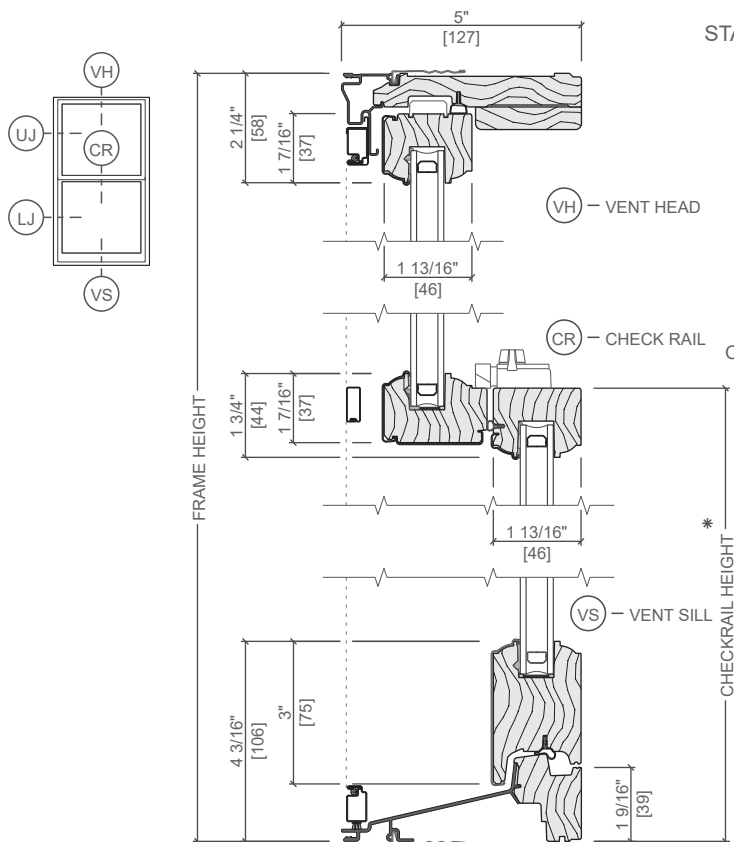
UNIT SECTIONS

Aluminum-Clad Exterior

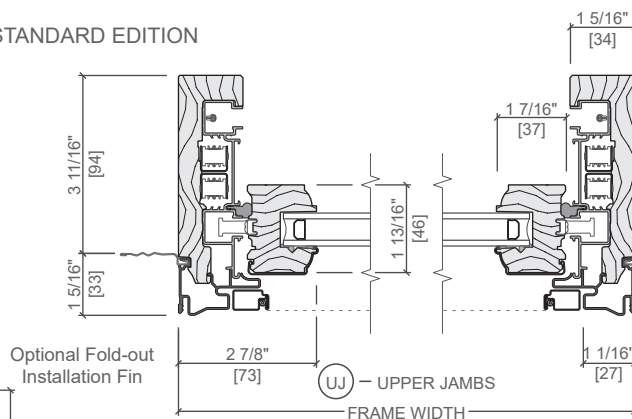
SE Double-Hung



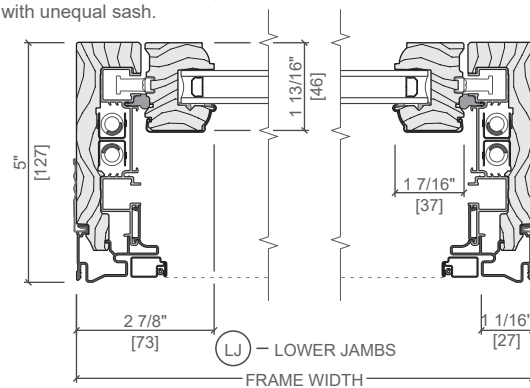
HUNG



STANDARD EDITION



* Dimension required for ordering units with unequal sash.



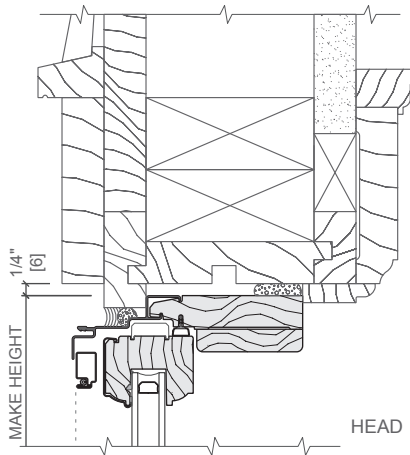
Scale 3" = 1' 0"

All dimensions are approximate.



INSTALLATION DETAILS

Aluminum-Clad Exterior
LX Double-Hung

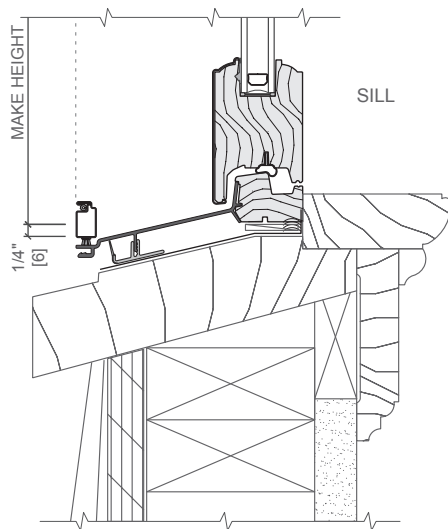


NOTE:

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.



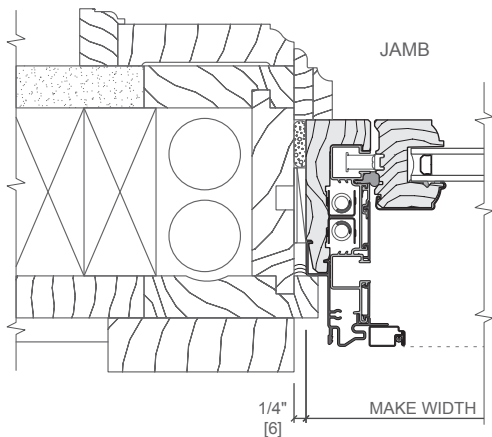
SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL.

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

Inventory No:	SMV.327
Historic Name:	Veazie, William Rowhouses
Common Name:	Veazie Row
Address:	137-145 Central St
City/Town:	Somerville
Village/Neighborhood:	Winter Hill
Local No:	
Year Constructed:	1889
Architect(s):	
Architectural Style(s):	Italianate; Row House
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BA: Somerville Single Building Local Historic District
Designation(s):	Local Historic District (10/31/1989)
Building Materials(s):	Wall: Wood; Wood Clapboard Foundation: Brick



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>)

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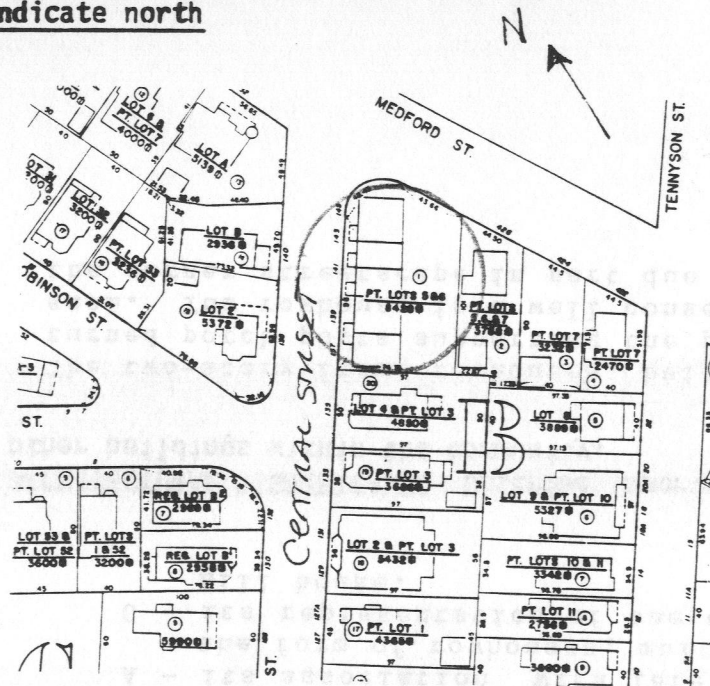
Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, December 9, 2020 at 10:29 PM

FORM B - BUILDING



Intersection(s).
Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

LMD 10/31/89 (10)
P.L. 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

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

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 .