



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: 15 Adams Street

Case: HP23-000058

Applicant: Just Woodcraft Inc

Owner: Catherine Haines

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

HPC Meeting Date: February 20, 2024



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 15 Adams Street. The main structure is a c.1894 Queen Anne structure known as the Emma Bentley House. This property is located within Winter Hill. 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. Alter existing window openings
 - Shorten two existing windows on the second floor of the left elevation
 - Install a new window on the second floor of the left elevation

The Applicant first came before the Historic Preservation Commission (HPC) on February 06th, 2024. At the meeting the Applicant stated that they had an updated design that they would like considered. The item was continued to the February 20th, 2024, meeting to allow Preservation Staff time to review the updated design proposal.

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 has provided two elevations proposal options. Both reduce the length of two existing windows on the second floor on the left elevation so as to accommodate a kitchen renovation. The renovation involves a counter to be placed where the current windows are located. To the right of these windows, the Applicant is proposing a new window be installed between the aforementioned two windows and a third, existing, double-hung sash window (this window to remain). The new window will duplicate the remaining double-hung sash window. The proposed windows are Marvin Elevate one-over-one double-hung sash windows of aluminum clad wood.

Proposal A:

The elevation for the right elevation depicts the proposed two new, full length windows aligning with the existing/remaining full length window to the right. The tops of the two windows proposed to be shortened will align with the top of the three other windows. This would create a clean line for the windows along the second floor.

*Above: Proposal A***Proposal A1:**

The elevation proposal depicts no height change for the two new full length windows from the current location of the existing window that is to be replaced so they will be placed slightly lower along the façade than the window to remain on the right. This proposal also depicts the top ledge of the two windows that are proposed to be shortened, also not aligning with the other windows along the second floor.

*Above: Proposal A-1*



Above: Photo of current windows



Above: Photo of proposed 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.

-and-

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 Applicant is proposing to use aluminum clad wood windows which is consistent with the above cited design guideline stating that all materials should replicate original materials. The proposed windows are consistent stylistically with the rest of the windows throughout the structure.

The proposal to alter original window openings; however, does not comply with the above cited Design Guidelines on retaining original window openings and that any replacements should be based off architectural evidence. That being said, the subject windows will be on the side elevation and the change will likely be minimally noticed from the right-of-way.

The Applicant has proposed one-over-one design to match the windows currently in that location. While the intent to replicate what is there currently is a good one the new windows should be two-over-one sash windows. In 2003 the HPC approved the replacement of windows on the front and right elevation with two-over-one sash windows. If the HPC approves the new windows there should be a goal in all window replacements moving towards one style and function of window, in this case a two-over-one double hung sash window. Additionally, a two-over-one design is consistent with the style and time of the structure.

Regarding the two proposals provided by the Applicant Staff recommend Option A-1, as window openings should be preserved as much as possible. While having aligned windows may be visibly more pleasing, the change in heights is minimal and will better preserve the original window openings.

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

1. New and replacement windows shall be aluminum clad wood, two-over-one double-hung sash windows with true divided light..
2. New and replacement windows shall not present a warped or mirrored reflection.
3. New and replacement windows shall not be tinted.
4. The Applicant shall follow the windows as depicted in Option A-1.

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. New and replacement windows shall be aluminum clad wood, two-over-one double-hung sash windows with true divided light.
4. New and replacement windows shall not present a warped or mirrored reflection.
5. New and replacement windows shall not be tinted.
6. The Applicant shall follow the windows as depicted in Option A-1.
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.



2 EXISTING CONDITIONS
SCALE: 3/16" = 1'-0"

15 ADAMS ST - HISTORICAL REVIEW

UNIT 2

SOMERVILLE, MA 02143

ISSUANCE:
HISTORICAL REVIEW

REVISION:

DATE: 02/12/2024

SCALE: 3/16" = 1'-0"

DRAWN:

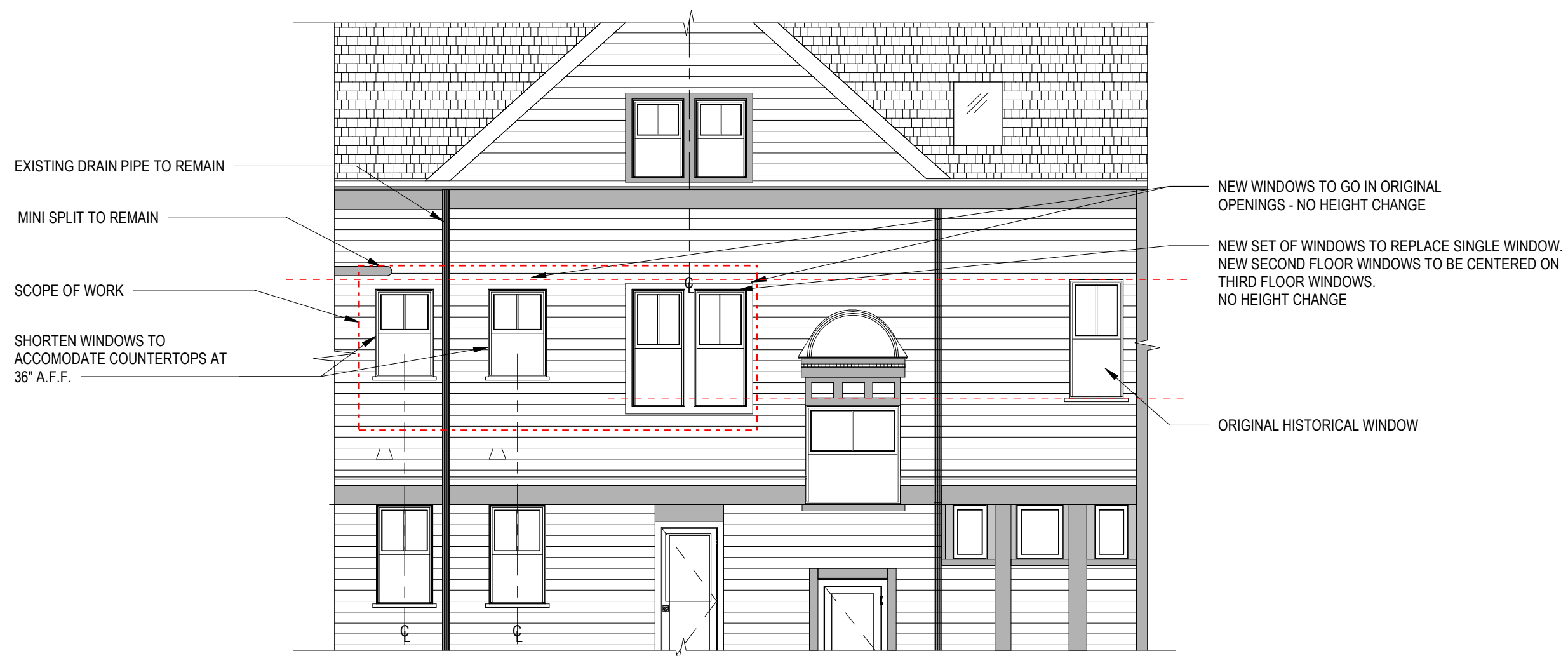
CHECKED:

SHEET INFO: HISTORICAL EXTERIOR WINDOW
REVIEW

H-101



1 PROPOSED NEW EXTERIOR WINDOWS - OPTION A
SCALE: 3/16" = 1'-0"



2 PROPOSED NEW EXTERIOR WINDOWS - OPTION A-1
SCALE: 3/16" = 1'-0"

15 ADAMS ST - HISTORICAL REVIEW

UNIT 2

SOMERVILLE, MA 02143



ISSUANCE:
HISTORICAL REVIEW

REVISION:

DATE: 02/12/2024

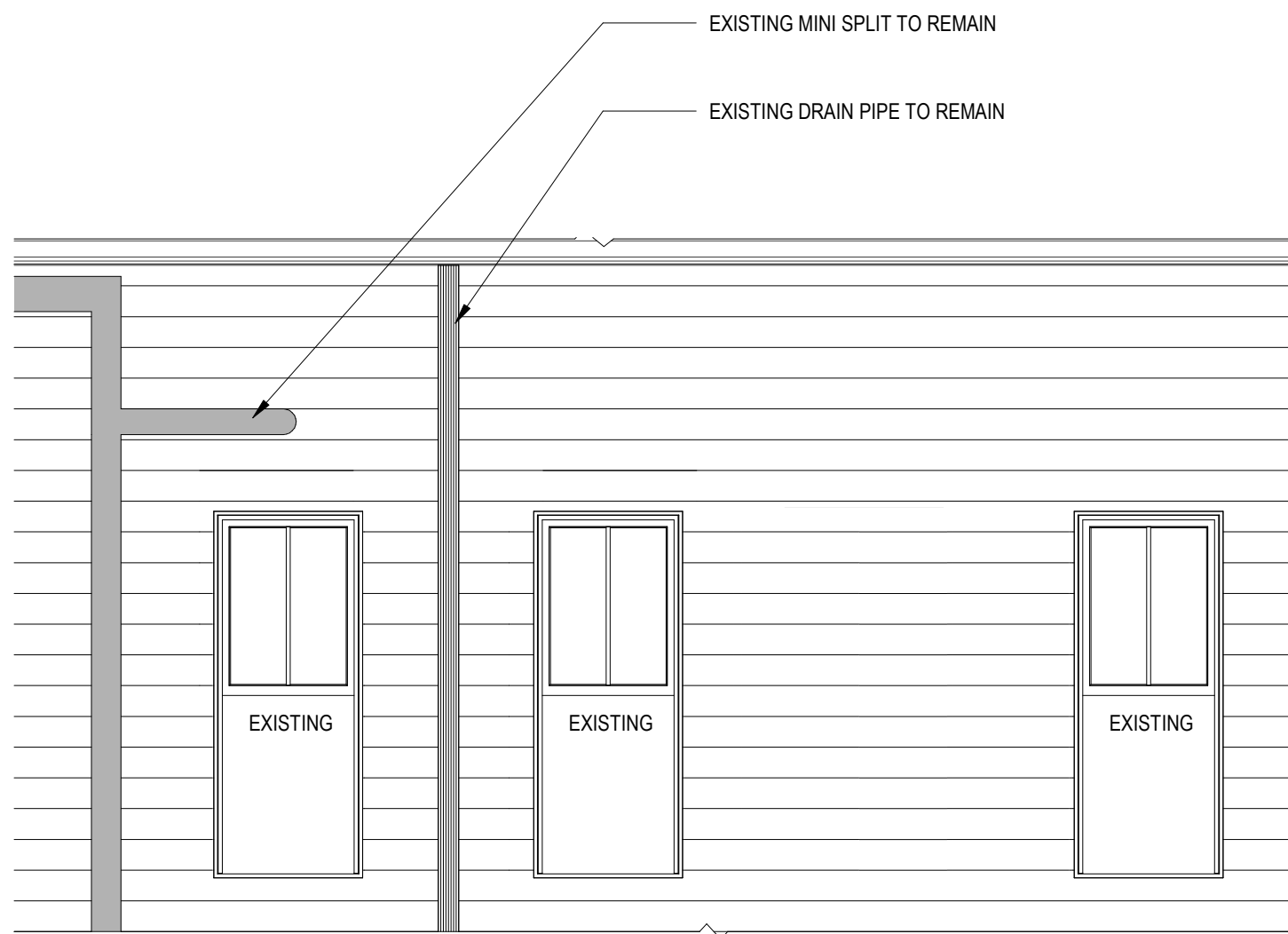
SCALE: 3/16" = 1'-0"

DRAWN:

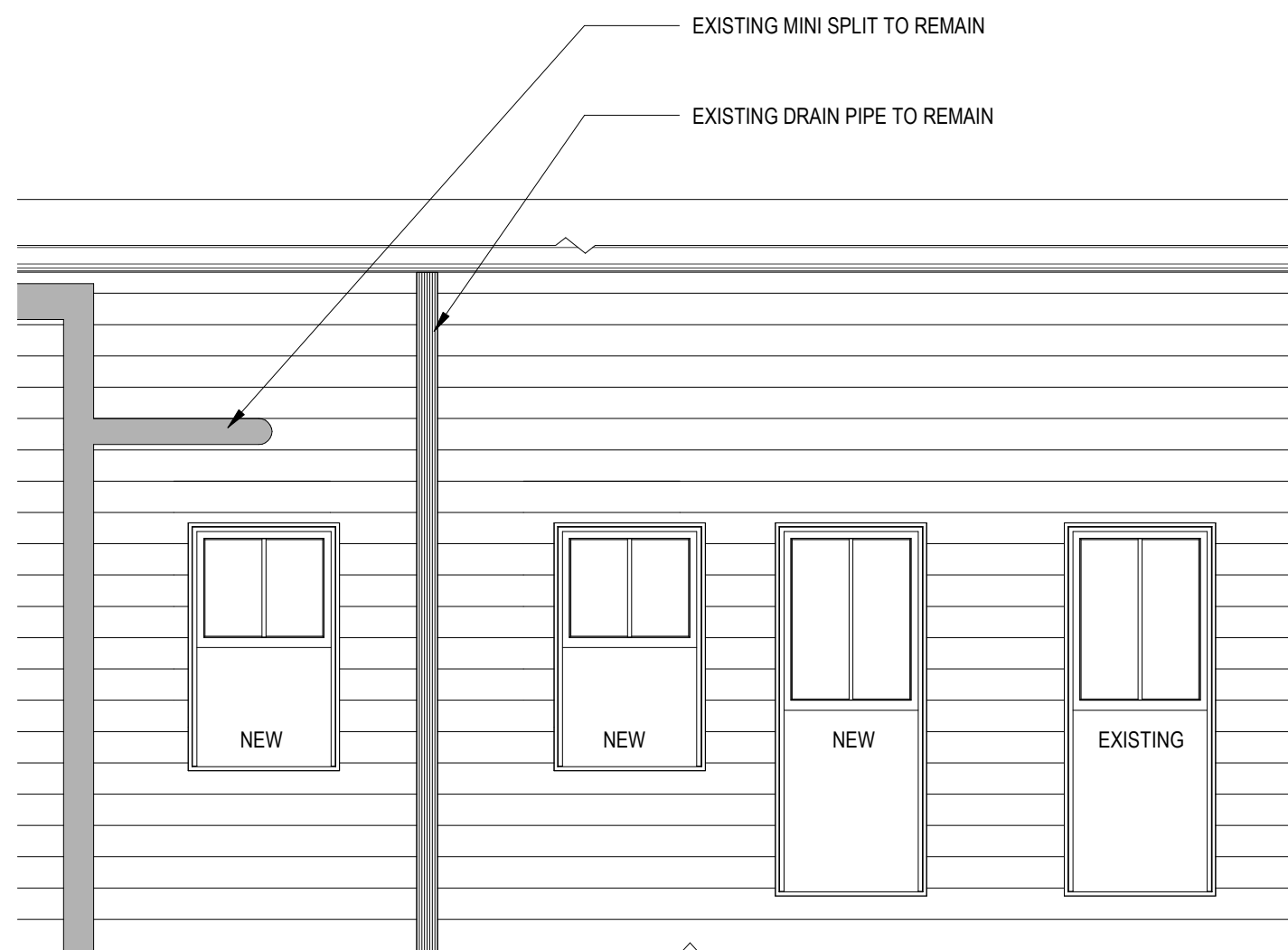
CHECKED:

SHEET INFO: HISTORICAL REVIEW - PROPOSED
NEW OPTION A & A-1

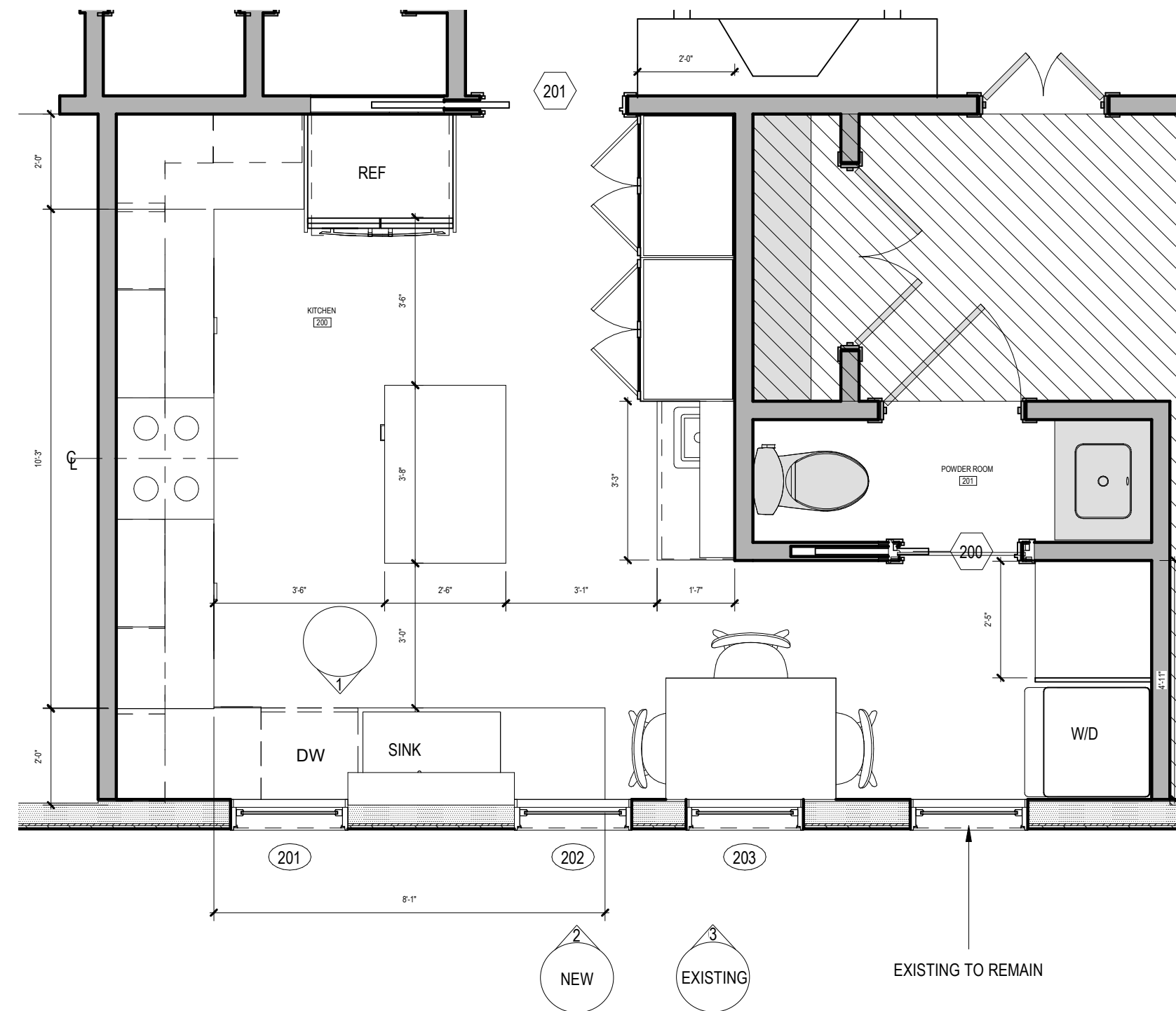
H-102



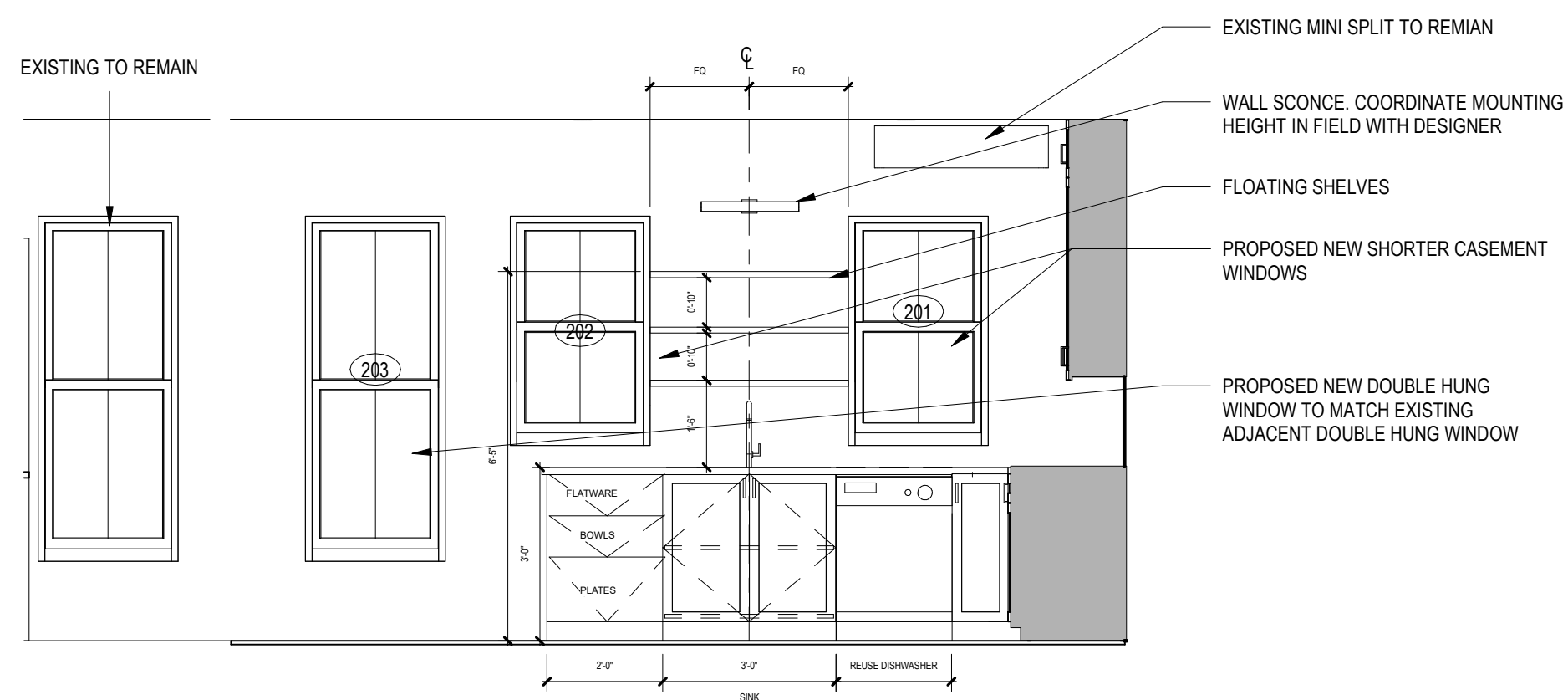
3 EXISTING EXTERIOR WINDOWS
SCALE: 3/8" = 1'-0"



2 PROPOSED NEW EXTERIOR WINDOWS
SCALE: 3/8" = 1'-0"



4 PROPOSED NEW FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 PROPOSED NEW INTERIOR WINDOWS
SCALE: 3/8" = 1'-0"

15 ADAMS SREET - KITCHEN

SOMERVILLE, MA 02143



ISSUANCE:
HISTORICAL REVIEW

REVISION:

DATE: 09/29/2023
SCALE: 3/8" = 1'-0"
DRAWN:
CHECKED:

SHEET INFO: HISTORICAL REVIEW

H-100

PROSED NEW CASEMENT WINDOWS TO BE SHORTER BY 18" TO ACCOMODATE NEW COUNTER. SEE PROPOSED NEW LAYOUT

PROPOSED NEW WINDOW TO MATCH ADJACENT EXISTING WINDOW

EXISTING WINDOW TO REMAIN



1 PROPOSED NEW EXTERIOR WINDOWS
SCALE: N.T.S.

2 EXISTING EXTERIOR WINDOWS
SCALE: N.T.S.

15 ADAMS SREET - KITCHEN

SOMERVILLE, MA 02143



ISSUANCE:
HISTORICAL REVIEW

REVISION:

DATE: 09/29/2023
SCALE: 3/8" = 1'-0"
DRAWN:
CHECKED:

SHEET INFO: HISTORICAL REVIEW

H-101



Elevate Double Hung Insert

The Elevate® Double-Hung Insert window offers traditional style with superior strength. Fit the sashes in or remove for easy cleaning. Style meets durability with a low-maintenance Ultra® fiberglass exterior and warm wood interior.

- Built to fit existing window openings within a fraction of an inch for precise frame-in-frame replacement
- Wood interior and fiberglass exterior
- Fits openings up to 4.5' wide by 7' high
- Low-profile sash lock for smooth operation



Haines Residence
Rear Stair Upgrades
15 Adams St. Unit 2
Somerville, MA 02145

REVISIONS

QUANTITY _____

DATE: 6/11/20

DRWG #

A1.0















19B

3EBN 37







Exterior View

Elevate Double Hung Insert

The Elevate[®] Double Hung Insert window offers traditional style with superior strength. Tilt the sashes in or remove for easy cleaning. Style meets durability with a low-maintenance Ultrex[®] fiberglass exterior and warm wood interior.



- Built to fit existing window openings within a fraction of an inch for precise frame-in-frame replacement
- Wood interior and fiberglass exterior
- Fits openings up to 4.5' wide by 7' high
- Low-profile sash lock for smooth operation

Interior View





1/2" Spanish Cedar

June 2, 2003

Adam Schoenhardt
308 Shawmut Avenue
Boston, MA 02118

Re: HPC #03.18 – 15 Adams Street

Dear Mr. Schoenhardt,

At their regular meeting on May 20, 2003, the Somerville Historic Preservation Commission voted unanimously **(5-0)** with 1 abstention and 1 refusal to grant a **Certificate of Appropriateness (C/A)** for the following exterior work on the above property:

1. Enclose rear porch within the balusters with Andersen® cn155 and c155 windows and Morgan® M6911 insulated glass doors; and
2. Remove and replace windows and doors with two Brosco® 2/1 Boston layout double-hung wood windows and two Simpson M114 wood doors with 12 lights at north side of ground floor units.

All improvements shall be carried out as shown on the plans and specifications submitted by the Applicant, except as modified above. These plans and specifications are incorporated into this certificate, and will be signed and forwarded to the Inspectional Services Division.

The Commission based its decisions on your application and presentation at the hearing, public comment, Staff recommendations, photographs of the building, discussion and recommendations of the Commission members, as well as upon the Commission's adopted Design Guidelines for Historic Districts.

This letter is your formal notification of the issuance of the requested Certificate. This Certificate is granted upon the condition that the work authorized herein is commenced within one year after date of issue. If the work authorized by this Certificate is not commenced within six months after the date of issue, or if work is suspended in significant part for a period of one year after the time of work is commenced, this Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding ninety days each,

may be allowed in writing by the Chairman. Bring this letter to the Inspectional Services Department when you apply for a building permit as it is required for the application process. If you have any questions about this (these) certificate(s), please feel free to contact us at (617) 625-6600 x 2500.

Good luck with your work!

Sincerely,

Kristi Chase
Acting Preservation Planner

J. Brandon Wilson
Executive Director

Cc: John Long, City Clerk
Paul Nonni, Sr. Building Inspector, Inspectional Services Division

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.332
Historic Name:	Bentley, Emma House
Common Name:	
Address:	15 Adams St
City/Town:	Somerville
Village/Neighborhood:	Winter Hill;
Local No:	
Year Constructed:	1894
Architectural Style(s):	Queen Anne;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	SMV.BA
Designation(s):	Local Historic District (10/31/1989);
Building Materials:	Roof: Asphalt Shingle; Slate; Wall: Copper; Wood; Wood Clapboard; Wood Shingle; Foundation: Brick;
Demolished	No



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, February 1, 2024 at 9:58 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

LHD 1013189 (11)
P1 - WINTER
V. B. BOSTON
S. A

AREA

FORM NO.

Winter Hill

332



City SOMERVILLE
Address 15 Adams Street
Historic Name Emma Bentley (owner)
Edward Selg (occupant)
Present residential
Original residential
Description 1894
Source directories / maps
Style Queen Anne

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



Architect _____

Exterior Wall Fabric clapboard

Outbuildings _____

Major Alterations (with dates) _____

Condition very good

Moved _____ Date _____

Acreage 6914 sq. ft.

Setting East side of Adams, four lots north of Medford St., well established residential neighborhood of large late 19th century houses, one nursing home

Recorded by Carole Zellie - 1980
Gretchen Schuler - 1988

Organization Somerville Historic Preservation Commission

Date May, 1988

Map Reference _____

Map Quadrangle _____

Map Scale _____

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

The substantial two and one-half story house is situated on the east side of Adams, four lots from the Medford Street intersection. The well conserved Queen Anne house is clad in clapboards and decorative shingles on a brick foundation. There are Stick Style and Colonial Revival motifs providing a sampler effect. Architectural details include the polygonal projecting corner tower with slate roof and copper spire, large gable/dormers, varying fenestration including oreil window, round headed windows and sash of 2/1 and 1/1, cornice brackets, and stick-work/lattice design in the entrance porch gable peak and the base of the corner tower.

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

Winter Hill refers to a large area of development north of Highland, east of Lowell, west of Marshall and bordered on the north by Broadway. The actual geographic drumlin reaches its summit near Adams Street, laid out and subdivided in 1847 but not developed for the most part until the 1880s and 1890s. Workers' housing was located in the Ten Hills area and on tracts of land west of Lowell and Adams Streets. In contrast, this area was developed with large, detailed, businessmen's homes.

During the 1870s and 1880s this land was owned by Cutler Downer who lived on Central Street and worked as a "broker" in Boston. His son, Frank was a banker. Their tract of land was large extending from Medford Street and running north on Central and Adams Streets. The 1895 map shows a one-quarter acre parcel with two houses and one lot owned by Emma Bently. Directories indicate that the first resident of this house was Eugene Selg who was a manager at the Budweiser Brewery Co. in Boston.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("Cutler Downer", land only), 1884 (same), 1895 ("Emma Bently").
2. City Directories, 1890s.
3. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
4. Registry of Deeds, Middlesex County: Book . . . Page . . .