



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: 22 Porter Street, #2

Case: HP23-000059

Applicant: Renewal by Andersen LLC

Owner: Dan Mikesh

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to alter an LHD property by replacing original or early replacement windows.*

HPC Meeting Date: February 06, 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 22 Porter Street. The main structure is a c.1850 Gothic Revival structure known as the Emerson House. This property is located within Spring 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. Replace early replacement 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 ten windows. Of the ten windows, nine are midway along the left elevation towards the rear. The last window is on in the rear/right elevation from the street. Of these windows five windows are two-over-two double-hung sash windows that appear to be mid-20th century replacements. The remaining windows are six-over-six double hung sash windows and likely early 20th century replacement windows. The Applicant is proposing to replace these windows with six-over-six composite double-hung composite windows. The proposal is to use true divided lite.

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 composite 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 early replacement windows does not comply with the Design Guidelines on windows. The extant windows to be replaced are 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 high quality exterior storm windows and weatherstripping, re-glazing, and insulating the historic windows instead of replacing these windows.

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-lite.
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 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-lite
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.

HISTORICAL PROJECT – WINDOW REPLACEMENT

Home Owner – Dan Mikesh

22 Porter St., Somerville, MA 02143



RENEWAL BY ANDERSEN - Boston, MA



WHY THEY NEED REPLACED

The homeowner is looking to update and replace 10 windows.

They are on the rear unit. The current windows are wood painted white on the interior and dark bronze on the exterior. The homeowner is looking to replace these with Andersen Wood Composite windows with white interiors and dark bronze exterior. The windows around the home are hard to open and close. All windows are drafty and are not energy efficient.

The homeowner would like to update the windows to modern standards, the ease of operation and increase the windows energy efficiency while maintaining the traditional look of the home.

Our goal is to keep to the original look of the windows while updating the design so that the homeowners can use this room with more comfort and ease.

Our Product – [Fibrex Material](#)



Click on “Fibrex Material” to watch How Fibrex is Made

Fibrex 20 Year [Durability Study](#)

Click on “Durability Study” to watch 20 Year Durability Test

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX
MATERIAL

ANDERSEN
EXCLUSIVE
FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.¹

	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓



Replace Old Expectations

We believe your Renewal by Andersen® experience is about more than just windows. It's about caring for you and your home, every step of the way.

We own our entire process, from start to finish. What does that mean for you? It means we listen. It means we measure, we build, and we install. And it means we promise to stand by our product, today, tomorrow, and years into the future.

A Heritage That Looks to the Future

For more than a century, Andersen® products and patents have revolutionized the window and door industry. We pair that legacy of quality and innovation with a skilled team of specialists who are dedicated to making sure your window replacement is the best home improvement project you've ever done.

From Our Family to Yours

Your home is unique. It shouldn't be treated like every other house on the block. This is the place where you and your family are making memories and celebrating moments, both big and small. We want to make sure your new windows suit your home life.

You only want to replace your windows one time, so who you choose to do your project is important. When you work with Renewal by Andersen, you know you'll get an exclusive product that is durable, customizable, and beautiful. And you know we'll take care of you – and your home – from start to finish, and beyond.

the best **PEOPLE**

a superior **PROCESS**

an exclusive **PRODUCT**

From consultation to installation, Renewal by Andersen offers one-company accountability backed by a legacy of excellence. We're proud to work with the best people, offer a superior, start-to-finish replacement process, and provide you with exclusive, industry-leading products. **THAT'S RENEWAL BY ANDERSEN SIGNATURE SERVICE.**



Preserving the historic architecture visually!

PERFORMANCE RATINGS AND TEST DATA

NFRC Total Unit Performance

Renewal by Andersen® Product	High Performance Glass Type		U-Factor (BTU/(hr ft2 oF))		SHGC		VT
			Air	HP Gas Blend	Air	HP Gas Blend	
Casement & Fixed	Clear	Without Grilles	0.42	0.41	0.51	0.51	.82
		Full Divided Light Grilles	0.43	0.41	0.46	0.46	
	Low-E4®	Without Grilles	0.31	0.28	0.28	0.27	.72
		Full Divided Light Grilles	0.32	0.29	0.25	0.25	
	Low-E4® Sun	Without Grilles	0.32	0.29	0.17	0.17	.40
		Full Divided Light Grilles	0.33	0.30	0.16	0.15	
	Low-E4® SmartSun™	Without Grilles	0.31	0.28	0.19	0.18	.65
		Full Divided Light Grilles	0.32	0.29	0.17	0.17	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.26	0.24	0.18	0.18	.63
		Full Divided Light Grilles	0.26	0.24	0.17	0.16	
Awning	Clear	Without Grilles	0.43	0.41	0.51	0.51	.82
		Full Divided Light Grilles	0.43	0.41	0.46	0.46	
	Low-E4®	Without Grilles	0.31	0.28	0.28	0.27	.72
		Full Divided Light Grilles	0.32	0.29	0.25	0.25	
	Low-E4® Sun	Without Grilles	0.32	0.29	0.17	0.17	.40
		Full Divided Light Grilles	0.33	0.30	0.16	0.15	
	Low-E4® SmartSun™	Without Grilles	0.31	0.28	0.19	0.18	.65
		Full Divided Light Grilles	0.32	0.29	0.17	0.17	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.18	0.18	.63
		Full Divided Light Grilles	0.27	0.25	0.17	0.16	
Double-Hung DG (All Frames)	Clear	Without Grilles	0.46	-	0.58	-	.82
		Full Divided Light Grilles	0.46	-	0.52	-	
	Low-E4®	Without Grilles	0.33	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.34	0.31	0.28	0.28	
	Low-E4® Sun	Without Grilles	0.33	0.30	0.20	0.19	.40
		Full Divided Light Grilles	0.35	0.31	0.18	0.17	
Double-Hung DG (All Frames)	Low-E4® SmartSun™	Without Grilles	0.32	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.30	0.27	0.18	0.18	

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NFRC Total Unit Performance

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Casement & Fixed	Clear	Without Grilles	0.42	0.41	0.51	0.51	.82
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	Low-E4®	Without Grilles	0.31	0.28	0.28	0.27	.72
		Full Divided Light Grilles	0.32	0.29	0.25	0.25	
	Low-E4® Sun	Without Grilles	0.32	0.29	0.17	0.17	.40
		Full Divided Light Grilles	0.33	0.30	0.16	0.15	
	Low-E4® SmartSun™	Without Grilles	0.31	0.28	0.19	0.18	.65
		Full Divided Light Grilles	0.32	0.29	0.17	0.17	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.26	0.24	0.18	0.18	.63
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	Low-E4® Sun	Without Grilles	0.32	0.29	0.17	0.17	.40
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	Low-E4® SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.18	0.18	.63
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	Low-E4® SmartSun™	Without Grilles	0.32	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
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INTERIOR PHOTOS:
22 PORTER ST.

KITCHEN:



FUN ROOM:





UPSTAIRS WINDOWS:





UPDATE WINDOW PROPOSAL PHOTOS:
6 OVER 6 WITH FULL DIVIDED LITE GRILLES







Agreement Document and Payment Terms

DBA: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC
HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 | rbaboston@gmail.com

Dan & Kimberly Mikesh

22 Porter St Unit2
Somerville, MA 02143
H: (617)872-3068

Dan & Kimberly Mikesh

11/10/23

BUYER(S) NAME

CONTRACT DATE

22 Porter St Unit2, Somerville, MA 02143

(617)872-3068

BUYER(S) STREET ADDRESS

PRIMARY NUMBER

SECONDARY NUMBER

dan.mikesh@gmail.com

PRIMARY EMAIL

SECONDARY EMAIL

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal By Andersen of Boston ("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL JOB AMOUNT: \$45,481

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

DEPOSIT RECEIVED: \$10,617

BALANCE DUE: \$34,864

Estimated Start:
8-10 weeks

Estimated Completion:
2-3 days

AMOUNT FINANCED: \$0

METHOD OF PAYMENT: Credit Card

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

NOTES:

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings, changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 11/14/2023 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON

Greg Arsenault

PRINT NAME OF SALES PERSON

x

SIGNATURE

Dan Mikesh

PRINT NAME

ix

SIGNATURE

Kimberly Mikesh

PRINT NAME

11/10/23

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Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF BOSTON
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HCC# 170810
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Don & Kimberly Mikesh
22 Porter St Unit2
Somerville, MA 02143
H: (617)872-3068

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , Fiberglass, Full Screen, Grille Style , Full Divided Light (FDL with spacer), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , Notes, [Input additional unit notes here].	
105	fun room		Window Double-Hung (DG) 1:1 Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior Pine, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , Fiberglass, Full Screen, Grille Style , Full Divided Light (FDL with spacer), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , Notes, [Input additional unit notes here].	
106	fun room		Window Double-Hung (DG) 1:1 Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior Pine, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , Fiberglass, Full Screen, Grille Style , Full Divided Light (FDL with spacer), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , Notes, [Input additional unit notes here].	
201	apt extra rm		Window Double-Hung (DG) 1:1 Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior Pine, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware , White, Window Opening Control Device, Screen , Fiberglass, Full Screen, Grille Style , Full Divided Light (FDL with spacer), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , Notes, [Input additional unit notes here].	
202	apt extra rm		Window	



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203	apt bed		Window Double-Hung (DG) 1:1 Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior Pine. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , Fiberglass, Full Screen, Grille Style , Full Divided Light (FDL with spacer), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , Standard Maintenance Free, Replacement of exterior casing from standard options (insert application)., Notes, [Input additional unit notes here].	
204	apt bed		Window Double-Hung (DG) 1:1 Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior Pine. Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance SmartSun Glass, No Pattern, Hardware , White, Screen , Fiberglass, Full Screen, Grille Style , Full Divided Light (FDL with spacer), Grille Pattern , All Sash: Colonial 3w x 2h, Misc , Standard Maintenance Free, Replacement of exterior casing from standard options (insert application)., Notes, [Input additional unit notes here], Notes, [Input additional unit notes here].	



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Dan & Kimberly Mikesh

22 Porter St Unit2

Somerville, MA 02143

H: (617)872-3068

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
WINDOWS: 10	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0 MISC: 0	TOTAL



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.



204
Rear
Replace flat
pvc



Rear
Unit



204

203

201

202

101

102

103

104

105

106



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.212
Historic Name:	
Common Name:	Emerson House
Address:	22 Porter St
City/Town:	Somerville
Village/Neighborhood:	Spring Hill;
Local No:	
Year Constructed:	C 1850
Architectural Style(s):	No style;
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; Wall: Wood; Wood Clapboard; 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 8:53 PM

MASSACHUSETTS HISTORICAL COMMISSION
30 BOYLSTON STREET
BOSTON, MA 02116

LHD- 10/31/89
PL SPRING
USGS BOSTON
SET B

AREA

FORM NO.

Spring Hill 212



SOMERVILLE

22 Porter Street

Name Emerson (1874)

Present residential

Original residential

TION

ca. 1850

visual analysis/

Gothic 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

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition good

Moved Date

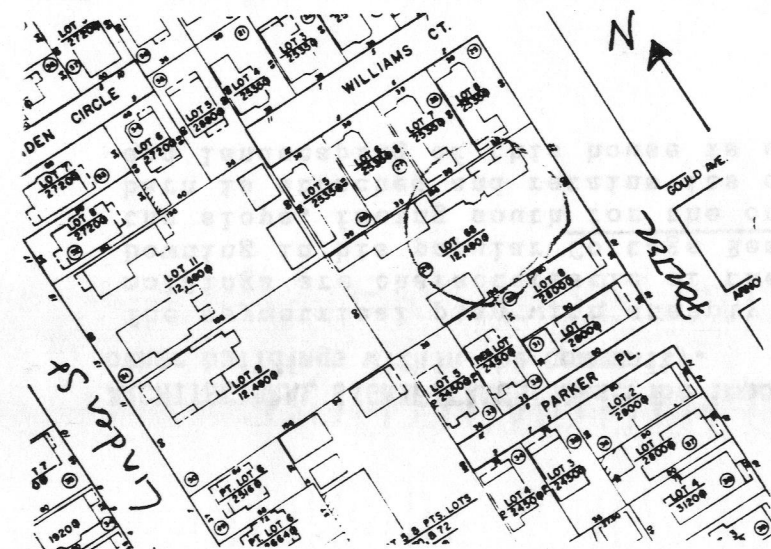
Acreage 12,480 sq. ft.

Setting Unusual rural setting with
large side yard, landscaped, farm-l:
quality in residential suburban
neighborhood

Recorded by Carole Zellie - 1980
Gretchen Schuler - 1988

Organization Somerville Historic
Preservation Commission

Date May, 1988



TM REFERENCE

SGS QUADRANGLE

SCALE

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

The asymmetrical plan with steeply pointed gables and Gothic draped window moldings are characteristic of the Gothic cottages drawn by Andrew J. Downing in his popular Cottage Residences of 1850. The house is sited on the slope, facing south for the once fine vistas looking to Cambridge. The barn is attached and retains its cupola and barn like- doors. The setting and landscaping of this house is unusual in its rural aspect.

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. Its topography lent itself to well drained soil for agriculture and to fine vistas for the residential subdivisions that began with George Brastow's 1843 rectilinear plan for 72 house lots on Spring Hill. With the exception of early farmhouses and the first Greek Revival double houses, the first houses built in the Spring Hill subdivisions were substantial single family homes built 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 this area with smaller single-family worker's housing and attached rowhouses and larger tenements, built near the bottom of the hill on small court or terrace streets.

Porter and Linden Streets were subdivided in 1844 having been the estate of A. Brackett. Porter Street, an original rangeway, has a number of pre-1855 between Elm and Summer Streets. The Downing-Style cottages at #22 and #23 also retain some of the landscape features with well-designed side yards. This is particularly evident at #22. The house is unique for its style and setting in the now urban city of Somerville.

BIBLIOGRAPHY and/or REFERENCES