



City of Somerville
HISTORIC PRESERVATION COMMISSION
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 141 Central Street
PERMIT NUMBER: HP23-000054
OWNER: David Bischoff
OWNER ADDRESS: 141 Central Street, Somerville, MA, 02145
APPLICANT: Same as Owner
APPLICANT ADDRESS: Same as Owner address
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: December 7, 2023

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CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District property at 141 Central Street**.

SCOPE OF WORK

- Replace the existing five windows on the front elevation and the three windows on the second floor of the rear elevation

DETERMINATION

Under the Somerville Historic Districts Ordinance (HDO) proposed alterations of Local Historic District (LHD) properties must conform to specific criteria set out in the Design Guidelines. In the instance of 137 Central St, the proposal meets the following criteria set out in **C. Windows and Doors**, which read(s) 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. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

The Historic Preservation Commission found the proposed work to alter extant window and door openings in the rear of 141 Central Street is consistent with previous approvals granted for 139 Central Street, 143 Central Street, and 145 Central Street.

Due to the description of the work, the images of the proposed materials submitted by the Applicant, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Conditional Certificate of Appropriateness**.

The Conditions attached to this Certificate are as follows and must be followed by the Applicant/Owner:

CONDITIONS:

Be sure to attach manufacturer's specs and/or other pertinent visuals to the Certificate after the condition set.

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 will be Pella Architect Series in the same color and style as the windows at 139, 143 and 145 Central Street.
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 a minimum of 15 business days prior to arranging for a final inspection from ISD. Preservation Planners or their designee shall issue a sign-off upon completion of the project that it was executed in accordance with the Certificate of Appropriateness.

Contact shall be made at the following email address ONLY:

historic@somervillema.gov

The Applicant must provide before and after photos of the project area in the email as .JPG attachments. The attachments cannot be embedded in the body of an email.

Issued on behalf of the Historic Preservation Commission (HPC):

Eric Parkes, *Chair*
Dick Bauer
Ryan Falvey
DJ Chagnon, *Alt.*

Robin Kelly, *Vice-Chair*
Colin Curzi
Denise Price
Daniel Coughlin, *Alt.*

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GRILLE TYPES

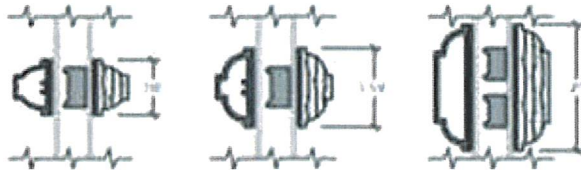
Typical Grille Profiles



Integral Light Technology® Grilles

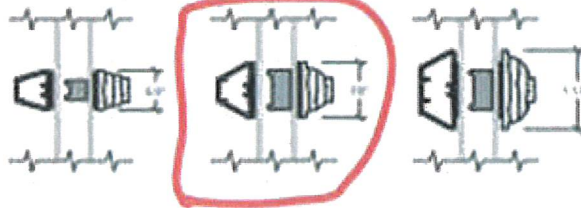
Ogee Grilles

Clad Exterior - Wood Interior



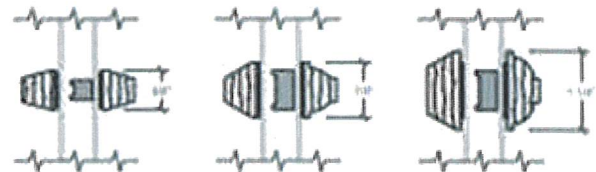
Putty Glaze and Ogee Grilles

Clad Exterior - Wood Interior

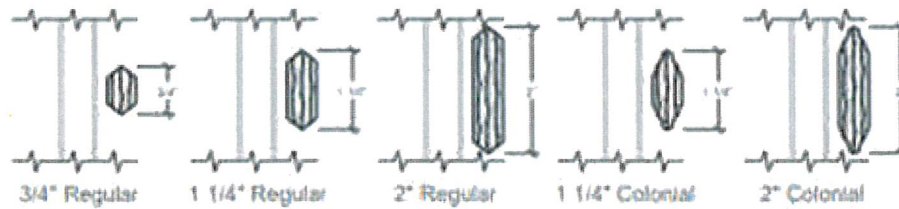


Putty Glaze and Ogee Grilles

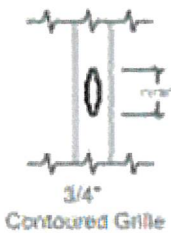
Wood Exterior - Wood Interior



Roomside Removable Grilles



Grilles-Between-the-Glass

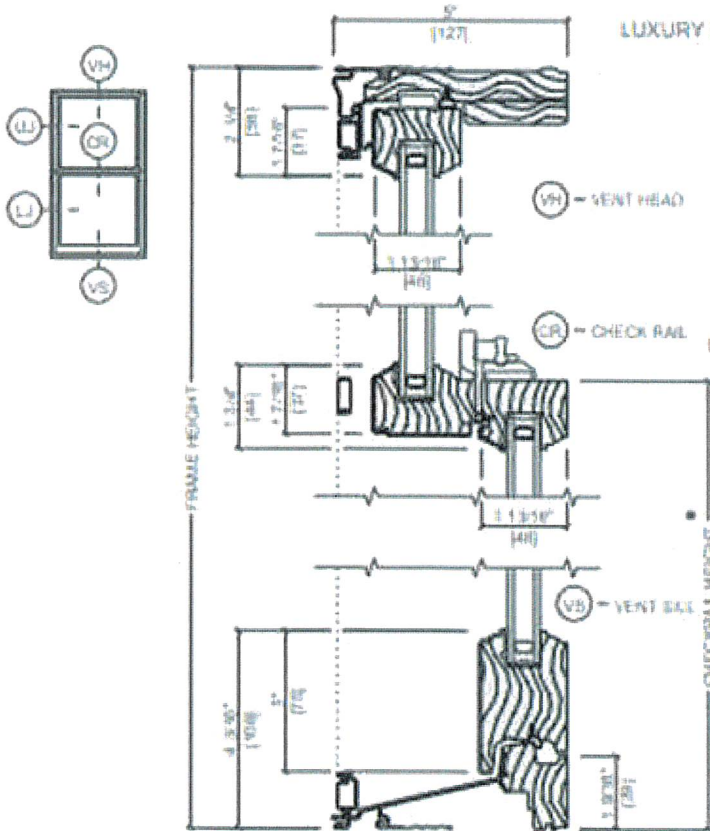


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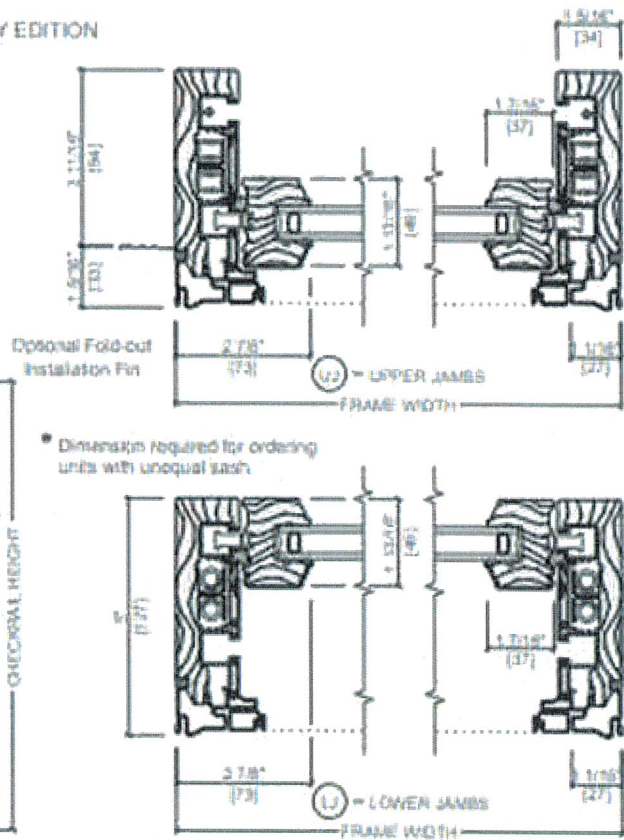
CELLER'S OFFICE
CHERYL F. A.



UNIT SECTIONS
Aluminum-Clad Exterior
LX Single- and Double-Hung



LUXURY EDITION

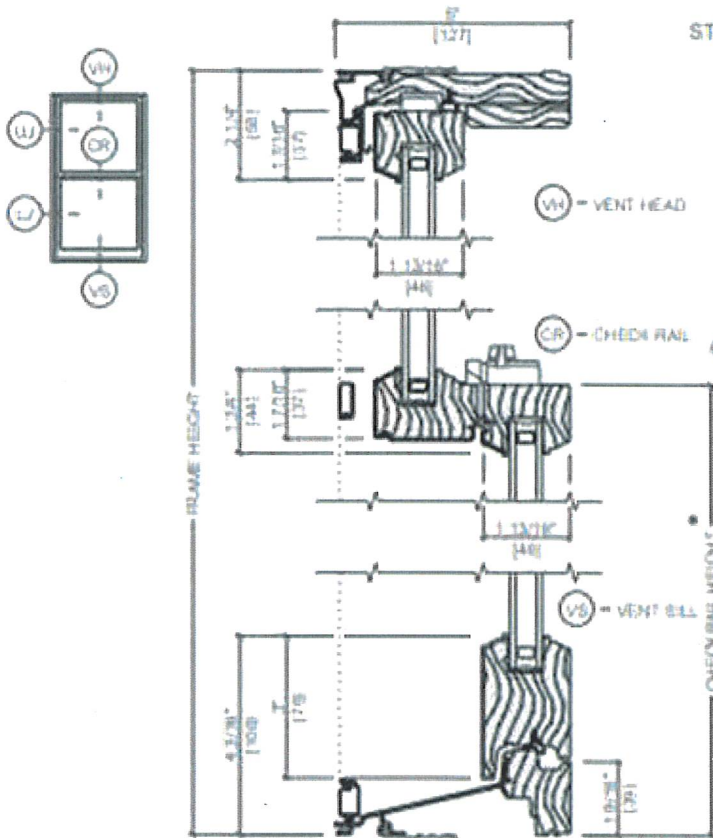


* Dimensions required for ordering units with unequal ends

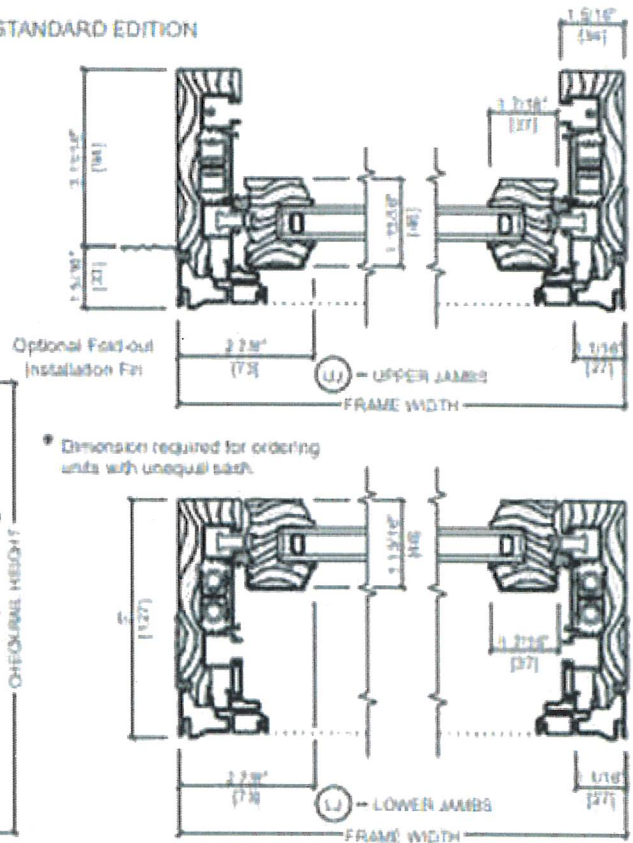
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CHERRYVILLE



UNIT SECTIONS Aluminum-Clad Exterior SE Double-Hung



STANDARD EDITION

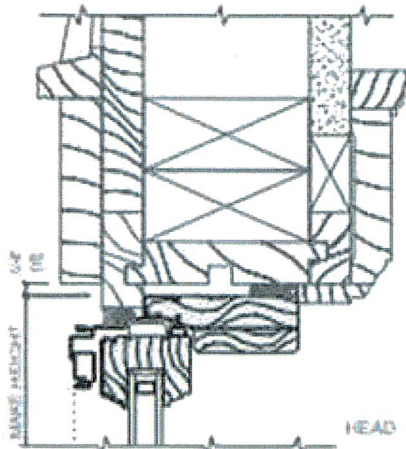


* Dimension required for ordering units with unequal sash.

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CUTLER'S OFFICE
SERVING THE



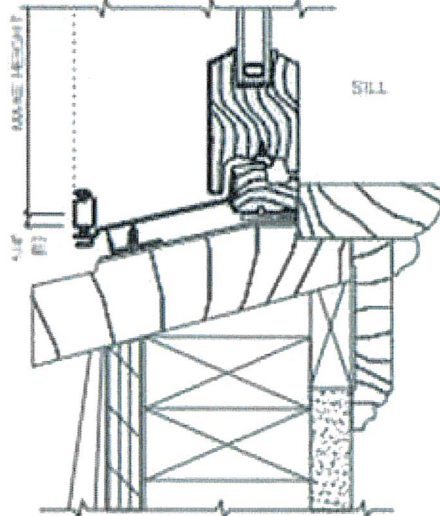
INSTALLATION DETAILS Aluminum-Clad Exterior LX Double-Hung



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.

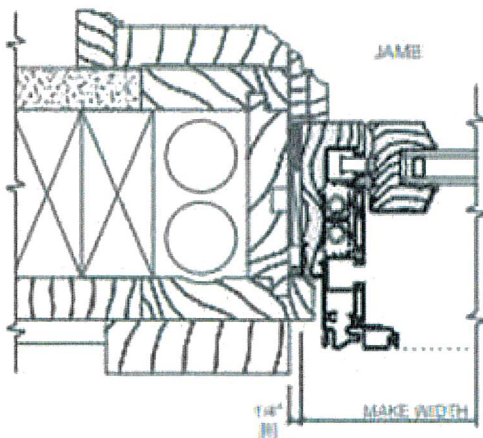
SHIM AND PLUMB UNITS AS REQUIRED.
SEAL UNIT TO EXTERIOR / BLIND STOP.



SEAL THE UNIT TO EXISTING STUOL 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 3/4" = 1'-0"

All dimensions are approximate

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SUPERVISOR