



Somerville Community Land Trust

Somerville, MA • (857) 756 5104 • www.somervillecommunitylandtrust.org

12 Pleasant Avenue - Elijah Walker House

Somerville Community Land Trust Submission to the Somerville Historic Preservation Commission

May, 2025

Introduction

Somerville's Elijah Walker House, located at 12 Pleasant Ave. in the neighborhood of Prospect Hill, is a six-unit residential building that was built in 1873. The building is a three-story, three-bay Second Empire style with a mansard roof of patterned slate and three pedimented dormers. The building exhibits other characteristic features of the Second Empire style, along with a brick and rubble foundation; an addition was constructed in 1924. The building has not seen significant investment in many decades, other than window replacement (sometime after 1988) and some permitted in-unit work completed in 2008. Despite that, the building has been well-maintained and is in relatively good condition. SCLT's current plan is to create six affordable housing opportunities that preserve and enhance the building for decades to come, and this goal includes some necessary repairs to the building. Certain exterior features need some restoration, including at the ornate exterior carpentry on the siding and trim and clapboards, slate roof, windows, flashing, and entry doors. Key structural elements also require significant investment, including the masonry foundation, wooden structural elements, and stairs, as well as the stormwater management system. Outside of the historic preservation scope, the interiors, such as kitchens and bathrooms, HVAC, electrical system, and more are to be included in the overall scope of this project. This beautiful historic building will be preserved, inside and out, as a permanently affordable residential building for generations to come.

Windows

This submission is focused on the replacement of windows on the building with a product that is a compatible approximation of the historic condition of the property (see 1988 photo included in this submission for reference). Please refer to the 12 Pleasant Ave Window Survey Photos and Key included with this submission.

This submission seeks the review of a proposal to replace forty-one (41) non-historic vinyl windows throughout the building with new windows--the Harvey Majesty Double Hung Simulated Divided Lite (SDL) 2-over-2 window product (see product information included in this submission). Window muntins are applied at the exterior and interior, with an internal spacer bar between the glass. Window exteriors will be finished in white color to replicate the known historic appearance.

Windows present in the six unit showers cannot be replaced with the Harvey Majesty Double Hung product due to anticipated moisture issues related to their placement in the unit. The Majesty product is not designed to withstand the moisture created by a shower environment, so these six windows (two (2)



Somerville Community Land Trust

Somerville, MA • (857) 756 5104 • www.somervillecommunitylandtrust.org

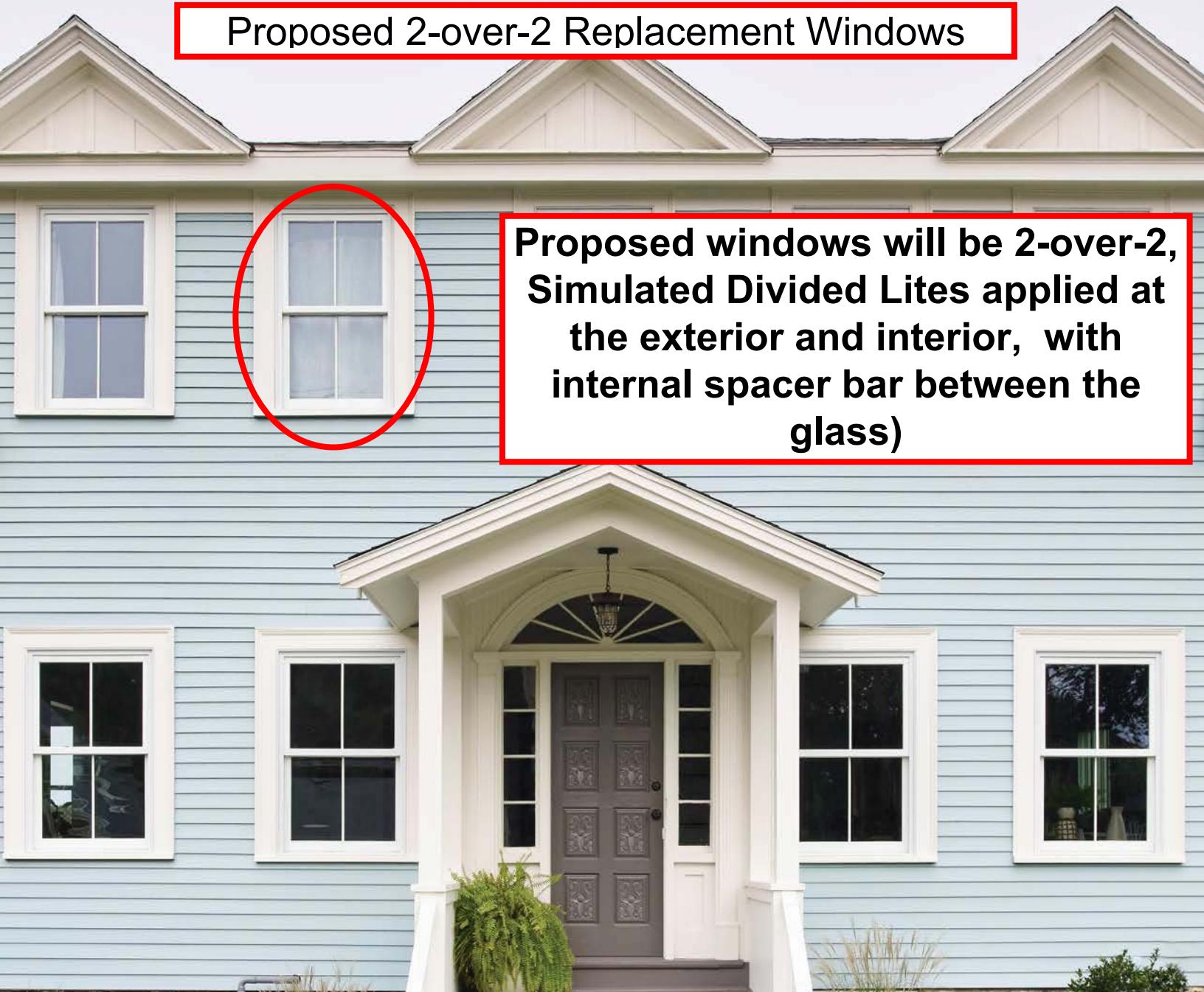
single 1-over-1 sash and four (4) single awning) will be replaced in-kind. In addition, seven cellar windows and the two original windows located on the north facade, center bay will be retained in their current state.

Somerville CLT will work closely with historic preservation consultant Shantia Anderheggen from Preservation Strategies leading up to and throughout the construction process to ensure compliance with *The Secretary of the Interior's Standards for Rehabilitation*.



HARVEY
WINDOWS + DOORS

Proposed 2-over-2 Replacement Windows



MAJESTY WOOD PRODUCTS GUIDE

MAJESTY WINDOW FEATURES



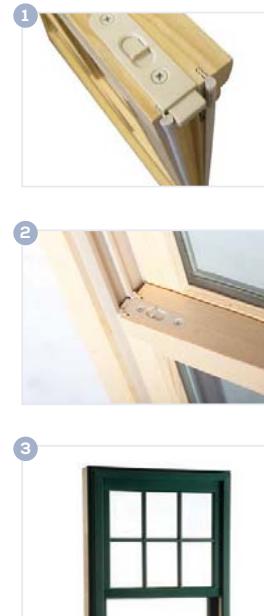
AT A GLANCE

- ▶ The solid Ponderosa Pine wood components of Majesty products have been specially treated to resist rot, degradation, splitting, warping, and mildew.
- ▶ The extruded aluminum exterior cladding is precision formed to protect the sashes from outdoor conditions, and includes attractive beveling to match the aesthetics of wood windows. The aluminum on the frame provides extra strength.



MAJESTY COMPONENTS

- 1 Majesty weatherseals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window operation. An average of 300 inches of custom designed Foam-Tite® compression bulb encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.
- 2 The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.
- 3 An electrostatic paint process adheres paint evenly onto exterior surfaces for an extremely durable finish that resists fading.



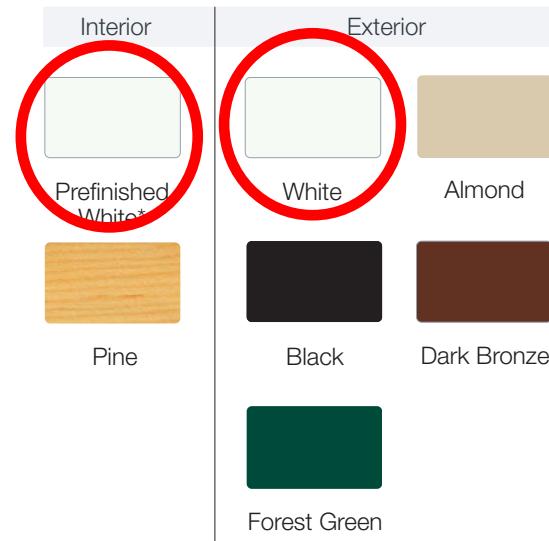
CUSTOMIZATION OPTIONS

MAJESTY FINISHES

Majesty Wood windows and patio doors feature a precision molded aluminum exterior that protects wood components from environmental conditions.

An electrostatic paint process adheres color evenly onto the aluminum clad surfaces, ensuring an extremely durable finish that resists fading. Majesty products come in your choice of 5 exterior finishes, at no additional charge.

The interior can be left as warm, unfinished pine to be painted or stained after installation, or professionally prefinished in white for no mess or hassle post-installation.



STANDARD HARDWARE FINISHES



PREMIUM HARDWARE FINISHES



CUSTOMIZATION OPTIONS

GRIDS

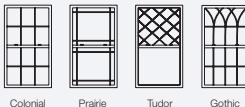
Both 5/8" and 1" grids in either contoured or flat are available for most products. Grids can also be painted.

See product pages for grid options per window/doors style.



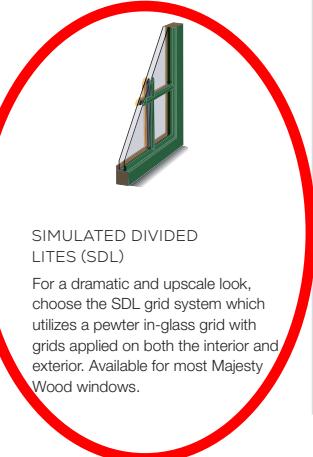
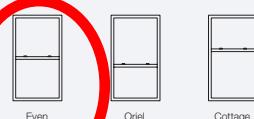
CONFIGURATIONS

Fully customize any grid design. Choose Colonial, Prairie, or other unique styles like Tudor or Gothic.



SASH ORIENTATION

Even sashes are nice, but you can also select Oriel, Cottage, or a custom orientation.



SIMULATED DIVIDED LITES (SDL)

For a dramatic and upscale look, choose the SDL grid system which utilizes a pewter in-glass grid with grids applied on both the interior and exterior. Available for most Majesty Wood windows.



GRIDS BETWEEN GLASS (GBG)

Contoured or flat grids are positioned between the glass, allowing for easy cleaning. Available for most Majesty Wood windows.



EXTERIOR APPLIED/INTERIOR SNAP-INS

Exterior applied grids provide a more defined architectural style on the exterior, with the ease of grids between glass on the inside. Pine interior snap-in grids are also available for Majesty Wood windows.



GRIDS BETWEEN GLASS (GBG)

Contoured or flat grids are positioned between the glass, allowing for easy cleaning. Available for most Majesty Wood windows.



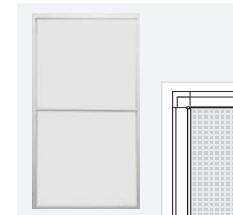
EXTERIOR APPLIED/INTERIOR SNAP-INS

Exterior applied grids provide a more defined architectural style on the exterior, with the ease of grids between glass on the inside. Pine interior snap-in grids are also available for Majesty Wood windows.

SCREENS

An often overlooked selection in the window buying process, the right screen can make a big difference when it comes to insect protection, durability, and of course, what a view looks like. Engage with homeowners to help them choose the screen options that will enhance their project.

FRAMES



EXTRUDED ALUMINUM

Superior in strength to Roll Form frames, extruded aluminum frames are tough, sturdy and easy to remove and install, with hidden metal corners that won't become brittle over time as exposed plastic corners can.

ROLL FORM

Aluminum Roll Form screens are a lightweight, value option available for certain windows only. Ideal for smaller window openings.

FLEXSCREEN FRAME

This barely visible frame is almost completely hidden by the screen track, and its innovative, flexible construction makes it effortless to remove or install.

Durable:

FlexScreen frames are made from dent and break resistant high performance steel, with a tough powder coating that resists scratching.



Easy to Use:

FlexScreen springs into an opening, making storing, installing and removing the screens easy.

Elegant:

Without a bulky screen frame, FlexScreen disappears into the screen box of the window so there's less to get in the way of the view. Plus, since FlexScreen's edges are hidden, there's no need to worry about matching a frame color to the window. Combine with VIEWS mesh for the clearest view.

MESH



VIEWS

Standard Screen

VIEWS



Upgrade to Virtually Invisible Screens, for a brighter view, 25% better airflow, and maximum protection against small insects.

FIBERGLASS



A popular choice for its durability, fiberglass is flexible and does not crease, dent, or unravel.



MAJESTY WOOD DOUBLE HUNG



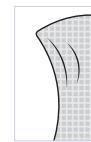
OPTIONS

GLASS PACKAGES

SunShield PLUS
SunShield

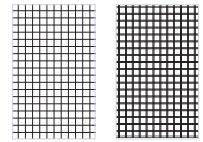
ThermaLock

SCREEN | FRAME

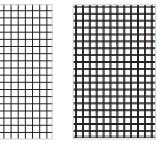


FlexScreen

SCREEN | MESH



VIEWS



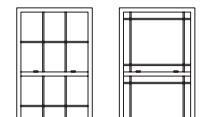
Fiberglass

GRID | TYPE

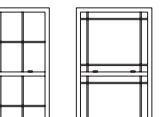
GBG
Exterior
Applied/
Interior
Snap-in

SDL

GRID | STYLE



Colonial



Prairie

COLORS | INT./EXT.



Int. Pine or White



Ext. Almond



White



Coppertone

Ext. White

Ext. Black



Brushed Nickel

Oil-Rubbed
Bronze

STANDARD

PREMIUM

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. The top and bottom sash have weatherstripping around them that prevents air infiltration and both tilt in for easy cleaning.

RECESSED SASH LOCK



LIFT OPTIONS

Routed Bottom Sash
Hook and Loop

FEATURES

Solid pine interior with aluminum clad exterior

Recessed hardware provides unobstructed views and elegant, streamlined appearance

Jamb liner is standard in Almond; also available in White

MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glass available

Full size screens

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)

MAJESTY CASEMENT & AWNING



Favored in contemporary homes for their sleek, unobstructed expanses of glass, casement and awning windows have clean, modern lines and a durable aluminum clad exterior for maintenance-free protection. They are easy to open and feature full weatherstripping around the sash to keep homes comfortable.

COMPACT FOLDING HANDLE
CASEMENT



HANDLE
AWNING



FEATURES

Solid pine interior with aluminum clad exterior

Casements: tandem locks standard on units at or over 36" in height. For ease of operation, tandem locks engage/disengage with operation of just the lower lock*.

Awning: hinge at the top and open outward to let in fresh air and deflect away rain



OTHER OPTIONS CASEMENT & AWNING

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glazing available

Full size screens

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)

OPTIONS

GLASS PACKAGES



SunShield PLUS
SunShield

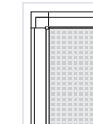


ThermaLock

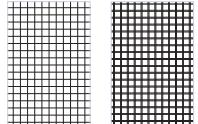


ThermaGuard

SCREEN | FRAME



Roll Form



VIEWS Fiberglass

SCREEN | MESH

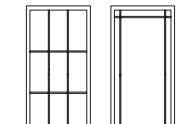
GRID | TYPE



GBG



Interior
Snap-in



SDL
Colonial



Prairie

GRID | STYLE

COLORS | INT./EXT.



Int. Pine or White



Ext. Almond



White



Coppertone

Ext. White

Ext. Black

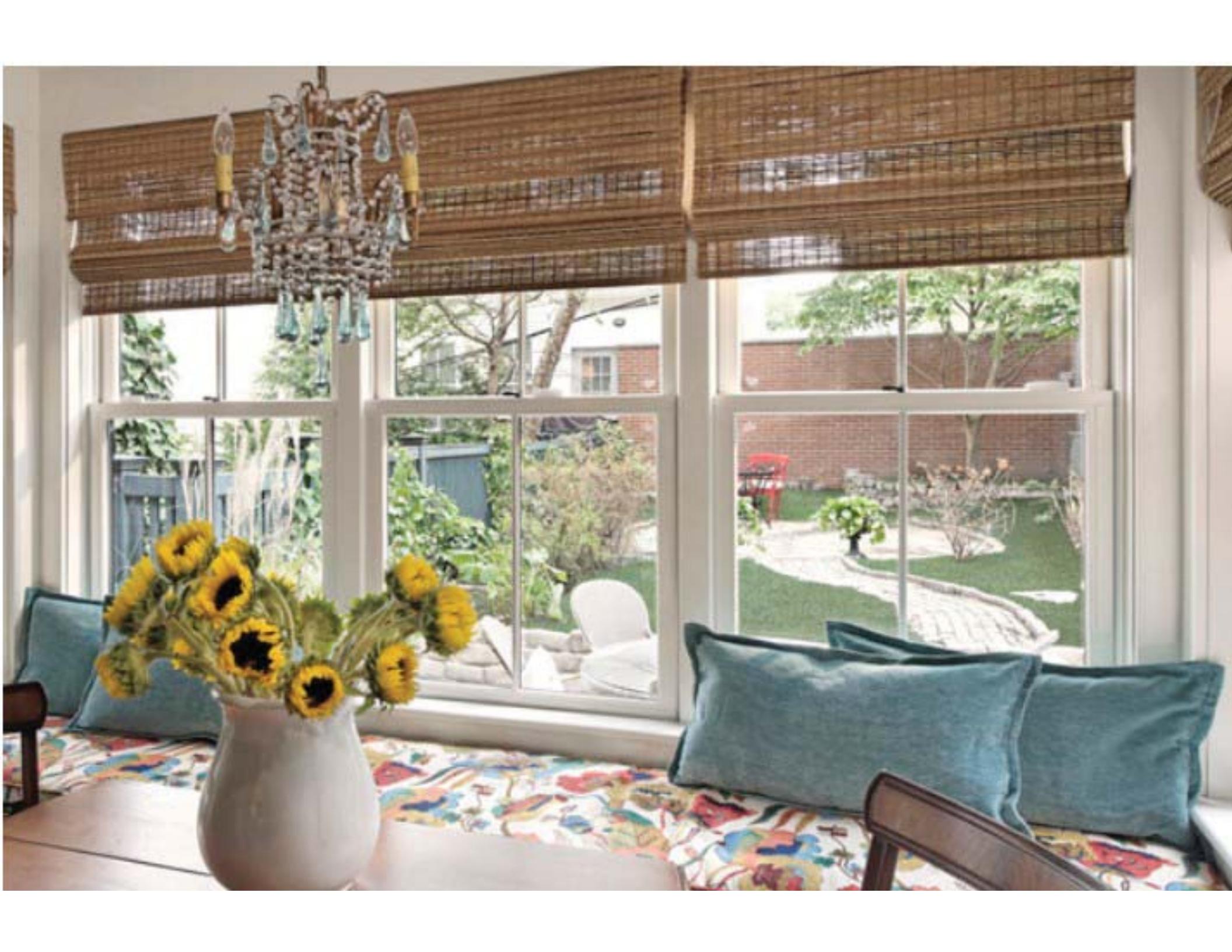
Brushed Nickel

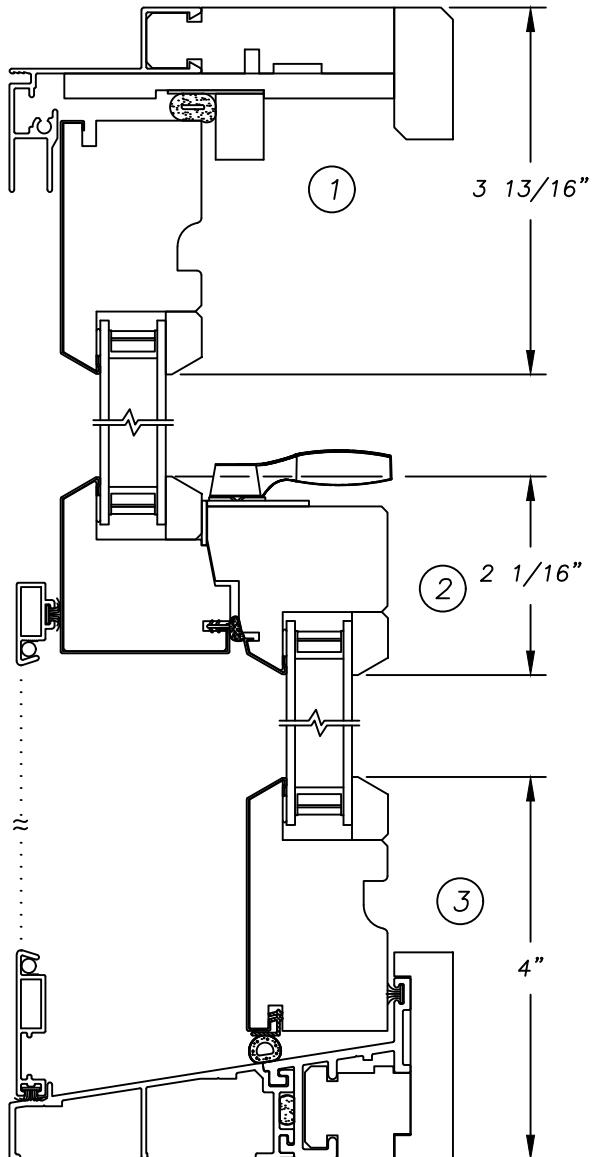


Oil-Rubbed
Bronze

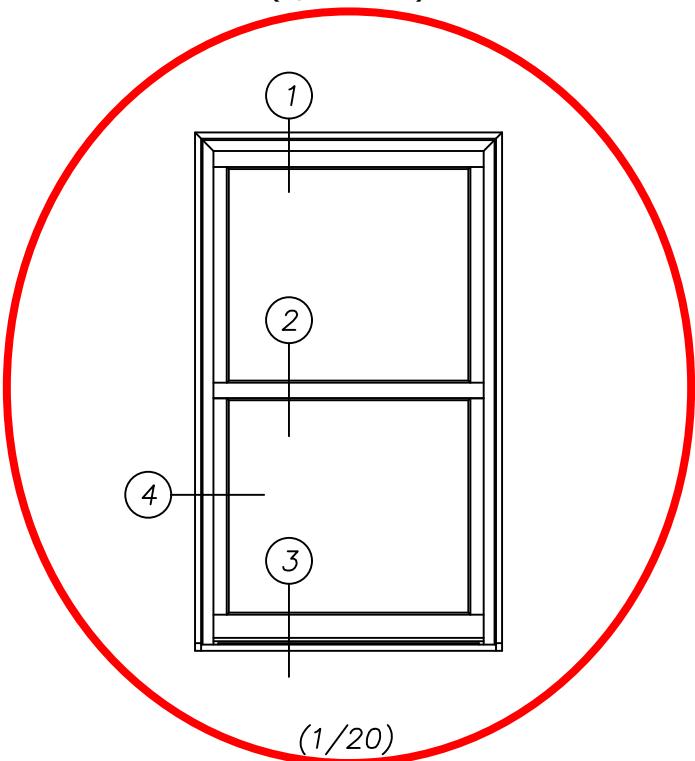
STANDARD

Premium

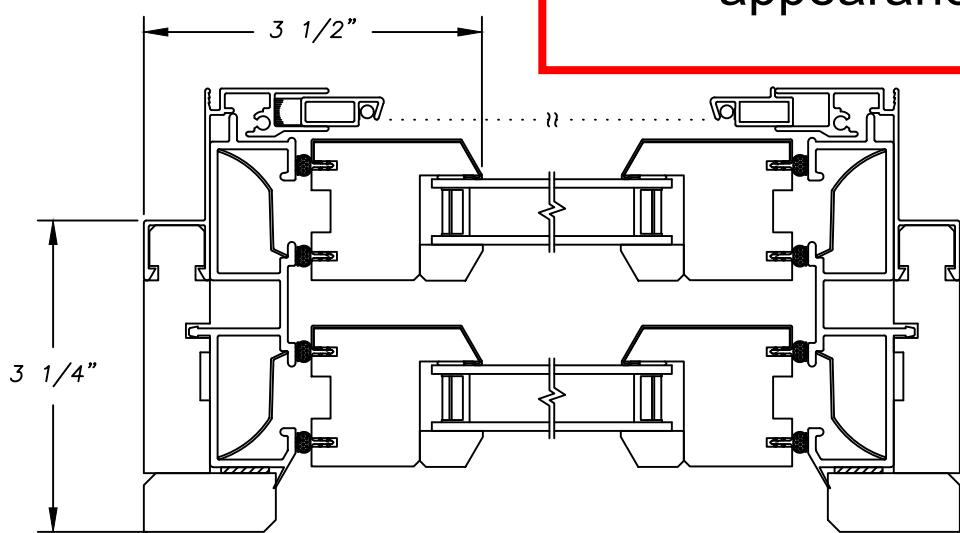




Harvey Building Products
Majesty Replacement
Double Hung
(1/2 Scale)

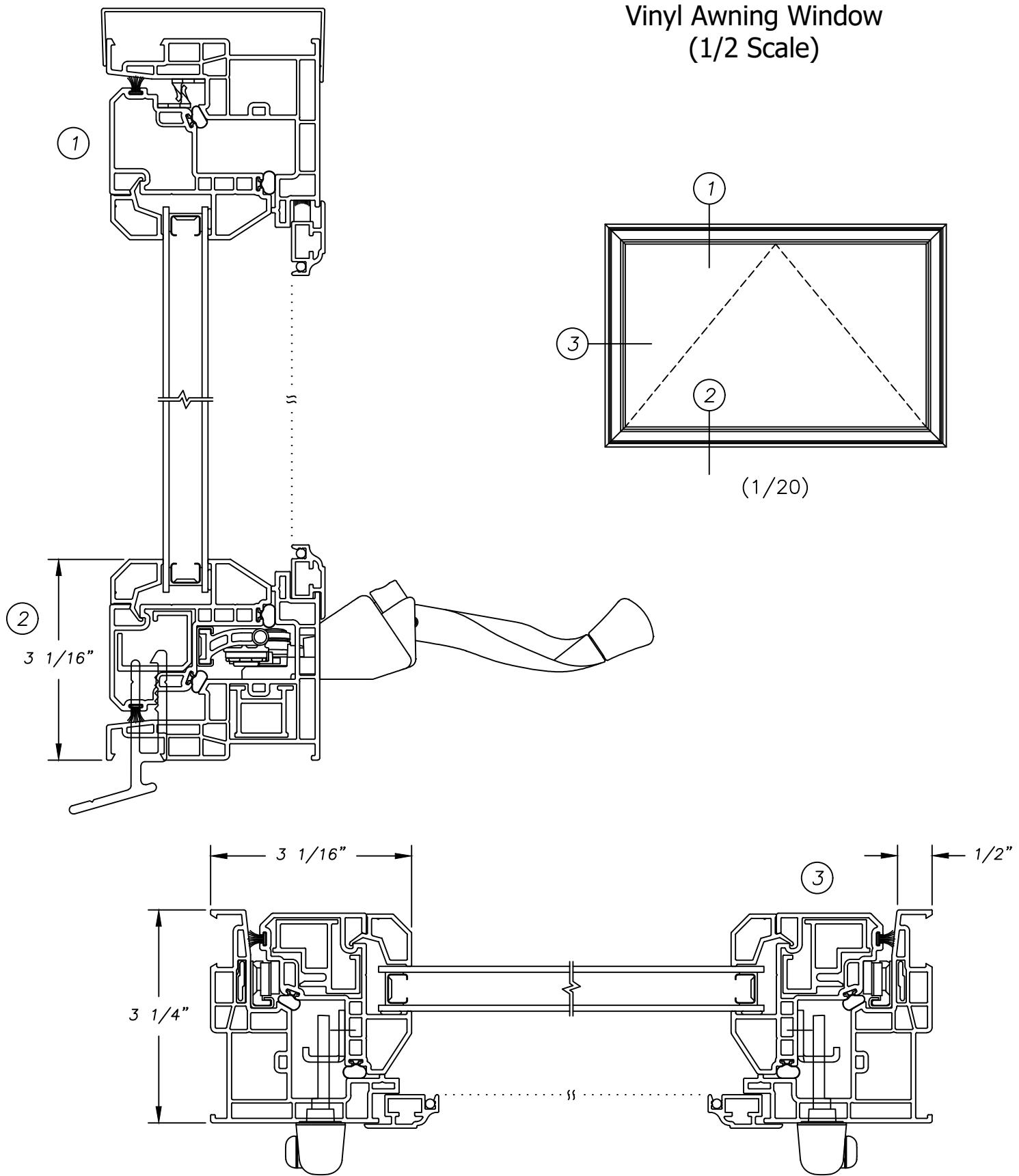


Proposed configuration is
2-over-2 sash to replicate
the known historic
appearance



Proposed Awning Replacement Windows

Harvey Building Products
Vinyl Awning Window
(1/2 Scale)



12 PLEASANT AVENUE, SOMERVILLE, MA ~ WINDOW COUNT (3.15.2025)				
MAIN BLOCK		1st Story	2nd Story	3rd Story
1	North Façade, East End	One (1) Single 6-over-1 sash	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash
2	North Façade, West End	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash
3	North Façade, Center Bay	Historic Entry Door (retain)	Historic Windows (retain)	One (1) Paired 1-over-1 sash
4	East Elevation, North End	One (1) Single 6-over-1 sash; One (1) Awning	One (1) Single 1-over-1 sash; One (1) Awning	Two (2) Single 1-over-1 sash
11	South Elevation	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash
12	West Elevation	Two (2) Single 1-over-1 sash; One (1) Awning	Two (2) Single 1-over-1 sash; One (1) Awning	Three (3) Single 1-over-1 sash
EAST ELEVATION "BUMP OUT"		1st Story	2nd Story	3rd Story
5	North Elevation	One (1) Single 6-over-1 sash	One (1) Single 1-over-1 sash	none
6	East Elevation	One (1) Single 6-over-1 sash	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash
7	South Elevation	One (1) Single 6-over-1 sash	One (1) Single 1-over-1 sash	One (1) Single 1-over-1 sash
SOUTH BLOCK		1st Story	2nd Story	3rd Story
8	East Elevation	One (1) Triple 6-over-1 sash; One (1) Single 1-over-1 sash	One (1) Triple 1-over-1 sash; One (1) Single 1-over-1 sash	One (1) Triple 1-over-1 sash; One (1) Single 1-over-1 sash
9	North Elevation	Two (2) Paired 1-over-1 sash	Two (2) Paired 1-over-1 sash; One (1) Single 1-over-1 sash	Two (2) Paired 1-over-1 sash; One (1) Single 1-over-1 sash
10	West Elevation	One (1) Single 1-over-1 sash	One (1) Paired 1-over-1 sash	One (1) Paired 1-over-1 sash

TOTAL UNITS	
Single 1-over-1 sash	29
Single 6-over-1 sash	5
Paired 1-over-1 sash	6
Triple 1-over-1 sash	2
Triple 6-over-1 sash	1
Single Awning	4
Cellar Windows (Fixed or Awning?)	7

Replace these 43 sash windows with new 2-over-2 sash windows
(which can be single or double hung)

REPLACE these 4 awning windows with new awning windows





1

2

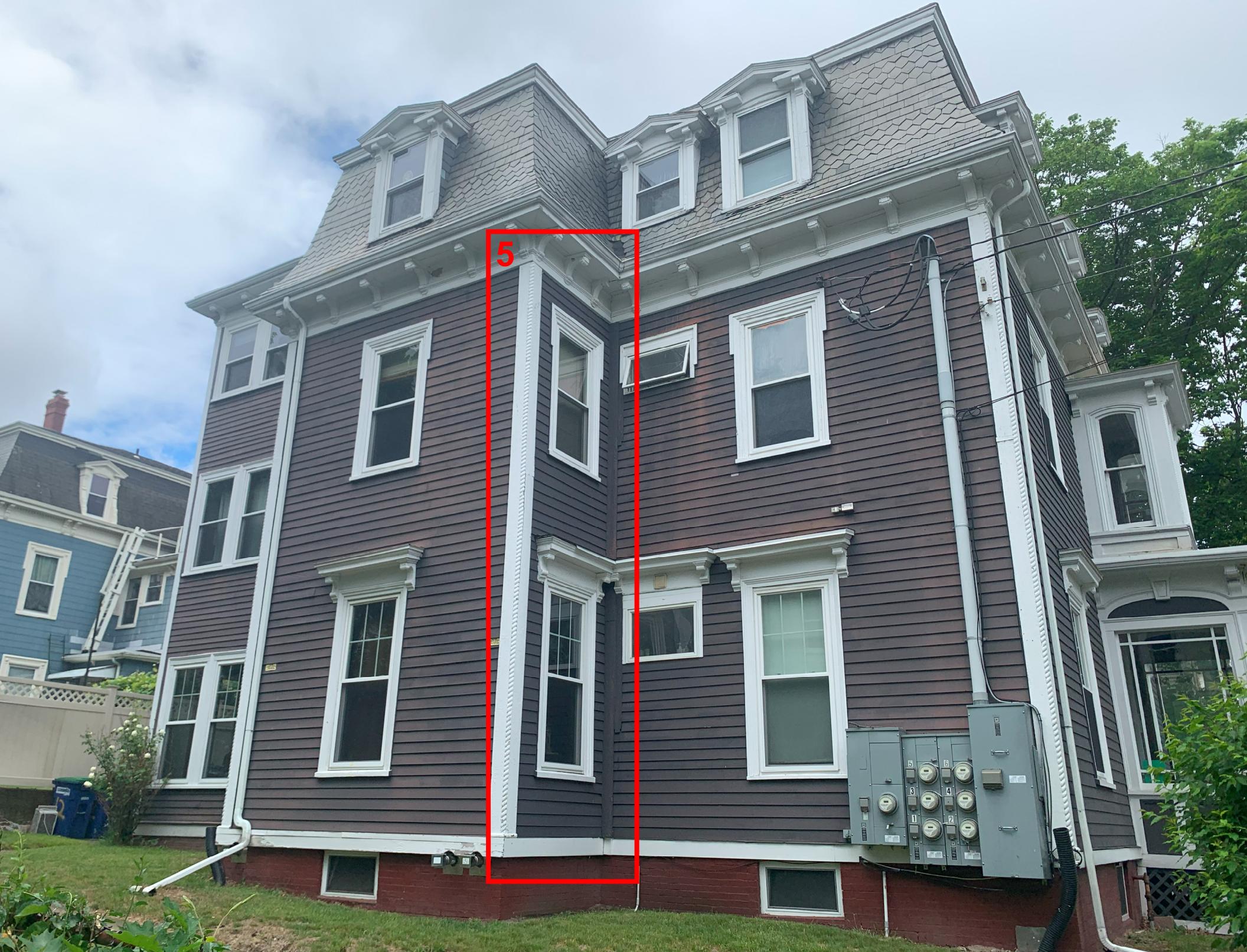
3



8

6

4



8



**9****8****7**



9

10

11

12



12

10



