



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

HISTORIC PRESERVATION COMMISSION

KRISTENNA CHASE, *PRESERVATION PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*

Case #: HPC 2018.096
Date: September 25, 2018

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 63 Adams Street, Unit 2

Applicant Name: Jaime Morin, Renewal by Andersen
Applicant Address: 30 Forbes Road, Northborough, MA 01532
Owner Name: Jennifer Weinberg
Owner Address: 63 Adams Street, Unit 2

Petition: Jennifer Weinberg, Trustee of the 63 Adams Street Condominium, seeks permission from the Somerville Historic Preservation Commission (HPC) to replace replacement windows on the second floor of the building.

HPC Hearing Date: September 25, 2018

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject building is located on a residential side street off a main local arterial road. See Form B for details. It is the end entry of the Cutler Downer Rowhouse. The remaining portion of the building is not part of the Local Historic District.
2. **Proposal:** The Applicant proposes to replace the existing replacement windows with Renewal by Andersen replacement windows. The windows leak and they neither stay up nor down due to broken springs. The other Condominium owners have also agreed to match the windows in their units at a later date.



II. FINDINGS FOR III. FINDINGS FOR WINDOWS



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722
www.somervillema.gov

C. Windows and Doors

1. *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.*
2. *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.

Windows serve a practical function by providing a house with light, ventilation, and visibility to the outdoors. They play an important aesthetic role as well. The ratio of window openings to solid wall creates a certain rhythm in the visual design of the facade. The proportions of each window, as well as its details-including its three-dimensional profile, the number, size, and arrangement of its window panes, and its materials, color, and trim-are integral to the building's overall design. The size, placement, and style of windows are characteristic of specific historic periods.

Preservation Considerations for Windows

Preserving historic windows

1. *Retain and preserve the size and shape of original window openings. Retain the locations of original windows; avoid moving them from their historic location, or adding windows in new areas. Maintain the consistency of window design throughout the historic building.*
2. *Avoid changing the function of a window or other opening; e.g., converting a window to a door and vice versa.*
3. Retain and preserve existing historic windows, including their functional and decorative features, such as frames, glass, sashes, muntins, sills, heads, trim, moldings, surrounds and hardware. Whenever possible, repair rather than replace the functional and decorative features of windows.
4. Repair historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing. Consider compatible substitute materials only if using the original material is not technically feasible.
5. Replace only the deteriorated components rather than replacing the entire window. When replacement of deteriorated components is necessary, use elements that match the original in style, shape, dimensions, and materials.

Staff Findings: Staff finds that the proposed alterations will minimally affect the perception of the existing building. The existing windows are large 1/1 replacement windows.

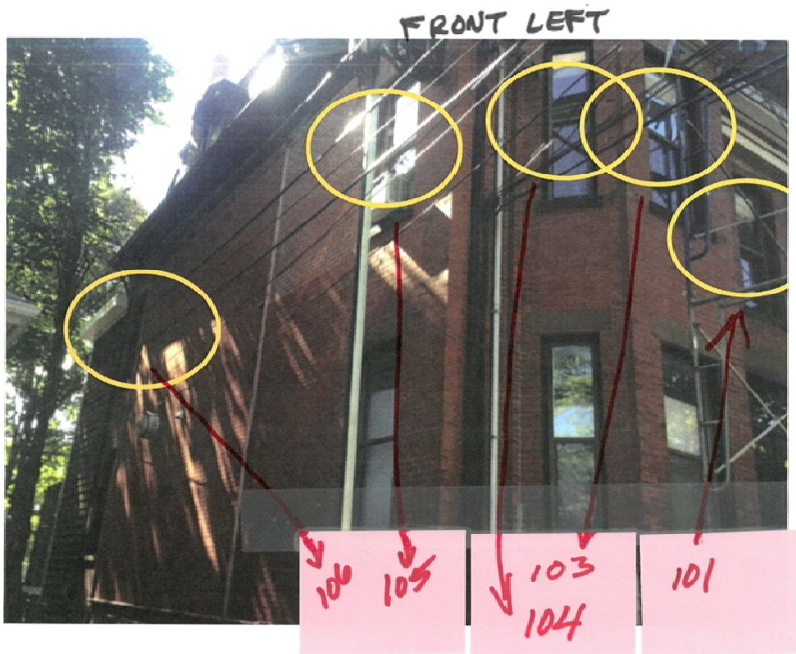
III. RECOMMENDATION

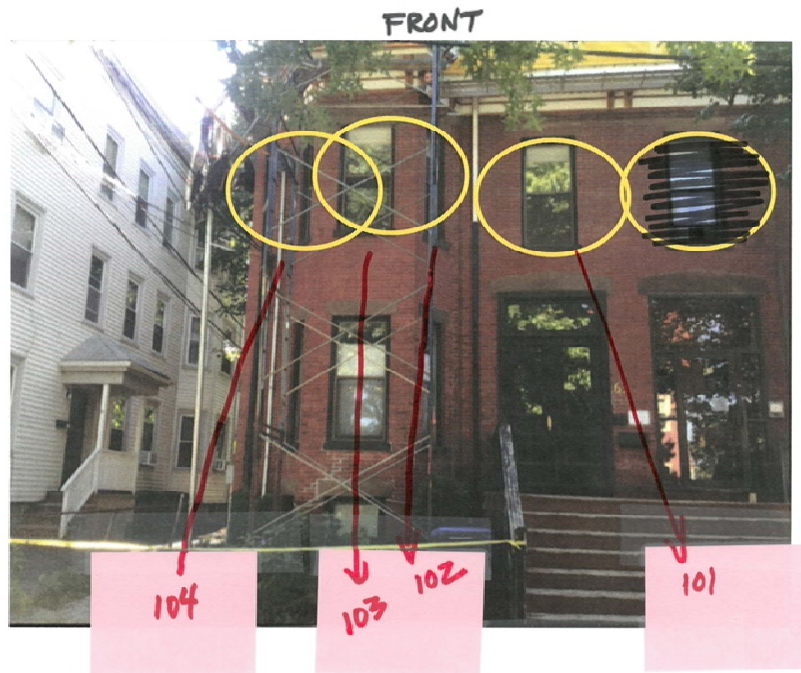
Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends a Certificate of Appropriateness for the new ADA ramps and entry with the following conditions:

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. The replacement windows shall be 1/1 Andersen® 400 series windows to match the existing in the existing top, bottom and meeting rails, and stiles in size, shape, and installation detail.

4. No Low-E coating shall be used.
5. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.

A **Certificate of Non-Applicability** shall be issued for the portion of the building (rear) not visible from the right of way.







Assessor's number	USGS Quad	Area(s)	Form Number
48 /A /40-41	Boston-North		SMV.144

Town Somerville

Place (neighborhood or village) Winter Hill

Address 55, 57, 59, 61 & 63 Adams Street

Historic Name Cutler Downer Row Houses

Use: Present Multi-family row houses

Original Single-family row houses

Date of Construction 1875-1883

Source Middlesex County atlases

Style/Form Second Empire

Architect/Builder Undetermined

Exterior Material

Foundation Stone

Wall Red brick and brownstone

Roof Slate shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Original masonry steps replaced by wooden steps and railings c. 1990s. Front doors and windows are modern metal replacements.

Condition Good

Moved ☐ yes ☒ no

Acreage 13,499 square feet

Setting Overlooks narrow front yards within densely built-up streetscape of late nineteenth/ early twentieth century wooden single-family and two-family residences.

Recorded by Edward W. Gordon

Organization Som.Historic Preservation Comm.

Date(month/day/year) 3/7/05

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Architecturally, 55, 57, 61 and 63 Adams Street rank among the most sophisticated masonry row houses built in Somerville during the late nineteenth century. Built about a decade after Somerville's incorporation as a city in 1871, 55 to 63 Adams Street symbolizes the City on the eve of rapid urbanization that resulted in more densely built-up streetscapes. Indeed, at the time of their c. 1880 construction, row housing like this, as well as 8 to 20 Summer Street near Union Square, were harbingers of the intensified development during the period of 1890 to 1910. Groups of attached brick or wooden residences were never the dominant house type in Somerville neighborhoods, scattered about as they are in Somerville, east of Central Street. The residential rows that were built represent speculative real estate development ventures, rather than custom built town houses that were constructed with a particular family in mind, as was the case in Boston's Back Bay.

The handsome row at 55 to 63 Adams Street encompasses five units. Constructed of red brick with brownstone sills and lintels, the salient feature of this group is the rhythmic repetition of five polygonal bays at the main facade, the deep, continuous molded cornice; as well as the march of polygonal dormers along the slate shingle covered expanse of the mansard roof. Each building exhibits an entrance bay and a two-story polygonal bay. These houses rise two-stories from low basements pierced by small square windows to bracketed, wooden-paneled cornices. Access to the front doors is provided by flights of wooden replacement steps of recent vintage. Original front doors have been replaced by modern metal-doors. The paired, off-center doors at numbers 59 and 61 provide visual interest. In general original 2/2 double-hung wooden sash has been replaced by modern metal 1/1 double-

HISTORICAL NARRATIVE ☒ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

The five-unit Italianate mansard row at 55, 57, 59, 61 and 63 Adams Street was built c.1880 for State Street custom house broker and "forwarder" Cutler Downer. A resident of Central Street, near Broadway in Somerville, Downer was a partner in Stone and Downer along with his brothers Roswell C. Downer and William Downer as well as Joseph Stone. The Downer brothers were in the forefront of using the telephone for both business and residential communication. In 1877, this firm ranked among the first companies to install a commercial telephone. At first, the firm's telephone was used primarily as a means of communication between the Downer family's mansion at 170 Central Street, Somerville and their State Street firm.

Cutler Downer made a fortune in Somerville real estate speculation, as well as with their Boston business. During the 1870s and 1880s, Downer assembled large parcels of undeveloped land on Winter Hill, particularly along Adams Street and Central Street, near Broadway. Downer owned back-to-back parcels on Adams and Central Streets. Around 1880, these parcels were developed as 55 to 63 Adams Street and 192 to 200 Central Street.

Adams Street was set out over the summit of Winter Hill from Broadway to Medford Street as early as 1850. Winter Hill, a 4000 foot long glacial drumlin rises to a height of 135 feet above sea level Adams Street was

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Bromley, George, **Atlases of the City of Somerville**, 1895; 1900.

Draper, Martin, **Map of Somerville**, 1852.

Hopkins, G. M., **Maps of the City of Somerville**, 1874; 1884.

Mc Alester, Virginia & Lee, **Field Guide to American Houses**. New York: Alfred A. Knopf, 1984.

Samuels, Edward A., **Somerville Past & Present**. Boston: Samuels & Kimball Company, 1897.

Somerville City Directories: 1869-70 to 1940.

Zellie, Carole, **Beyond the Neck: The Architecture and Development of Somerville, MA**, 1982, 1990.



Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

INVENTORY FORM CONTINUATION SHEETTown:
Somerville, MAProperty Address:
55,57,59,61,63 Adams StreetMASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, BostonArea (s)
Winter Hill**Form No:**
SMV.144

Indicate each item on inventory form, continued below.

Architectural Description

hung sash. The windows of the tripartite dormers are of interest for their ornate, bracketed and broken pediments.

Historical Narrative

named for local farmer Joseph Adams, whose early 1780s house still stands at 438 Broadway. The first residential subdivision on Winter Hill was set out north of Medford Street along Adams and Central Street as early as 1847. Cutler Downer's parcels were located closer to Broadway and were assembled in the 1870s and developed in the 1880s.

By 1895, **55, 57, 59, and 61 Adams Street** were owned by Josiah Carter, while Thomas Hollis owned **63 Adams Street**, although neither Carter nor Hollis lived in Somerville. By 1900, a C. E. Robbins owned **55 to 63 Adams Street**. At that time, Cutler's brother, Roswell C. Downer, owned **63 Adams Street**.

In 1903, residents of these houses included: James T. Moses, engineer (**number 55**); Charles H. Stevens, "butter etc." (**number 59**); Bartlett P. Crenner, "leather, 26 High Street, Boston" (**number 61**) and S.A. Davis, physician (**number 63**). The only unoccupied house at that time was **57 Adams Street**.

By 1910, residents of this row included: Elmer F. Murch, *Boston Transcript* reporter (**number 55**); Edward E. Ames, salesman for an unidentified Boston company (**number 57**); Albert F. Holmes, purveyor of "musical goods", Court Street, Boston (**number 59**); leather goods dealer Bartlett P. Crenner (**number 61**) and Margaret E. Bergman (**number 63**).

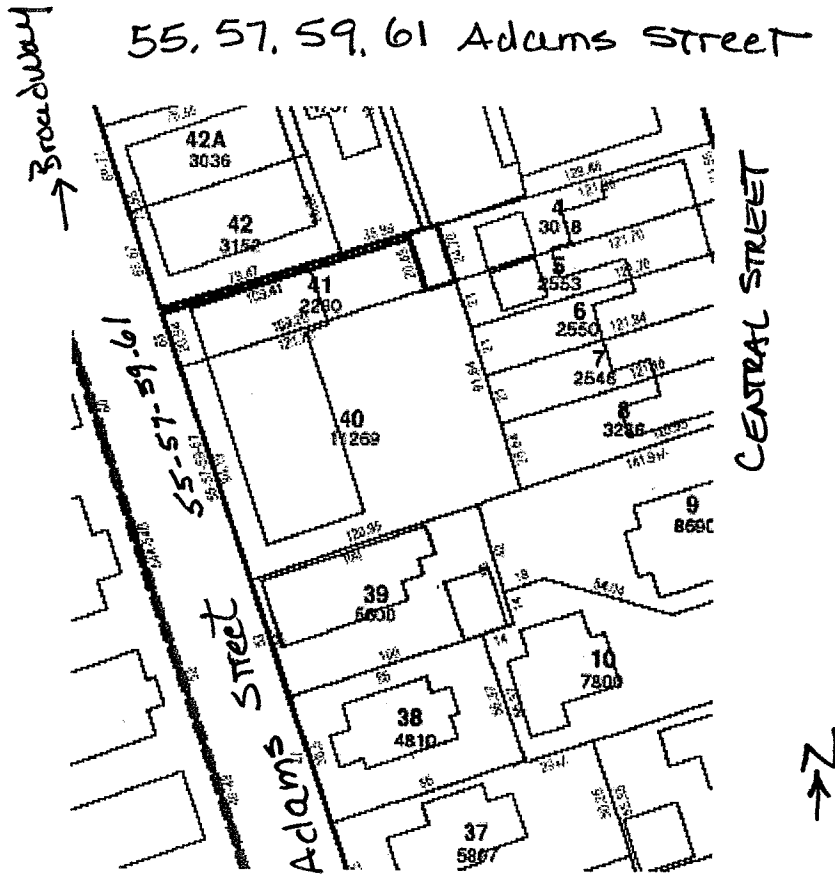
By 1920, occupants of these houses included: Wallace B. Olson, an assistant manager at an unidentified Boston company (**number 55**); Winnifred E. and Herbert J. Darley, photographer (**number 57**), Margaret L. and Arthur M. Hooper, hotel clerk, Boston (**number 59**); W. A. Kelson (**number 61**); along with Sarah E. and Harris G. Leroy, Supt., Bunker Hill Boys' Club, Charlestown (**number 63**).

Listed here at the beginning of the Great Depression were: Gilliat R. Warren (**number 55**); Mrs. Ruth H. Dudley (**number 57**); Margaret L. and Arthur M. Hooper, operator (**number 59**) and Margaret B. and Charles F. Rowell (**number 63**). **61 Adams Street** was the only unoccupied unit within this row.

Interestingly, **55 to 61 Adams Street**'s houses are listed as unoccupied in the 1940 Somerville Directory. **63 Adams Street**'s residents were Annie Randall and her carpenter husband Joseph Randall.

Already listed on the N. R. H. P.

55, 57, 59, 61 Adams Street SMV. 144



MAP 48