



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 2018.110
Date: November 27, 2018

Recommendation: Conditional Approval

PRESERVATION STAFF REPORT

Site: 91 Boston Street

Applicant Name: Andrea Shapiro
Applicant Address: 91 Boston Street
Owner Name: same as above
Owner Address: same as above

Petition: Andrea Shapiro, Owner, seeks permission from the Somerville Historic Preservation Commission (HPC) to replace c. 1960s bow windows with double-hung windows

HPC Hearing Date: November 27, 2018

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject building is located at the corner of Walnut Street and Boston Street, therefore all sides of the building are visible from the right of way. The existing bow windows are set back at the far end of the building on the left hand as seen from Walnut Street and are supported by small consoles. The bow windows are not properly flashed and are leaking water. See photos and Form B for details.
2. **Proposal:** The Applicant proposes to replace the bow windows with 3 adjacent double-hung windows in the same plane as the building.

“The existing windows are 12-section vinyl replacement bow windows. The existing windows appear to have been installed and altered after a 1961 photo, which is included in the photos for this request. They are currently leaking water from the top of the framing – the exterior bowed



framing is flat on top and collects ice and snow during the winter. The exterior wood is badly deteriorated (shown in the photos).

"I am proposing to replace each of the two windows with three double-hung windows – a smaller window on each side of a larger window (specifications are included). This window configuration is consistent with a second floor front window (shown in the photos), which is comparable in size to the 92" span of these two rear windows." See attached.

II. FINDINGS FOR WINDOWS

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 due to distance from the right of way. As can be seen from the 1961 photograph the bow windows are relatively recent additions added by the last owner of the house.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends A Certificate of Appropriateness 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 consistent with the other current windows and shall match the existing top, bottom and meeting rails, and stiles in size, shape, and installation detail.
4. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.





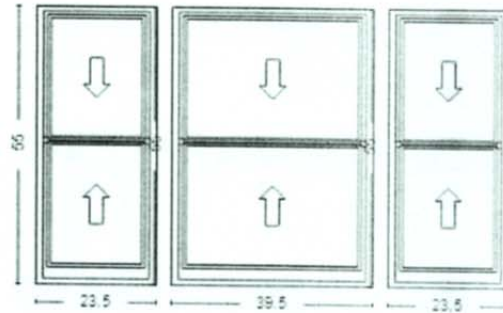
January 1961



2013 Google street view







Viewed from the Exterior

Quote Number: 10692258

Line Number: 20

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Architect, Double Hung, Double Hung, Double Hung, 92.5 X 55, Black

Rough Opening: 24.25" X 55.75"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-179-01137-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-179-01137-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-179-01137-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: Manny 3 Wide

Project Name: Manny 3 Wide

Jobsite Location: .

Room Location: None Assigned

Sales Branch Location: 18500 Pella Windows & Doors

Printed On: 11/5/2018

Page 2 Of 2

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.55
Historic Name:	Munroe, Edwin and Benjamin House
Common Name:	
Address:	91 Boston St
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill
Local No:	275; 72-B-35
Year Constructed:	C 1850
Architect(s):	
Architectural Style(s):	Colonial Revival; Greek Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BA: Somerville Single Building Local Historic District SMV.D: Summit Avenue
Designation(s):	Local Historic District (10/31/1989)



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:

Monday, October 22, 2012 at 11:59 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA

FORM NO.

Prospect
Hill

275 55

Pt. Prospect
Jus. Bost. N

SOMERVILLE

SECT B

91 Boston Street

Owner Name Edwin & Benjamin S.

Munroe

Present residential

Original residential

DESCRIPTION

ca. 1850

Source deeds / maps

Style Greek Revival with Colonial
Revival addition

Architect

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition good

Moved Date

Acreage 12,109 sq. ft.

Setting Northeast corner of Boston &
Walnut Sts., in Prospect Hill area,
in well established late 19th century
residential neighborhood

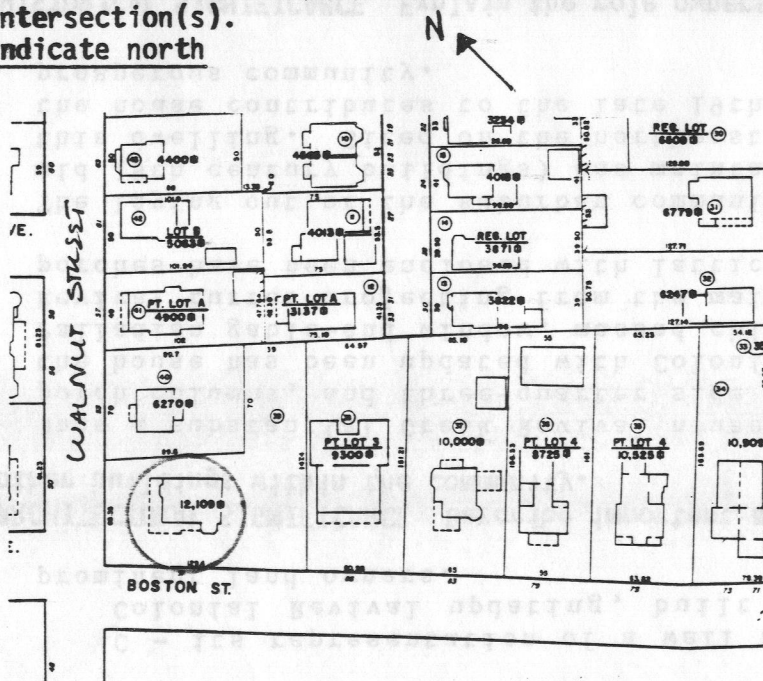
Recorded by Carol Zellie - 1980
Gretchen Schuler - 1988

Organization Somerville Historic
Preservation Commission

Date April, 1988



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



UTM REFERENCE

USGS QUADRANGLE

SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The property is significant for :

A - its representation of one of the earliest surviving houses of the Prospect Hill area, built prior to the suburbanization of the community.

C - its representation of a well conserved Greek Revival house with Colonial Revival updating, built and maintained by locally prominent land owners.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Once a substantial Greek Revival house with templar gable ends, Doric porch columns, and three-quarter side lights flanking the entrance door, the house has been updated with Colonial Revival motifs including the Palladian gable-end window, massed chimneys, and the Queen Anne/Colonial Revival turret projecting from the main facade. In more recent years the porches have been enclosed with lattice screening.

The laying out of the suburban community around this (and only a few other mid 19th century buildings) has maintained a point of visual prominence for this dwelling. Sited on the northeast corner of Boston and Walnut Street, the house contributes to the late 19th century streetscapes of the prosperous community.

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

Prospect Hill, one of the most prosperous residential neighborhoods, evolved throughout the late 19th century. Prior to that it was an agricultural community of farms. Only a few houses existed at the top of Prospect Hill prior to the 1870s. This dwelling was one of those that was built by 1852 according to the Draper Map. In 1853 Edwin and Benjamin S. Munroe conveyed this property with "a cottage house thereon standing" to a teacher, Henry F. and wife, Martha Munroe. Edwin Munroe, who lived at #37 Walnut Street, owned large tracts of land on Prospect Hill. Deed research shows that members of the Munroe family owned and exchanged parcels between Boston St. and Highland Avenue and on what was to become Munroe Street. In the 1870s when the residential building boom began in the Prospect Hill area, the property was owned by Ira Hill, who was one of the most influential persons in the real estate development. Like Munroe, Hill owned vast parcels of land throughout Prospect Hill. Most were subdivided and developed according to Ira Hill's Plans.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("Ira Hill"), 1884 ("Wm. A. Preston"), 1895 ("F. Mac Rae").
2. City Directories, 1870s-1890s
3. Registry of Deeds, Middlesex County: Book 496, Page 274; Book 573, Page 174.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

Form no.

72-B-35

55



own Somerville

address 91 Boston Street

ame

resent use residence

resent owner Frederick J. Lund

escription:

ate c. 1830-1850

Source Style/1852 Atlas

yle Greek Revival with Queen Anne
addition/alterations

Architect unknown

Exterior wall fabric clapboard

Outbuildings (describe)

Other features Greek Revival format

with turret probably added and
corner boards removed in 1870's
to "update" house to a Queen Anne
style.

Altered turret probably
added Date c.1870-80

Moved _____ Date _____

5. Lot size: 12,109 sq. feet

One acre or less _____ Over one acre _____

Approximate frontage 129.5

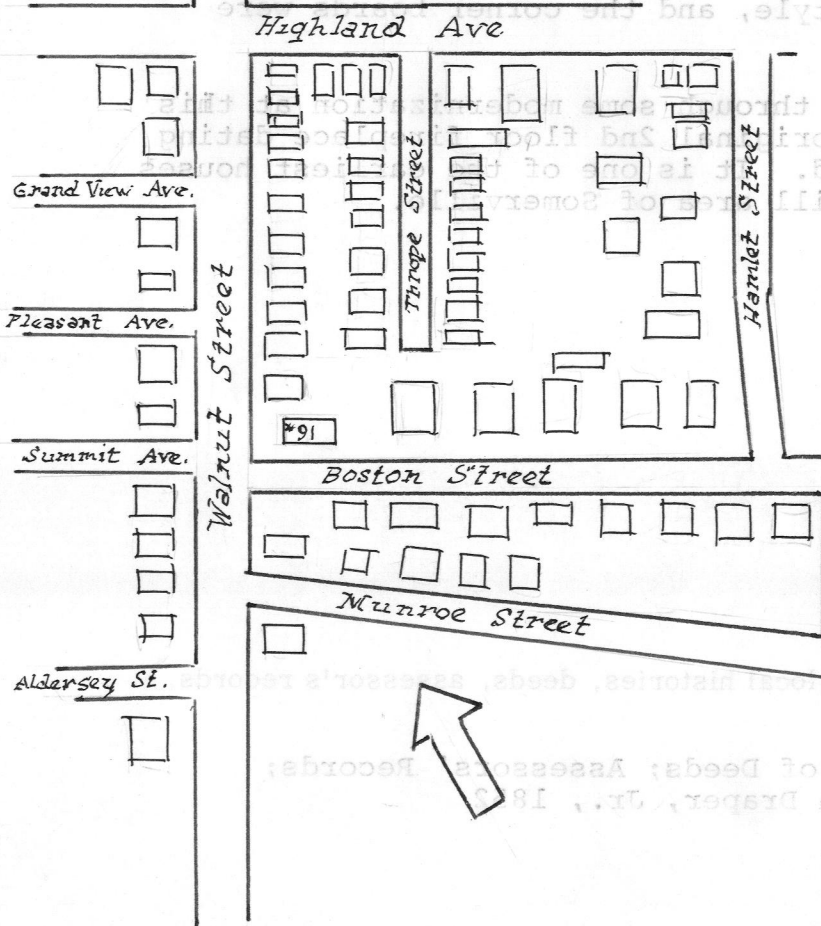
Approximate distance of building from street
35 feet

6. Recorded by M.A.Campbell, K. Tuttmann,
W.Mulligan, J.Fitzmaurice

Organization Office of Planning &
Community Development

Date September 22, 1978

4. Map. Draw sketch of building location
in relation to nearest cross streets and
other buildings. Indicate north.



(over)

SEP 28 1978

MASS. HIST. COMM.

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

This house is a very typical example of the Greek Revival type of residence prevalent in the first quarter of the 19th century with its wrap-around porch supported by Doric columns. The turret, however, was probably added about 1870-80 to "modernize" the house in accordance with the newly popular Queen Anne Style, and the corner boards were probably removed.

Although the interior went through some modernization at this time as well, there is an original 2nd floor fireplace dating to the Greek Revival period. It is one of the earliest houses in the historic Prospect Hill area of Somerville.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

South Middlesex Registry of Deeds; Assessors' Records;
Map of Somerville, Martin Draper, Jr., 1852



Side view



Detail-top window

