



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY
STAFF REPORT

Site: 145 Central Street

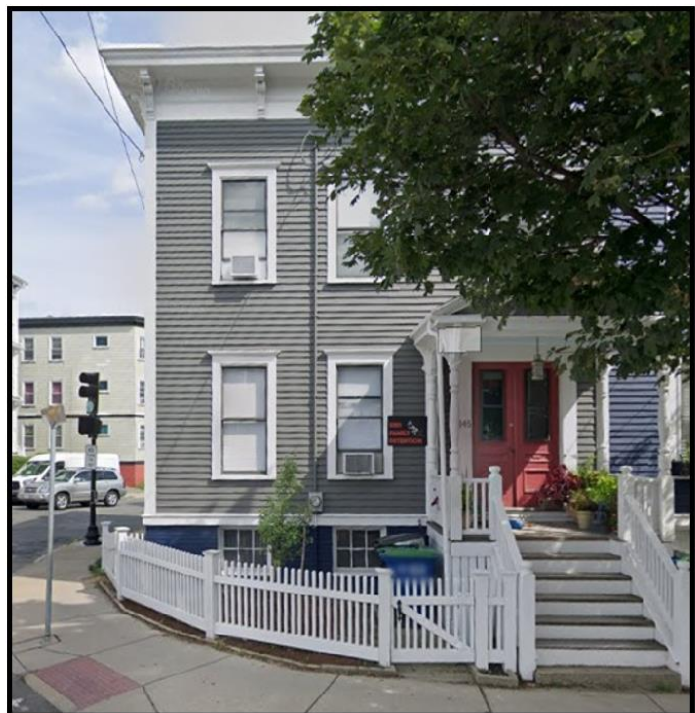
Case: HPC.ALT 2022.11

Applicant: Josh Safdie

Owner: Same as Applicant

Legal Ad: *The Applicant seeks a Certificate of Appropriateness to alter an LHD property by installing two new windows on the left elevation*

HPC Meeting Date: March 15, 2022



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 the c.1889 Italianate, Rowhouse which is part of the larger designated site known as the William Veazie Rowhouses. This property is located in the Winter Hill neighborhood. 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:

- Installation of two new windows on the first floor of the left elevation of the building.

II. ASSESSMENT OF PROPOSAL

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. The portions of the regulations that are applicable to the proposed alterations are discussed below.

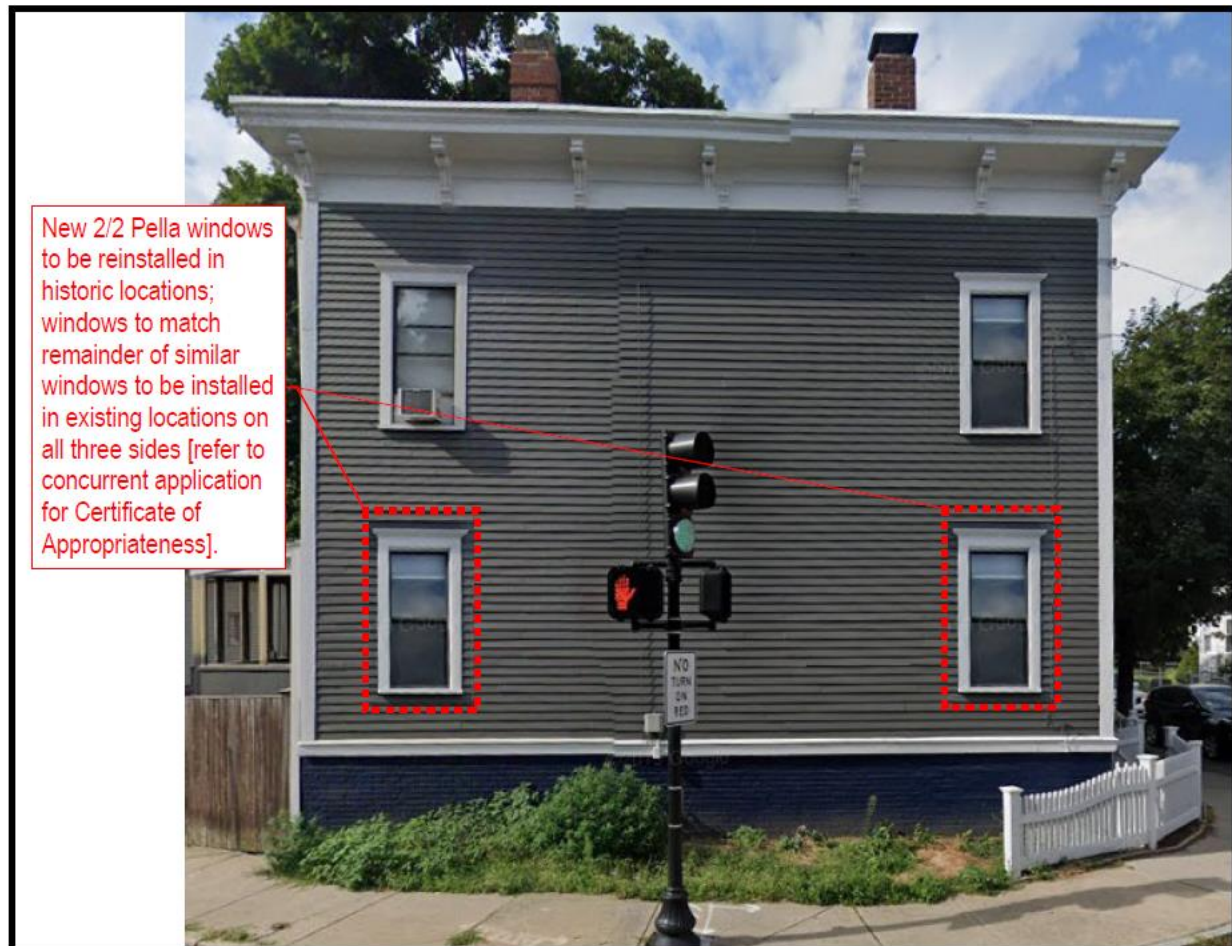
C. Windows and Doors

The Applicant proposes installing two new windows on the ground floor of the left elevation.

Applicant proposal: The left elevation currently has two symmetrically placed windows on the second floor. The Applicant is requesting to install two 2/2 double-hung windows that will mirror exactly the windows on the second floor.



Above: Current photo of the left elevation for 145 Central Street.



Above: Proposed left elevation of 145 Central Street.

Preservation Planning Assessment:

The most relevant portion 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.***

Because of the change in design elements being proposed, the HPC has purview over these features and the materials used.

Due to the period and design of the house it is likely that windows were originally installed in the proposed locations, as facade symmetry was a hallmark of the Italianate period.

Additionally, the 2/2 window configuration will match the approved window replacements that are to be installed for the extant windows at 145 Central Street.

III. FINDINGS & VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position. Staff presents the associated project components again below:

- Installation of two new windows on the left elevation of the building.

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. Replacement windows shall not present a warped or mirrored reflection.
4. Replacement windows shall not be tinted.
5. 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. Failure to seek approval for changes may delay final sign-offs/COs.
6. Once the plan set is approved by Preservation Planning, the Applicant/Owner shall upload that approved plan set to ISD.
7. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of 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.



Photograph 1 – Central Street / front elevation. No changes planned to this elevation under this application. Refer to concurrent application for Certificate of Appropriateness for existing windows to be replaced.



New 2/2 Pella windows to be reinstalled in historic locations; windows to match remainder of similar windows to be installed in existing locations on all three sides [refer to concurrent application for Certificate of Appropriateness].

Photograph 2 – Medford Street / side elevation. Replacement clapboards on exterior and visible plaster cracking on interior indicate that these two locations once contained windows identical to those in the rest of the house.

Windows proposed for these two locations will be identical to the windows visible on the rear of the adjacent 143 Central Street: Pella Architect-series windows, approved by HPC and installed in 2017.

No other changes planned to this elevation under this application. Refer to concurrent application for Certificate of Appropriateness for existing windows to be replaced.



Photograph 3 – Rear elevation, viewed from Medford Street. No other changes planned to this elevation under this application. Refer to concurrent application for Certificate of Appropriateness for existing windows to be replaced.

Photos



Front Elevation



Rear Elevation



Left Elevation



GRILLE TYPES

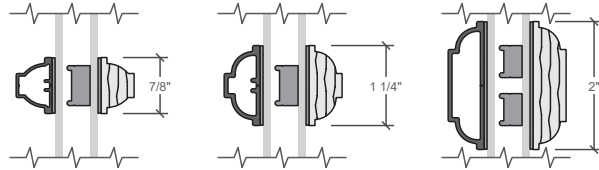
Typical Grille Profiles



Integral Light Technology® Grilles

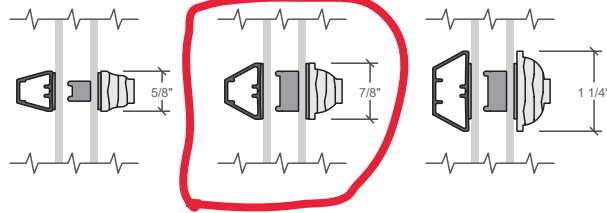
Ogee Grilles

Clad Exterior - Wood Interior



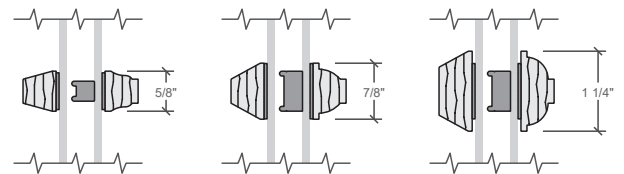
Putty Glaze and Ogee Grilles

Clad Exterior - Wood Interior

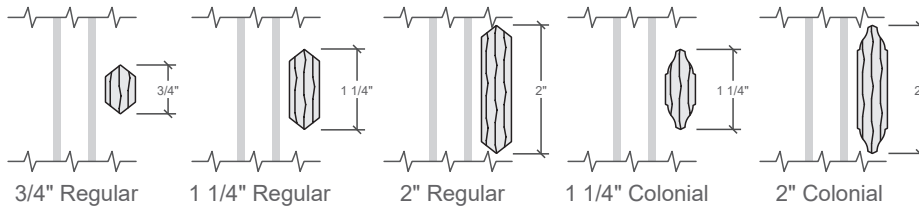


Putty Glaze and Ogee Grilles

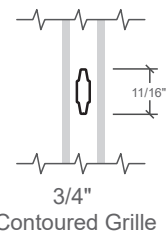
Wood Exterior - Wood Interior



Roomside Removable Grilles



Grilles-Between-the-Glass

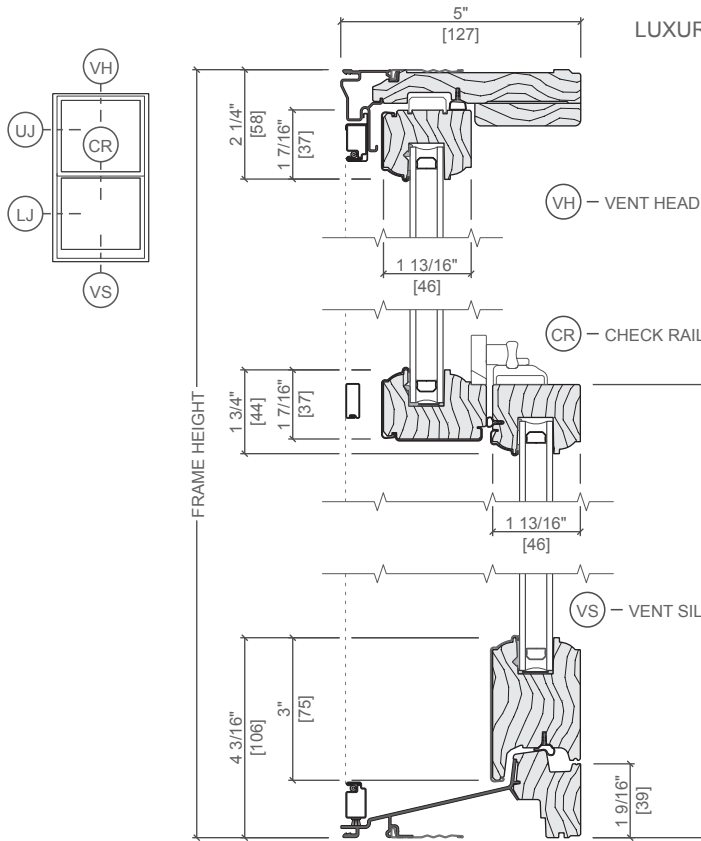


Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

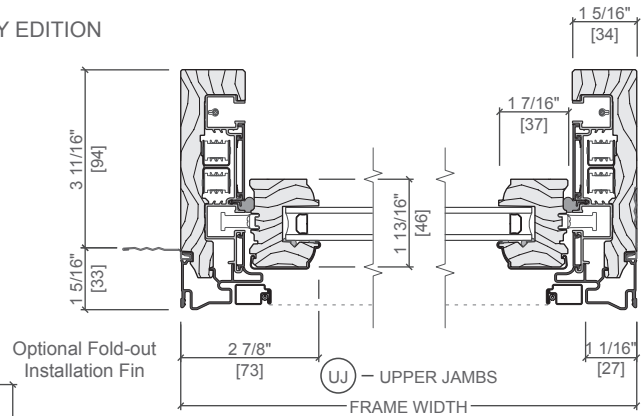


UNIT SECTIONS

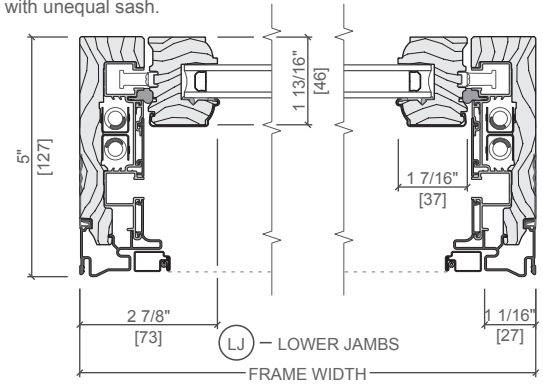
Aluminum-Clad Exterior
LX Single- and Double-Hung



LUXURY EDITION



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

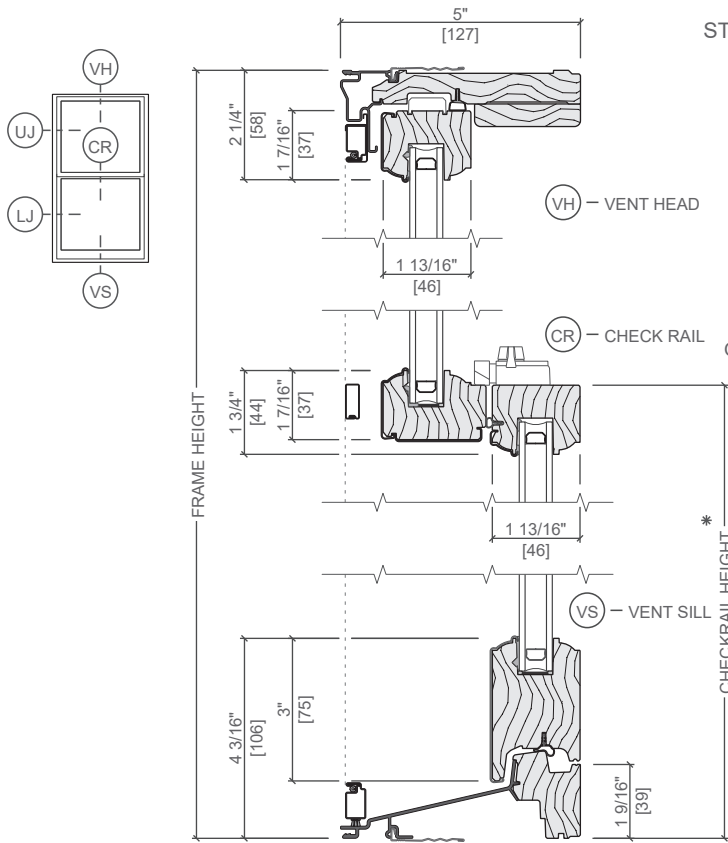
All dimensions are approximate.



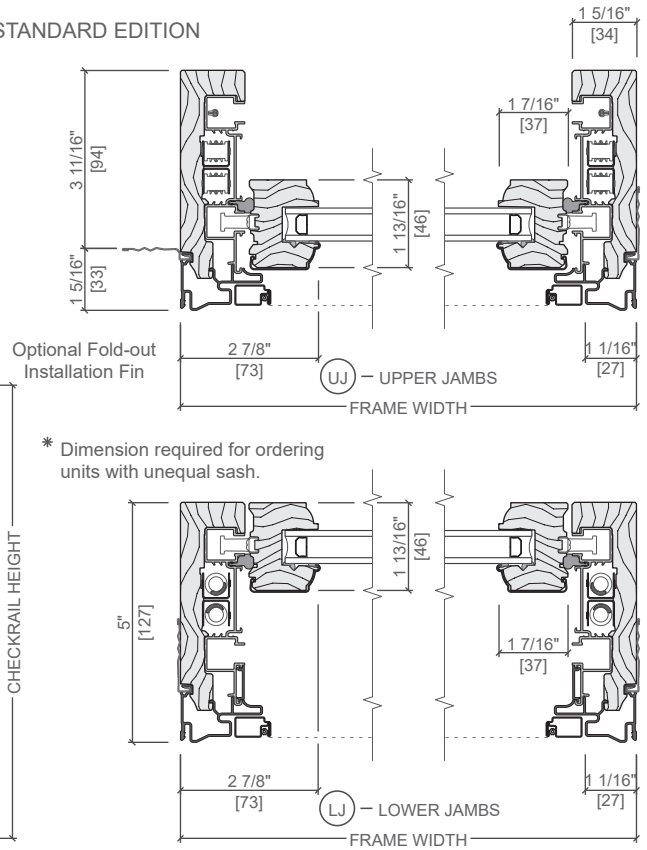
UNIT SECTIONS

Aluminum-Clad Exterior

SE Double-Hung



STANDARD EDITION



* Dimension required for ordering units with unequal sash.

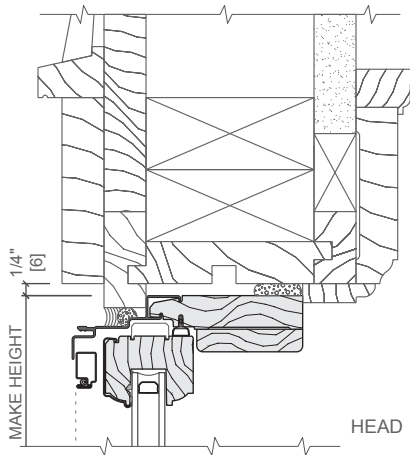
Scale 3" = 1' 0"

All dimensions are approximate.



INSTALLATION DETAILS

Aluminum-Clad Exterior
LX Double-Hung



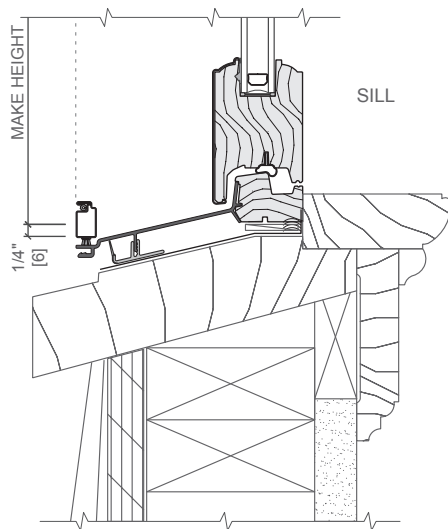
NOTE:

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.



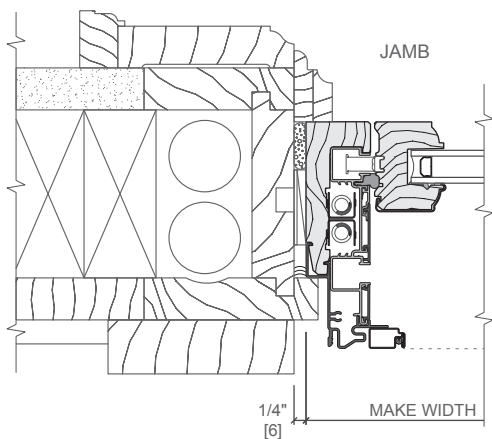
SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL.

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" = 1' 0"

All dimensions are approximate.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.327
Historic Name:	Veazie, William Rowhouses
Common Name:	Veazie Row
Address:	137-145 Central St
City/Town:	Somerville
Village/Neighborhood:	Winter Hill
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	Italianate; Row House
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.BA: Somerville Single Building Local Historic District
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>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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Wednesday, October 09, 2013 at 3:29: PM

FORM B - BUILDING



LMD 10/31/89 (10)
 PL. WINTER
 USGS BOSTON
 SECT. B

AREA

FORM NO.

Winter Hill 327

Town SOMERVILLE

Address 137-145 Central Street

Historic Name William Veazie (develop

"Veazie Row"

Use: Present residential

Original residential

DESCRIPTION

Date 1889

Source maps/directories

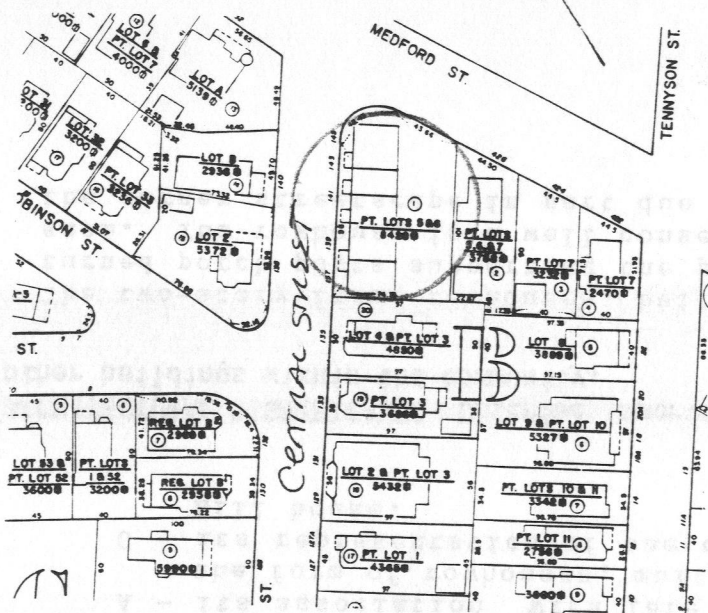
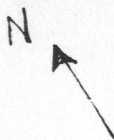
Style Italianate

Architect _____

Exterior Wall Fabric clapboard

Outbuildings _____

Intersection(s).
 Indicate north



Major Alterations (with dates) _____

Condition good

Moved _____ Date _____

Acreage 8426 sq. ft.

Setting Southeast corner of Central &
 Medford, edge of late 19th century
 residential neighborhood.

Recorded by Carole Zellie - 1980
 Gretchen Schuler - 1988

Organization Somerville Historic
 Preservation Commission

Date May, 1988

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The property is significant for :

- A - its association with late 19th century residential development in the form of rowhouses, multi-family units of Winter Hill.
- C - its representation of one of the in tact frame rowhouses in Winter Hill house.

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

The two-story frame rowhouses, built by 1889, retain their bracketed eaves, turned porch posts supporting the pedimented entrance porches and the 2/2 sash. The rowhouse is a well conserved building that is a focal point of the corner streetscape in part due to the fine care taken in maintenance.

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

By the 1890s much of Winter Hill had been developed with large houses for local and commuting businessmen. With increased rail service as well as increased industry in the south section of Somerville, came a need for moderate housing. The frame rowhouses on Central Street were in response to the changing needs and were the forerunners of larger apartment blocks. The proximity to the new Central Street station contributed to their popularity.

The rowhouses are built on land that had belonged to Oliver Tufts and his heirs for many years. This area is east of the Tufts Brickyards. Known as Veazie Row, the five unit rowhouses were built by local real estate developer William Veazie who lived on Walnut Street. Veazie was also a printer. Poll Tax Listings show residents at these addresses from 1889. Several names are found consistently in directories at this address and include Robert McLaughlin, Lawrence Ogilvie (compositor), Charles Collins (post office agent), and several Hoffmans (all involved in merchant shipping).

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1884 ("Oliver Tufts, Hrs" land only), 1895 ("Wm. Veazie").
2. City Directories, 1880s-1890s.
3. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
4. Registry of Deeds, Middlesex County: Book Page .