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: 64 Meacham Road

Case: HPC.ALT 2021.17

Applicant: Bridget Darling
Owner: Bridget Darling & Mary Margaret Darling
Proposal: *Exterior alterations*

HPC Meeting Date: April 26, 2021

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.1874 Mansard cottage known as the T.G. and W. Smith House. This property is site on the east side of Meachum Road and directly abuts the Davis Square commercial area to the left. 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 several exterior alterations, but only the following come under the purview of the HPC and are listed under their relevant Design Guideline category:

A. Exterior Walls

- Remove vinyl and install 4-inch wood siding

C. Windows and Doors

- Install fiberglass windows on all facades visible from the public way
- Create two new window openings (three on the left elevation and one on the right elevation)
- Relocate window openings within existing bay
- Install front door

D. Porches, steps, trim and other exterior architectural elements

- Construct new front porch
- Install new front stairs and railings
- Install single brackets along lower roof cornice line

E. New additions

- Install window well on right elevation

H. Landscape Features and Paving

- Replace asphalt walkway along right elevation of walkway with pavered walkway
- Install low granite veneered curbing along perimeter of front landscaped area

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.

A. Exterior Walls

Applicant Proposal: The Applicant proposes removing the existing vinyl siding and installing wood clapboarding with a 4-inch reveal.

Preservation Planning Assessment: Any original siding found under the vinyl that is in good condition should be retained and re-used in its original location with new clapboarding added where necessary. If this situation is not found to be the case, then wood clapboarding with a 4-inch reveal is an appropriate treatment for a Mansard cottage of this time period.

C. Windows and Doors

Windows

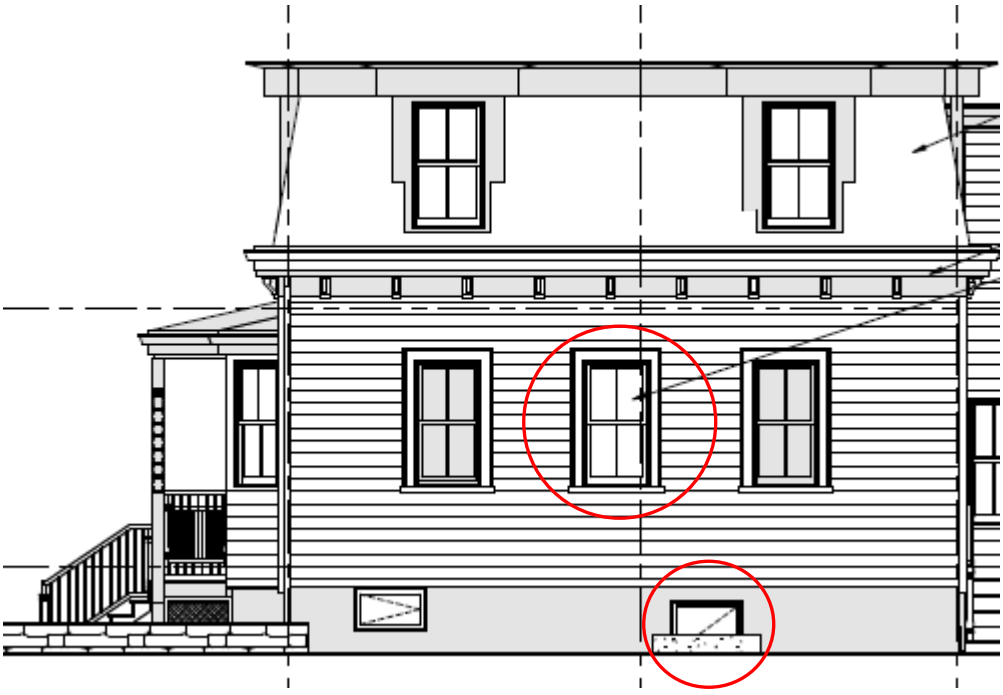
Applicant Proposal: The Applicant proposes installing two-over-two fiberglass windows in all existing window openings that are visible from the public way on the front, right, and left sides of the house. In addition, the Applicant proposes to create four new window openings on the main façades of the house that are visible from the public way: one on the right elevation and three on the left elevation. New window openings in the existing bay will created which will reposition the windows to be higher up in the bay than their original location.

These window changes are indicated in the drawings below:

Above, left: *Proposed front elevation*
Above, right: *Existing window locations in bay. The space above the windows presented decorative wood paneling (see form B). Irrespective of the replacement of the decorative wood paneling, if the windows in the bay are moved higher as show in the drawing, this will significantly alter the appearance of the front façade of the house. If the drawing inaccurate an improperly rendered, then correct drawings must be provided.*

Below: Left elevation proposed new window openings. Three different window sizes are now presented on the left elevation. While the narrower window proposed to the right has a relationship with the narrower side windows in the front bay, the two windows to the left may relate to each other, but not to any other window that is visible to the public way on the left, right, or front sides of the house.

Below: Right elevation of the house visible from the public way with proposed new window opening indicated. The proposed window opening appears evenly spaced between the two original windows and same-sized. A new, large window opening is also proposed in the foundation in order to access the window well.



Preservation Planning Assessment: While vinyl and fiberglass windows may be used on portions of an LHD property not visible from a public way, the proposed fiberglass windows do not comply with the Design Guidelines which regulate features visible from the public way. The Design Guidelines refer to replacement windows as being made of aluminum and reads as follows:

If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim.

Regarding the new left elevation window openings, as-proposed there will be three different sizes of window openings on the same façade that do not have any relationship to each other. While the narrow window proposed on the left elevation can draw some relationship to the narrow side windows in the front bay, those windows are also one-over-one. The remaining two new window openings proposed on the left façade may relate to each other, but to no other window on an elevation regulated by the Commission. These two windows should be standardized to match the original window openings on the front and right elevations of the building that are visible from the public way

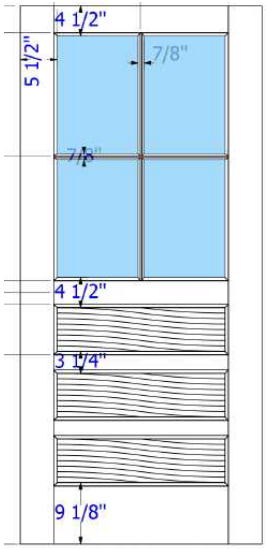
The relevant portion of the Design Guidelines most applicable to the new window openings given the proposed installation of stock windows is the following:

> *Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*

As small, basement-sized windows are not as key to the character of an historic house as the windows on the body of the house, fiberglass replacements for those windows would be appropriate.

Doors

The proposed front door will remain in its current location. Because it is a change-out of a (later) door, the HPC must review the design and materials. The proposed door is made of fiber panel and presents three horizontal bottom panels topped by a glass insert with four simulated divided lites. The image provided by the Applicant is what is shown below. This and other proposed materials provided by the Applicant that fall under the HPC's purview are also appended to this staff report>

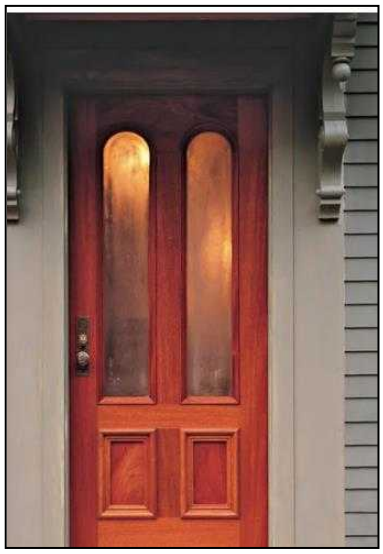


Preservation Planning Assessment: The style and material of the door is not reflective of what was used in the Second Empire period. Multiple manufacturers produce solid wood doors with period-appropriate details.

A few examples of Second Empire entry doors include the following:

- Wood, bottom side-by-side panel(s) with double-arched top lites
- Wood, bottom panel(s) vertically stacked with single-arched top lite
- Wood, bottom small, single square panel(s) with single, solid rectangular top panel
- Wood, bottom, small geometric panel with top, single, arched lite

New doors are manufactured today to reflect these features. The images below are representative of the styles described above. The use of images of actual antique doors of the period does not indicate that antique doors be used, they are merely intended to be illustrative of historically-accurate Second empire entry door styles for this house.




D. Porches, steps, trim and other exterior architectural elements

The Applicant proposes constructing a new front porch and, with that, incorporating new columns, rails, and balusters, along with front porch steps and railings. Images of the proposed rails, balusters and columns are provided below and are also appended to this staff report along with the other proposed materials provided by the Applicant that fall under the HPC's review purview.

Porch Post
6”W x 6”D x 8’H

Post 5 ¼”W x 5 ¼”D x 47 ¾”H

Post Cap 5 ½” x 5 ½” x 3”H

Base Trim 6”W x 6”D x 6

Spindles 2”x2”

Handrail 2”H x 4”W

Preservation Planning Assessment:

The most relevant portion of this Design Guideline is as follows:

> *Retain and repair porches and steps that are original or later important features, including such items as railings, balusters, columns, posts, brackets, roofs, ornamental ironwork and other important decorative items. If new pieces are needed, they should match as closely as possible the style, shape, scale and materials of the old. Avoid replacing wood posts and railings with metal ones, or wood porch decks with concrete.*

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

Porch elements
The existing front porch is a much later addition to the property, likely 20th century. Typically, these Mansard cottages presented a door hood over the front door, but not a porch.

That said, with a change to some of the porch design elements being introduced, the proposed elements of that porch system should be as consistent stylistically with the period of the main massing of the house as possible. Exterior architectural components of the Mansard style, particularly in these smaller Mansard cottages, did not present the fussier turnings seen on the proposed porch post which is stylistically more related to the later Victorian period, particularly Queen Anne.

A more simply-executed square, wrapped post is more appropriate to the period of the property. This would also interplay well with the proposed spindles and handrail.

No materials are proposed for the new porch stairs or porch decking (floors), however Staff has proposed a condition to address these items.

No materials are proposed for the lattice porch skirting. Preservation Planning has made recommendations in the proposed condition set.

Brackets
Brackets are an appropriate architectural feature to re-install even on a modest Mansard cottage. The Form B notes that, at the time it was written, that brackets under the cornice line were still extant. They have since been removed. While it is unclear from the Form B as to which cornice line the brackets were attached, the most likely is the cornice line of the lower Mansard roof given the depth of the eave.

The Applicant proposes to install single brackets. Single or double brackets would be appropriate. While there remains no known photographic evidence of what the brackets looked like (it is unclear whether the lone bracket extant at the rear left corner of the porch is a re-purposed original from the cornice line).

The Applicant proposes the bracket on the ***left*** below. Preservation Planning Staff offers that, installed in a single bracket sequence, a less ornate bracket similar to the one picture below ***right*** from a c.1870 residential structure in another LHD in Somerville may be more appropriate:

Above, left: bracket proposed by Applicant

Above, right: Period bracket from a c.1870 LHD structure in Somerville that is less ornate and, perhaps more stylistically-appropriate to the 64 Meacham property.

E. New additions

Applicant proposal: The Applicant proposes installing a new window well along the right elevation. The closest category that applies is "New Additions" in that this is a feature visible from the public way that did not previously exist. The window well is necessary in order to provide emergency egress from the new bedroom proposed at the basement level.

Preservation Planning Assessment: The most applicable portion of this Design Guideline is:

New additions or alterations should be done in a way that, if they were to be removed in the future, the basic form and integrity of the historic property would remain intact.

Were the window well to be removed in the future, the form and historic integrity of the house would remain undisturbed.

No information has been provided regarding the materials to be used to finish the above-grade portion of the window well that will be visible from the public way.

Therefore, for consistency, Staff recommends that it be faced with the same granite veneer as proposed for the low curbing surrounding the landscaped perimeter of the property. Staff recommends that the window well be granite-capped.

H. Landscape Features and Paving

The Applicant proposes replacing the asphalt walkway along the right property line with pavers and installing low granite veneered curbing along the perimeter of the front landscaped area, thus replacing the broken cement curbing and railroad ties currently extant.

Walkway

Applicant proposal: An Asphalt walkway currently exists. As a change in material is being proposed, this comes under the Commission's purview. The Applicant proposes grey pavers installed in a herringbone pattern and edged with a soldier's course of pavers as provided below:

Preservation Planning Assessment: Staff recommends that the paver color should be brick-colored rather than a grey which is more reminiscent of granite cobbles. Due to the period of the house and the vast brickworks active in Somerville at the time, brick would be a more likely choice of material rather than a granite cobble, were a property owner at the time able to afford to install a hardscaped walkway.

Curbing

Applicant proposal: The Applicant proposes using a grey granite veneer to face the sides of the proposed curbing. No materials have been provided for the curbing cap.

The proposed veneer material appears below:

Preservation Planning Assessment: Concrete and railroad tie curbing currently exists. As a change in materials is being proposed, this comes under the Commission's purview. Preservation Planning Staff recommends a granite cap which should interplay well with the grey granite veneer.

VI. FINDINGS & VOTE

Preservation Planning Staff recommends that, given the number of alterations proposed, the HPC makes findings and votes on each of the proposed items separately on a category-by-category basis. Staff presents those categories and associated project components again below:

A. Exterior Walls

- Remove vinyl and install 4-inch wood siding

C. Windows and Doors

- Install wood and fiberglass windows on all facades visible from the public way
- Create two new window openings (three on the left elevation and one on the right elevation)
- Install front door

D. Porches, steps, trim and other exterior architectural elements

- Construct new front porch
- Install new front stairs and railings.
- Install single brackets along lower cornice line

E. New additions

- Install window well on right elevation

H. Landscape Features and Paving

- Replace asphalt walkway along right elevation of walkway with pavered walkway
- Install low granite veneered curbing along perimeter of front landscaped area

IV. RECOMMENDED CONDITION

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. 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.
4. Windows on the main façade and within the Mansard roof shall be two-over-two simulated divided light, exterior aluminum clad with a matte, baked finish. Dark spacers between glass. Grids applied over the glass. No mirror-like reflections, no warped reflections, and no tinting is permitted. All windows shall be identically sized.
5. Windows in the first story front bay shall be as follows:
    a. Center window: sized as per windows in main façade and two-over-two simulated divided light, exterior aluminum clad with a matte, baked finish. Dark spacers between glass. Grids applied over the glass. No mirror-like reflections, no warped reflections, and no tinting is permitted.
    b. Side windows: narrower windows than center bay window and one-over-one simulated divided light, exterior aluminum clad with a matte, baked finish. Dark spacers between glass. Grids applied over the glass. No mirror-like reflections, no warped reflections, and no tinting is permitted.
6. Window trim: shall present mitered corners and period-appropriate molding detail. Window trim shall not be flat board. Molding detail shall be submitted to Preservation Planning Staff for review and approval prior to the issuance of a building permit by ISD.
7. Original siding and trim found under the vinyl to be in good condition shall be retained and re-used *in situ* with replacement wood clapboard and trim installed where necessary to replace damaged or rotten clapboard/trim.
8. Any air conditioning condensers shall be located at the rear of the property.
9. Vents/pipes for cooking, washer/dryer, HVAC equipment or similar shall nor protrude from the front façade. Any such pipes/venting shall be painted the color of the house from which they protrude.
10. Utility meters shall be installed on the right or left elevations of the building; they shall not be permitted on the front façade.
11. Siding shall be wood with a 4-inch reveal.
12. Trim, fascia, cornice and similar detailing shall be wood.

13. Upper and lower cornices shall not be flat boards but shall be molded as-appropriate for the period and style of the house. Trim profiles shall be submitted Preservation Planning for their review and approval prior to the issuance of a building permit by ISD.
14. Single brackets shall be installed along the lower cornice line.
15. Gutters and downspouts shall be the same color as the portion of the house against which they rest.
16. Front porch steps shall be wood with painted or stained treads and painted kickplates.
17. Front porch rails and balusters shall be painted wood.
18. Porch skirting shall be framed lattice. Due to the proximity of this portion of the porch to the public way and the ice/snow/water that can accumulate there, the Applicant may choose to use painted wood or a composite material such as an Azek with a matte finish.
19. Porch decking shall be wood or a composite material such as Trex or other similar product.
20. Porch columns, rails and balusters shall be painted wood.
21. Pavers shall be brick colored. Photos of material samples shall be submitted to Preservation Planning for their review and approval prior to the issuance of a building permit by ISD.
22. Front door shall be solid wood and of a period-appropriate style such as double-arch upper and panels lower section; single-arch upper and paneled lower section. Photographic samples and specs shall be submitted to Preservation Planning for their review and approval prior to the issuance of a building permit by ISD. Front door shall be painted.
23. Replacement curbing along the perimeter of the grass area at the front of the property shall be a grey granite veneer, color “Berkshire”. Capping shall be granite.
24. The proposed window well along the right elevation shall be faced in the same grey granite veneer as used for the curbing and capped with the same granite.
25. If the asphalt driveway is to be removed, it shall be re-installed using pavers reviewed and approved by Preservation Planning prior to the issuance of a building permit by ISD and they shall match in color to those pavers used for the right elevation walkway.
26. The exterior portion of the existing brick chimney stack shall be retained and repaired.
27. The plan set shall be updated to incorporate the materials, details, and design aspects set forth in this condition set. The updated plan set shall be submitted to Preservation Planning for their review and approval prior its submission to ISD.
28. Once the updated plan set is approved by Preservation Planning, the Applicant/Owner shall upload that approved plan set to ISD.
29. 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.

CAPE COD LUMBER
225 GROVELAND ST
ABINGTON, MA 02351
Tel: 781-878-0715
Fax: 781-261-7119
Email: www.cclco.com

Proud Supplier of: MATHEWS BROTHERS

Customer **QUOTATION**

BILL TO:

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SHIP TO:

,

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
529849	None		1/11/2021 8:53:25 AM
QUOTED BY	**TERMS**	**PROJECT NAME**	**QUOTE NAME**
Derek Camara		64 Meacham Rd	Catamount

LINE #	DESCRIPTION	QTY
100-1		4

Walcott Replacement Basement Hopper
33.375 X 17.25 Unit Size, Operating, White Interior, Black Exterior, Insul Low-E & Argon, White Lock, Black Screen Applied
Head Expander, w/Sill Extender
Unit 1: UFactor: NR, SHG: NR, VLT: NR, CR: NR

Opening: 33.625" X 17.5"
O.S.M.: 33.375" X 17.25" Tag: Basement

LINE #	DESCRIPTION	QTY
200-1		1

Walcott Replacement Basement Hopper
33.375 X 17.25 Unit Size, Operating, White Interior, Black Exterior, Insul Low-E & Argon Tempered, White Lock, Black Screen Applied
Head Expander, w/Sill Extender
Unit 1: UFactor: NR, SHG: NR, VLT: NR, CR: NR

Mathews Brothers' Windows specified with Tempered Glass cannot be canceled or modified once an order is placed. There will be no grace period provided for Windows specified with Tempered Glass as they will enter into a production schedule immediately. Please review the specifications for this Window with Tempered Glass carefully to ensure they are correct prior to ordering.

Opening: 33.625" X 17.5"
O.S.M.: 33.375" X 17.25" Tag: Basement

All Prices are net. Quote is good for thirty days. Please review all quantities, specifications, and information for accuracy. Special orders can not be returned for credit. Signature implies acceptance of these specifications. Your order will not be processed without authorized signature.

Thank you for all of your efforts!

CUSTOMER SIGNATURE_____DATE_____

We appreciate the opportunity to provide you with this quote!

Manufacturer: Corbel Place Architectural Products

8”H x 2 ½”W x 5”D – Small Wide Scrolled Oak Leaf Corbel

Material: Red Oak

CAD Drawing

Quote # SQAG010951_1

Cleary Millwork
1255 Gar Highway
Somerset, MA 02726

Entered By: Kathy Lewis **1/15/2021**

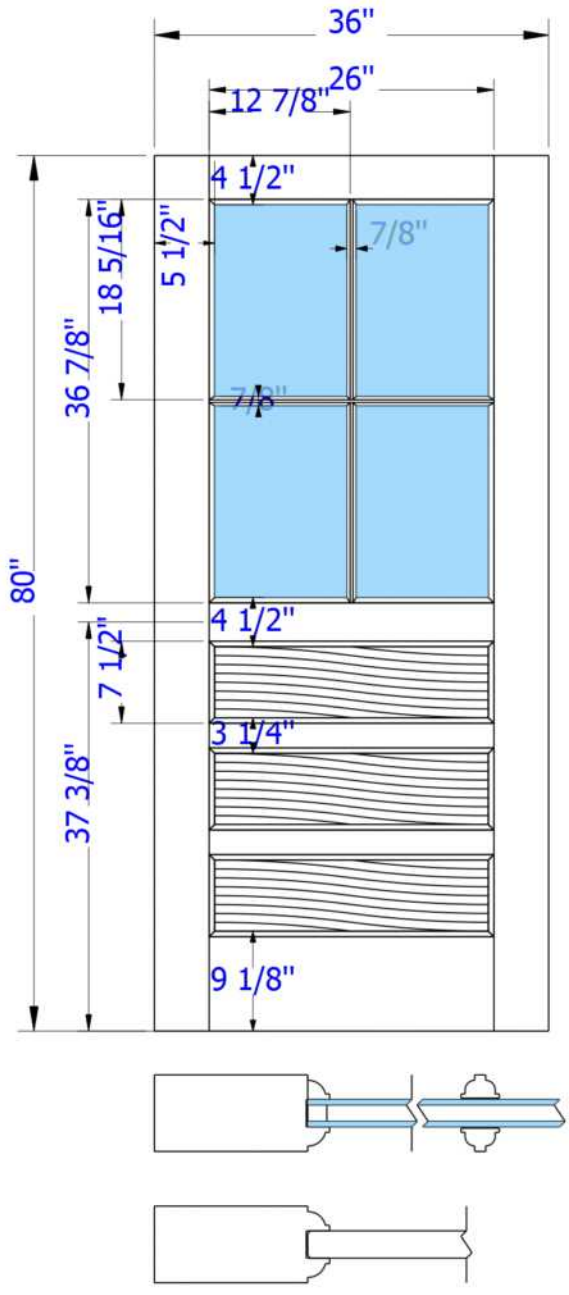
Door Info

Thickness	1-3/4
Pattern	4418
Species	DF
Width	3/0
Height	6/8
Stile	5-1/2
Sticking	Mod Ovolo Sticking
Top Rail	4 1/2
Bottom Rail	9 1/8
Glass Type	LOW-E IG SDL
Panel Type	5/8 FP
Rogue Premium	

Additional Details

Door Model - 4418, Glass Thickness 5/8", Bar Profile 7/8" SDL, w/Internal Spacer Bar, Stile and Rail Dimensions Includes 1/2" Sticking Width, Extended Lead-Time

Name : DARLING 4418



ATTENTION: Due to production delays with our glass vendors, glass doors may be delayed

P-670342-1

All images are interior view

Est Weight: 92

Our Valued Customer

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CLEARY

Plant:	Unilock New England – Uxbridge, Massachusetts	**Job No:**	3280-15-044E
Client:	Unilock	**Report No:**	002268
Unit ID:	Hollandstone - Standard, manufactured: 4/26/2019	**Report Date:**	5/28/2019
	Test Date: 5/28/2019 at 32 days of age	**Received Date:**	5/6/2019

SUMMARY OF AVERAGE TEST RESULTS

	ASTM C936 Required	**Result**	
Net Area Compressive Strength	8,000 min.	11,910	psi
Absorption	5 max.	4.2	%
Oven Dry Density	-	140.2	lbs/ft^3
	ASTM C140 Required		
Length / Width	2.1 max.	2.01	
Minimum Aspect Ratio	0.58 min.	0.608	
Maximum Aspect Ratio	1.20 max.	0.625	
Average Cap Thickness	0.060 max.	0.026	in.
Thickness Variation Across Cut	0.08 max.	Not Cut	in.

Please see the accompanying page for detailed results.
Tests were performed in accordance with ASTM C140-18a.

4350 River Green Parkway, Suite 200 Duluth, Georgia 30096 phone (770) 476-3555 fax (770) 476-0213

Plant:	Unilock New England – Uxbridge, Massachusetts	**Job No:**	3280-15-044E
Client:	Unilock	**Report No:**	002268
Unit ID:	Hollandstone - Standard, manufactured: 4/26/2019	**Report Date:**	5/28/2019
		Received Date:	5/6/2019

TESTING OF SOLID CONCRETE PAVING UNITS

Compressive Strength – test date: 5/28/2019 at 32 days of age

Specimen No.	5A	7A	12A	Average
Received weight, lbs	5.914	5.886	5.698	5.833
Width, inches (mm)	3.873 (98.4)	3.874 (98.4)	3.872 (98.3)	3.873 (98.4)
Thickness, inches (mm)	2.421 (61.5)	2.395 (60.8)	2.354 (59.8)	2.390 (60.7)
Length, inches (mm)	7.811 (198.4)	7.793 (197.9)	7.794 (198.0)	7.799 (198.1)
Aspect Ratio	0.625	0.618	0.608	0.617
Height after capping, inches	2.496	2.435	2.393	2.441
Average cap thickness, inches	0.038	0.020	0.019	0.026
Net Area, in^2	30.25	30.19	30.18	30.21
Maximum load, lbs	345,090	375,670	353,730	358,160
Aspect Ratio Factor	1.013	1.006	0.996	1.005
Compressive Strength, psi	11,550	12,520	11,670	11,910

Absorption and Density

Specimen No.	3A	8A	10A	Average
Received weight, lbs	5.980	5.734	5.832	5.849
Immersed weight, lbs	3.482	3.322	3.388	3.397
Saturated weight (SSD), lbs	6.064	5.816	5.914	5.931
Oven dry weight, lbs	5.822	5.580	5.676	5.693
Absorption, %	4.2	4.2	4.2	4.2
Absorption, lbs/ft^3	5.8	5.9	5.9	5.9
Density, lbs/ft^3	140.7	139.6	140.2	140.2

These results meet the compressive strength and absorption requirements of ASTM C936-18.
Tests were performed in accordance with ASTM C140-18a.

Respectfully submitted,

Brian O'Dell
May 28 2019 1:00 PM

Brian O'Dell
Masonry Laboratory Manager

Porch Post
6”W x 6”D x 8’H

Manufacturer: S & L Spindles

Material: Western Red Cedar

Spindles 2”x2”

Handrail 2”H x 4”W

Manufacturer: S & L Spindles

Material: Western Red Cedar

Post 5 ¼”W x 5 ¼”D x 47 ¾”H

Post Cap 5 ½” x 5 ½” x 3”H

Base Trim 6”W x 6”D x 6”H

Manufacturer: S & L Spindles

Material: Western Red Cedar

Stone Curb Reference Photo
(At Front and Side of House)
Material: See Paver Spec Sheet

NORTHEAST MASONRY DISTRIBUTORS

PRODUCT SPECIFICATION

Interlocking Natural Thin Veneer System

Description: The Interlocking Natural Thin Veneer System consists of pre-fabricated panels of natural stone bonded to a high-strength, low weight mortar backing. The shapes of the panels enables a seam-free installation of high-quality masonry natural stone veneer. Because the weight is less than 15lbs per square foot it can be installed using the same systems used for standard loose natural thin veneer.

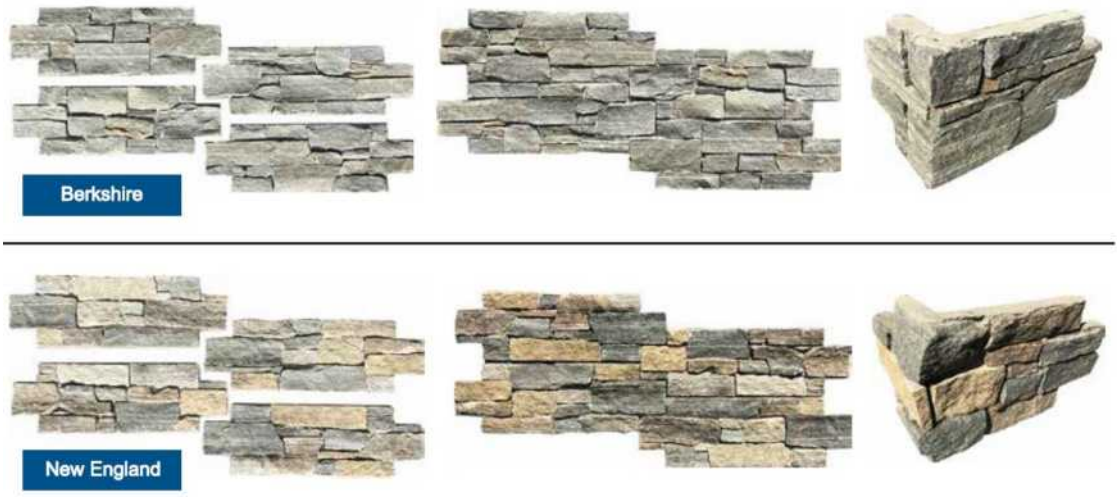
Manufacturing Process: Each panel is individually created by trained skilled workers in a quality controlled manufacturing facility. A proprietary high strength mortar is prepared and placed in a thin layer in an open faced mold. Next a reinforcing galvanized mesh is pressed into the mortar. This is followed by fitting individually cut stones to the mold shape . Each stone is cleaned and pressed into the mortar for a secure bond. Panels are cured for a minimum of 14 days prior to packaging and shipping.

Country of Origin: China **Geology:** Granite

Stocking Styles:

Mechanical Testing: Bond Strength between stone and substrate mortar. 0.688MPA (> 0.50MPA limit)

Type	Size	UM	UM/Pc	Pcs/Bx	UM/Bx	Bx/Pal	Lbs/Pc	Lbs/UM
Flats	23.5" x 8" x 1.25"	SF	1.13	4	4.50	28	14.33	12.74
1/2 Flat	24" x 4" x 1.25"	SF	0.56	4	2.25	56	7.17	12.74
Corners	12" / 6" x 8" x 1.25"	LF	0.67	2	1.33	40	13.23	19.85



26 Commerce Blvd Plainville, MA 02762
T: 508-699-5665 F: 508-695-3057 W: www.northeast-masonry.com

Walkway Reference Photo
At Front of House
Material: See Paver Spec Sheet

Backyard Patio Reference Photo
Material: See Paver Spec Sheet

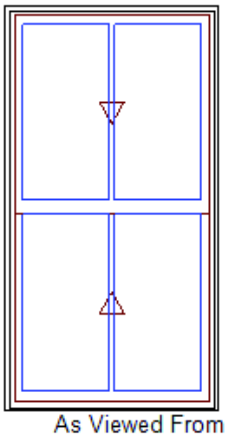
Catamount
64 Meacham Rd
Quote Number: **27K4XST**

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 8	Mark Unit: 1st Floor			

MARVIN



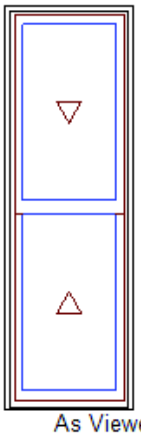
As Viewed From The Exterior

Entered As: RO
MO 35 1/2" X 64 3/4"
FS 35" X 64 1/2"
RO 36" X 65"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC

Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Double Hung
Rough Opening 36" X 65"
Top Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Bottom Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Black Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 2	Mark Unit: 1st Floor ,2CD			

MARVIN



As Viewed From The Exterior

Entered As: RO

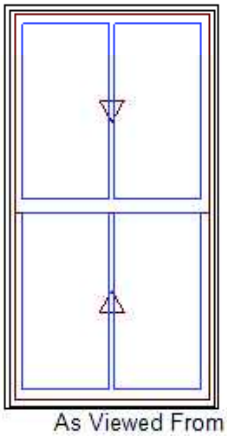
Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Double Hung
Rough Opening 22" X 65"
Top Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Bottom Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Black Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

MO 21 1/2" X 64 3/4"
FS 21" X 64 1/2"
RO 22" X 65"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-00896-00001
ENERGY STAR: N, NC

4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 1	Mark Unit: 2CD Floor			

MARVIN



As Viewed From The Exterior

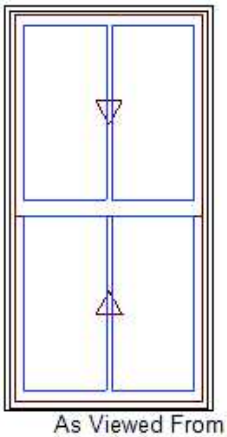
Entered As: RO
MO 35 1/2" X 64 3/4"
FS 35" X 64 1/2"
RO 36" X 65"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC

Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Double Hung
Rough Opening 36" X 65"
Glass Add For All Sash
Top Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Bottom Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Black Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 2	Mark Unit: Office			

MARVIN

Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Double Hung
Rough Opening 33" X 61"
Top Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Bottom Sash
Ebony Exterior
Clear Interior Finish Pine Interior



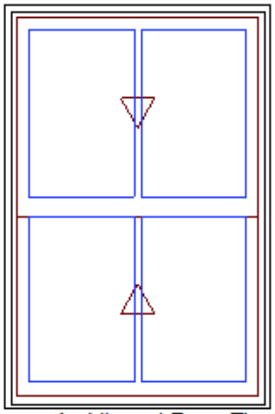
As Viewed From The Exterior

Entered As: RO
MO 32 1/2" X 60 3/4"
FS 32" X 60 1/2"
RO 33" X 61"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC

IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Black Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 1	Mark Unit: 2CD Floor Blath			

MARVIN



As Viewed From The Exterior

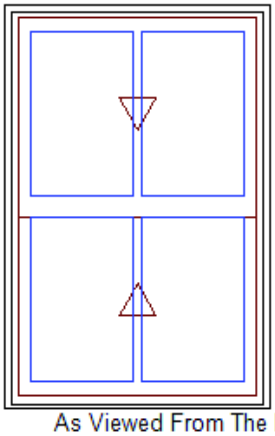
Entered As: RO
MO 32 1/2" X 47 3/4"
FS 32" X 47 1/2"
RO 33" X 48"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC

Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Double Hung
Rough Opening 33" X 48"
Glass Add For All Sash
Top Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Bottom Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Black Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Kitchen			

Qty: 2				

MARVIN



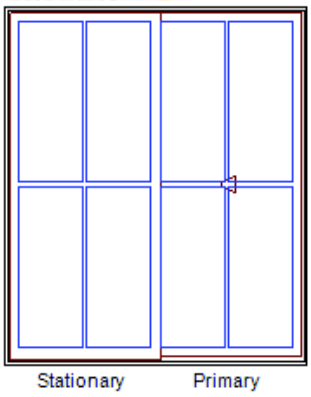
As Viewed From The Exterior

Entered As: CN
MO 30" X 44"
CN 3044
FS 29 1/2" X 43 3/4"
RO 30 1/2" X 44 1/4"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC

Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Double Hung
CN 3044
Rough Opening 30 1/2" X 44 1/4"
Top Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Bottom Sash
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 2W1H
Ebony Ext - Clear Interior Finish Int
Black Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #8 Qty: 1	Mark Unit: Liv Room			

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 71 1/2" X 82 1/4"
CN 6068
FS 71" X 82"
RO 72" X 82 1/2"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51

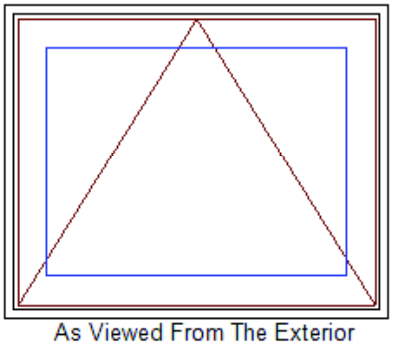
Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Sliding Patio Door OX
CN 6068
Rough Opening 72" X 82 1/2"
Left Panel
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Ebony Ext - Clear Interior Finish Int
Right Panel
Ebony Exterior
Clear Interior Finish Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Ebony Ext - Clear Interior Finish Int
Beige Interior Weather Strip Package
Cambridge Handle Matte Black Exterior Primary Handle Set
Cambridge Handle Satin Nickel PVD Interior Primary Handle Set
Exterior Sliding Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Condensation Resistance: 58
CPD Number: MAR-N-429-00916-00001
ENERGY STAR: N, NC

Bronze Ultrex Sill / Black Weather Strip
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #9 Qty: 1	Mark Unit: H Powder			

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 24 1/2" X 19 3/8"
CN 2519
FS 24" X 19 1/8"
RO 25" X 19 5/8"
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-251-00890-00001
ENERGY STAR: N, NC

Ebony Exterior
Clear Interior Finish Pine Interior
Elevate Awning - Roto Operating
CN 2519
Rough Opening 25" X 19 5/8"
Ebony Exterior
Clear Interior Finish Pine Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
Ebony Surround
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.194
Historic Name:	Smith, W. and T. G. House
Common Name:	
Address:	64 Meacham Rd
City/Town:	Somerville
Village/Neighborhood:	Davis Square
Local No:	
Year Constructed:	c 1874
Architect(s):	
Architectural Style(s):	Second Empire
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.N: Campbell Park - Meacham Road Historic District
Designation(s):	Local Historic District (10/31/1989)
Building Materials(s):	Roof: Asphalt Shingle Wall: Asbestos Shingle; Wood

LHD - 10/31/89 (IC)
PI-DAVIS SQ
USGS- BOST, N
SECT A

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA	FORM NO.
N	194

Davis Square

SOMERVILLE

ss 64 Meacham Road

ric Name W.& T.G. Smith

Present residential

Original residential

IPTION

pre-1874

e maps / visual

e Mansard Cottage

Architect

Exterior Wall Fabric asbestos shingles

Outbuildings

Major Alterations (with dates)

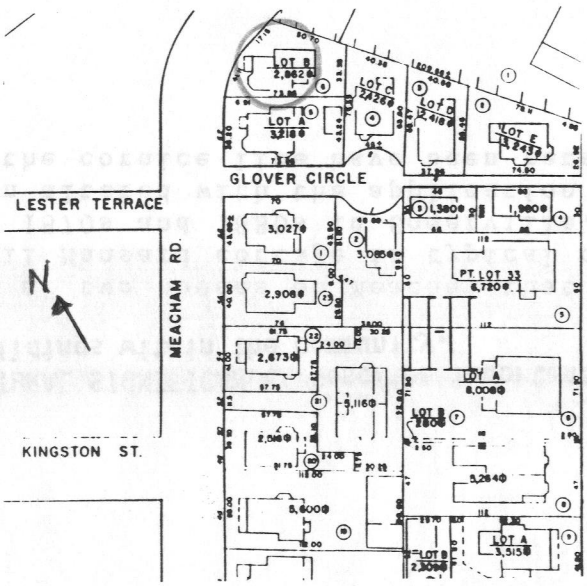
Condition fair

Moved Date

Acreage 2862 sq. ft.

Setting East side of Meacham Rd., nea
Davis Square and commercial area.
On well established residential str

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

Recorded by Gretchen G. Schuler

Organization Somerville Historic Preservation Commission

Date March, 1988

SMV.194

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

One of two houses on Meacham that pre-date the 1890s development, this small Mansard cottage is typical of the modest housing that was built in the 1870s and 1880s in Somerville. The form is basic and this house has been altered with the application of synthetic siding. The simple brackets at the cornice line have been retained.

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

This is one of two houses that was built in the 1870s and pre-dates any development in the immediate area. Although the subdivision was laid out in 1847 by George Meacham there was no development until the 1890s, with the exception of the two mansard cottages, #56 and #64. Much of the land on Meacham Road was owned by Henry Glover and Charles H. Saunders of Cambridge in the 1870s and 1880s. Glover, a real estate investor from Cambridge built many of the houses, sold some, and retained others for rental income.

Much of the Davis Square area became home for railroad and streetcar commuters and is evidence of the suburban building boom of the late 19th century. Streetcar service along nearby Massachusetts Avenue to Porter Square and to Davis Square provided easy access to Boston and Cambridge for employment. This area was also home for many Somerville workers. By the 1870s Davis Square was evolving into a commercial center with several commercial blocks and good transportation with the Somverville Horse Railroad Company and the Boston and Maine Railroad.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("W.&T.G. Smith"), 1884 ("W.&T.G. Smith"), 1895 ("H.R. Glover").
2. City Directories, 1870s-1890s
3. Registry of Deeds, Middlesex County: Book 1339, Page 190; Book 1619, Page 424.