



**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

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

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**Site:** 74 Mount Vernon Street

**Case:** HPC.ALT 2022.14

**Applicant:** Eddie & Melody Giron

**Owner:** Eddie Giron

**Legal Ad:** *The Applicant seeks to alter an LHD property by replacing extant windows with vinyl windows and to unify the style of window trim throughout the building.*

**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.1873 Second Empire, residential building which is part of the larger designated site known as the Walter Durell House. This property is located in East Somerville. 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:

- Remove existing replacement wood windows on the principal structure and replace them with new vinyl replacement windows
- Replicate historic window trim on all windows that's trim has been removed or replaced

## **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 removing all existing replacement windows on the principal structure and replacing them with new vinyl replacement windows, and to unify the window trim throughout the building.

**Applicant proposal:** 74 Mount Vernon currently has replacement wood windows. The Applicant proposes to remove and replace all but eight windows (these eight were previously replaced with HPC approval in 2003) with one-over-one double-hung vinyl framed windows. In total the applicant will be removing:

- Fourteen windows on the front façade
- Two windows on the front of the ell on the left elevation
- Ten windows on the first floor of the left elevation
- Six windows on the second floor of the left elevation
- Two windows on the rear
- Two windows on the right elevation

The applicant also proposes to unify the window trim throughout the structure. Previous owners had previously replaced some of the window trims with simple surrounds while other window trims were removed entirely. Windows with original trim are to be replaced *in-kind* (in-kind means same design, measurements, and materials) because they are rotting. All other windows will have the original historic trims replicated and replaced.

*(Continued on next page.)*

The photos that follow are the current windows and window surrounds



*Above: Front elevation – all windows to be replaced*



*Above: Front elevation of ell on left elevation- both windows to be replaced*



*Above: Left elevation- window to be replaced*



*Above: Left elevation- window to be replaced*





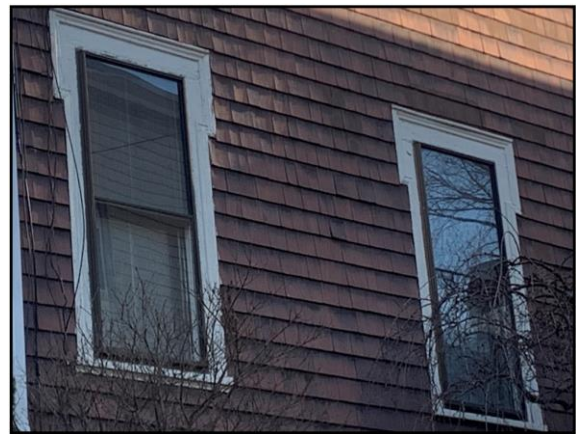
*Above: Left elevation- both windows to be replaced*



*Above: Right elevation- all windows to be replaced*



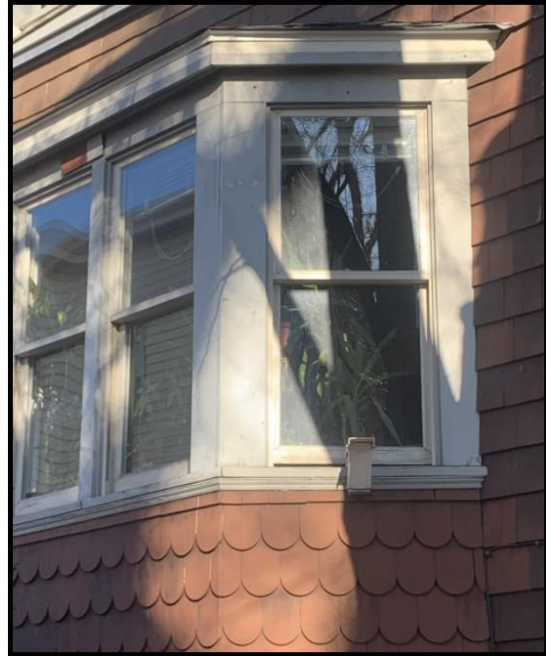
*Above: Right elevation- both windows to be replaced*



*Above: Right elevation- both windows to be replaced*



*Above: Right elevation- detail of original trim*



*Above: Right elevation- detail of replacement window trim*



*Above: Detail of original trim*



*Above: Detail of replacement trim*



*Above: Detail of original trim*

**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.

Given that the extant windows are replacement windows, Staff has no objection to the proposed replacement given that both one-over-one and two-over-two double hung sash windows would be appropriate for the style and period of the house.

**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:

- Remove existing replacement wood windows on the principal structure and replace them with new vinyl replacement windows
- Replicate historic window trim on all windows that's trim has been removed or replaced

**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. All window trim will be replicated to match the size, design and materials of the historic window trim.
6. All replacement windows are to match extant window sizes.
7. 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.
8. Once the plan set is approved by Preservation Planning, the Applicant/Owner shall upload that approved plan set to ISD.

9. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto: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.



## Customer Quote Summary

**BILL TO:**

 LANSING WALTHAM MA  
 PO BOX 6649

**SHIP TO:**

 LANSING WALTHAM MA  
 19 ATHLETIC FIELD RD.


Barcode

Phone: 804-266-8893

Fax: 8042616743

WALTHAM

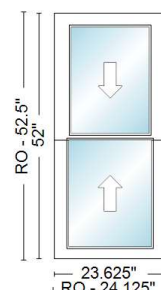
MA 02451-1689

Phone: 781-899-2880

Fax:

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ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
MARCO	None	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ker - Kevin Ruhl		74 MT VERNON			

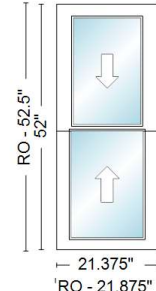
LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Classic DH , Unit Size 23.625 x 52, RO 24.125 x 52.5 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 23.625, Frame Height (Inches) = 52 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 23.625, Overall Frame Height (Inches) = 52, Overall Rough Opening Width (Inches) = 24.125, Overall Rough Opening Height (Inches) = 52.5 Clear Opening Width = 18.625, Clear Opening Height = 20.875, Clear Opening Square Footage = 2.7 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2	\$335.14	\$670.28


**Room Location:** None Assigned



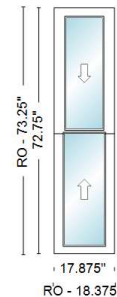

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CLERK		JOB NAME	COUPON		
ker - Kevin Ruhl		74 MT VERNON			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
11000-1	Classic DH , Unit Size 21.375 x 52, RO 21.875 x 52.5 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 21.375, Frame Height (Inches) = 52 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 21.375, Overall Frame Height (Inches) = 52, Overall Rough Opening Width (Inches) = 21.875, Overall Rough Opening Height (Inches) = 52.5 Clear Opening Width = 16.375, Clear Opening Height = 20.875, Clear Opening Square Footage = 2.37 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2	\$334.40	\$668.79



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
12000-1	Classic DH , Unit Size 17.875 x 72.75, RO 18.375 x 73.25 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 17.875, Frame Height (Inches) = 72.75 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 17.875, Overall Frame Height (Inches) = 72.75, Overall Rough Opening Width (Inches) = 18.375, Overall Rough Opening Height (Inches) = 73.25 Clear Opening Width = 12.875, Clear Opening Height = 31.25, Clear Opening Square Footage = 2.79 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	4	\$340.71	\$1,362.84



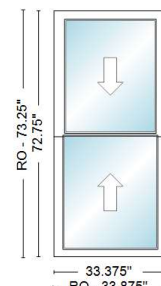
Room Location: None Assigned



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CLERK		JOB NAME	COUPON		
ker - Kevin Ruhl		74 MT VERNON			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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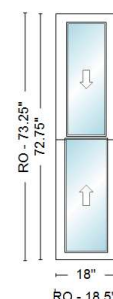
13000-1 Classic DH , Unit Size 33.375 x 72.75, RO 33.875 x 73.25  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 33.375, Frame Height (Inches) = 72.75  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 33.375, Overall Frame Height (Inches) = 72.75, Overall Rough Opening Width (Inches) = 33.875, Overall Rough Opening Height (Inches) = 73.25  
 Clear Opening Width = 28.375, Clear Opening Height = 31.25, Clear Opening Square Footage = 6.16  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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14000-1 Classic DH , Unit Size 18 x 72.75, RO 18.5 x 73.25  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 18, Frame Height (Inches) = 72.75  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 18, Overall Frame Height (Inches) = 72.75, Overall Rough Opening Width (Inches) = 18.5, Overall Rough Opening Height (Inches) = 73.25  
 Clear Opening Width = 13, Clear Opening Height = 31.25, Clear Opening Square Footage = 2.82  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes

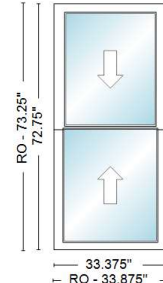


Room Location: None Assigned



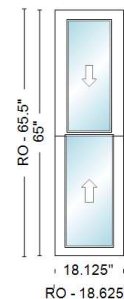
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MARCO	None	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK	JOB NAME		COUPON		
ker	- Kevin Ruhl		74 MT VERNON		

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
15000-1	Classic DH , Unit Size 33.375 x 72.75, RO 33.875 x 73.25 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 33.375, Frame Height (Inches) = 72.75 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 33.375, Overall Frame Height (Inches) = 72.75, Overall Rough Opening Width (Inches) = 33.875, Overall Rough Opening Height (Inches) = 73.25 Clear Opening Width = 28.375, Clear Opening Height = 31.25, Clear Opening Square Footage = 6.16 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2	\$408.12	\$816.24



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
16000-1	Classic DH , Unit Size 18.125 x 65, RO 18.625 x 65.5 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 18.125, Frame Height (Inches) = 65 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 18.125, Overall Frame Height (Inches) = 65, Overall Rough Opening Width (Inches) = 18.625, Overall Rough Opening Height (Inches) = 65.5 Clear Opening Width = 13.125, Clear Opening Height = 27.375, Clear Opening Square Footage = 2.5 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	4	\$338.11	\$1,352.44



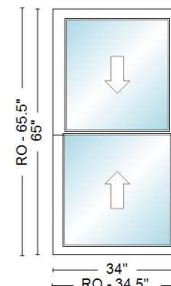
Room Location: None Assigned



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ker - Kevin Ruhl		74 MT VERNON			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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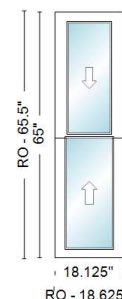
17000-1 Classic DH , Unit Size 34 x 65, RO 34.5 x 65.5  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 34, Frame Height (Inches) = 65  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 34, Overall Frame Height (Inches) = 65, Overall Rough Opening Width (Inches) = 34.5, Overall Rough Opening Height (Inches) = 65.5  
 Clear Opening Width = 29, Clear Opening Height = 27.375, Clear Opening Square Footage = 5.51  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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18000-1 Classic DH , Unit Size 18.125 x 65, RO 18.625 x 65.5  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 18.125, Frame Height (Inches) = 65  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 18.125, Overall Frame Height (Inches) = 65, Overall Rough Opening Width (Inches) = 18.625, Overall Rough Opening Height (Inches) = 65.5  
 Clear Opening Width = 13.125, Clear Opening Height = 27.375, Clear Opening Square Footage = 2.5  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

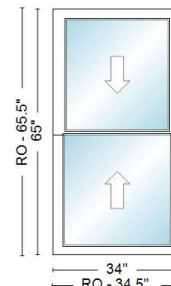




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CLERK		JOB NAME	COUPON		
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LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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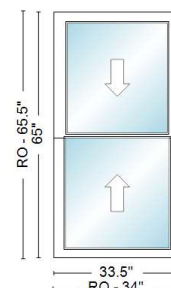
19000-1 Classic DH , Unit Size 34 x 65, RO 34.5 x 65.5  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 34, Frame Height (Inches) = 65  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 34, Overall Frame Height (Inches) = 65,  
 Overall Rough Opening Width (Inches) = 34.5, Overall Rough Opening Height (Inches) = 65.5  
 Clear Opening Width = 29, Clear Opening Height = 27.375, Clear Opening Square Footage = 5.51  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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20000-1 Classic DH , Unit Size 33.5 x 65, RO 34 x 65.5  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 33.5, Frame Height (Inches) = 65  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 33.5, Overall Frame Height (Inches) = 65,  
 Overall Rough Opening Width (Inches) = 34, Overall Rough Opening Height (Inches) = 65.5  
 Clear Opening Width = 28.5, Clear Opening Height = 27.375, Clear Opening Square Footage = 5.42  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



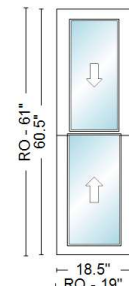
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LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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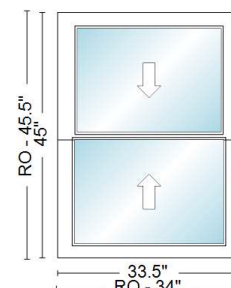
21000-1 Classic DH , Unit Size 18.5 x 60.5, RO 19 x 61  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 18.5, Frame Height (Inches) = 60.5  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Single , Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 18.5, Overall Frame Height (Inches) = 60.5, Overall Rough Opening Width (Inches) = 19, Overall Rough Opening Height (Inches) = 61  
 Clear Opening Width = 13.5, Clear Opening Height = 25.125, Clear Opening Square Footage = 2.36  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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22000-1 Classic DH , Unit Size 33.5 x 45, RO 34 x 45.5  
 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded  
 Frame Width (Inches) = 33.5, Frame Height (Inches) = 45  
 Double Glazed, Double Low E, Argon Filled  
 Base Color = White  
 Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch  
 Half Screen, Fiberglass Mesh  
 J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes  
 Overall Frame Width (Inches) = 33.5, Overall Frame Height (Inches) = 45, Overall Rough Opening Width (Inches) = 34, Overall Rough Opening Height (Inches) = 45.5  
 Clear Opening Width = 28.5, Clear Opening Height = 17.375, Clear Opening Square Footage = 3.44  
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes

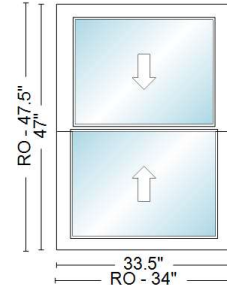


Room Location: None Assigned



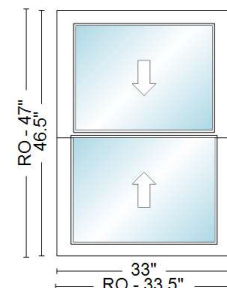
QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5236197	1141376	1006464	1/20/2022	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
MARCO	None	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ker - Kevin Ruhl		74 MT VERNON			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
23000-1	Classic DH , Unit Size 33.5 x 47, RO 34 x 47.5 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 33.5, Frame Height (Inches) = 47 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 33.5, Overall Frame Height (Inches) = 47, Overall Rough Opening Width (Inches) = 34, Overall Rough Opening Height (Inches) = 47.5 Clear Opening Width = 28.5, Clear Opening Height = 18.375, Clear Opening Square Footage = 3.64 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1	\$337.00	\$337.00



Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
24000-1	Classic DH , Unit Size 33 x 46.5, RO 33.5 x 47 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 33, Frame Height (Inches) = 46.5 Double Glazed, Double Low E, Argon Filled Base Color = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Half Screen, Fiberglass Mesh J-Channel with Filler, Inside Extension Jamb Receiver Pocket = Yes Overall Frame Width (Inches) = 33, Overall Frame Height (Inches) = 46.5, Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height (Inches) = 47 Clear Opening Width = 28, Clear Opening Height = 18.125, Clear Opening Square Footage = 3.52 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2	\$336.62	\$673.25



Room Location: None Assigned



QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5236197	1141376	1006464	1/20/2022	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
MARCO	None	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ker - Kevin Ruhl		74 MT VERNON			

**\*\*Note:** Delivery charges may apply and are not included on this quote.

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. The manufacturer is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$12,813.49
LABOR:	\$0.00
TAX:	\$800.84
ORDER TOTAL:	\$13,614.33

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_







## CLASSIC

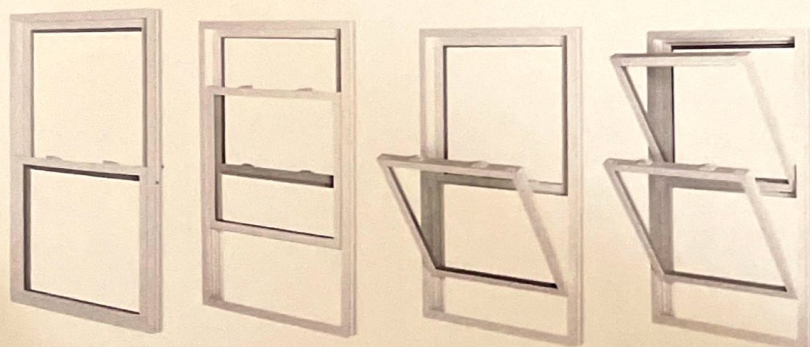
Double Hung







Our most popular window, the Classic offers a variety of color, grid and hardware options to match the style of any home. Energy Star options and advanced performance features makes Classic an excellent choice for a hardworking, dependable, yet customizable window.



## Lock

Classic comes with a low profile cam lock. This die-cast metal lock is durable and does not compromise on style with four colors available: white, almond, oil-rubbed bronze and brushed nickel. Built to last and withstand wear and use, yet simple to operate.





# Options

## ENERGY STAR GLASS



ThermaLock



SunGain  
HSHG



ThermaGuard

## SCREEN | FRAME

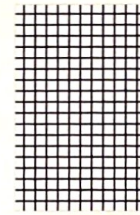


FlexScreen

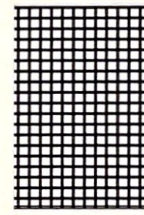


Aluminum

## SCREEN | MESH



VIEWS



Fiberglass

## GRID | TYPE



GBG

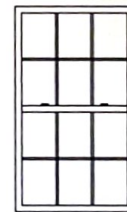


Exterior  
Applied

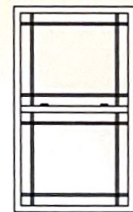


SDL

## GRID | STYLE



Colonial



Prairie

## COLORS | EXTERIOR



White Vinyl  
(Standard)



Almond Vinyl

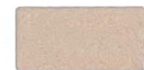


EXTERIOR PAINT  
AVAILABLE

## COLORS | HARDWARE



White  
(Standard)



Almond



Oil Rubbed  
Bronze



Brushed  
Nickel

Premium hardware includes matching lock and tilt latches

## MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Full and half size screens

Double locks are standard on widths 30" and over

Both sashes tilt in for cleaning; ventilation limit latches keep bottom or top sash partially opened



WITH HARVEY, YOU GET PEACE OF MIND, STANDARD.

## Clear Confidence

For nearly 60 years, we've built our reputation on the outstanding craftsmanship of our products and our world class customer service. You can rest easy knowing that most Harvey windows are backed by our Clear Confidence Warranty and that our commitment lasts a lifetime.

## Claims

Warranties provided by Harvey are for product parts and mechanisms; they do not cover damages resulting from improper installation nor do they cover labor charges.

Please see actual warranty for details.



**20** YEARS  
GLASS SEAL

**20** YEARS  
TRANSFERABILITY

### CLEAR:

Your windows are warrantied for life on any defects in structure, parts, and mechanisms, and for 20 years on interior glass seal failures.

### CONFIDENCE:

We are confident in the quality of our products, but if something's not quite right, you can count on our highly trained, US-based customer support specialists and field technicians to solve your issue over the phone or at your property if needed.

### CONVENIENT:

We make receiving replacement parts easy, including full sash replacements for glass repairs—no professional glass installer needed\*.

\*Exceptions apply to discontinued and modified products



MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA

FORM NO.

East  
Somerville

305

SOMERVILLE

Address 74 Mt. Vernon Street

Historic Name Walter H. Durell

Present residential

Original residential

Description

1873

Source maps/directories

Second Empire

Architect

Exterior Wall Fabric shingles

Outbuildings

Major Alterations (with dates)

Condition good

Moved Date

Acreage 7540 sq. ft.

Setting East side of Mt. Vernon, south

of intersection with Pearl St. Well

established late 19th century residential

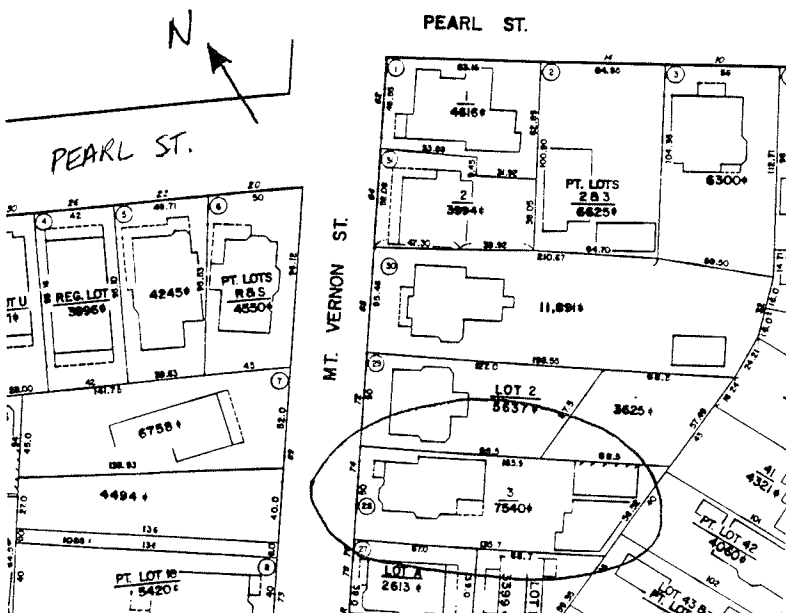
neighborhood.

Recorded by Carole Zellie - 1980  
Gretchen Schuler - 1986Organization Somerville Historic  
Preservation Commission

Date May, 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

'S QUADRANGLE

SCALE

## **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

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

This Second Empire dwelling is representative of a popular building style in Somerville during the 1870s but one of only a few examples on Mt. Vernon Street. This house is a side-hall entranced, two and a-half story dwelling with a mansard roof that has been altered with asphalt shingles. A three sided projecting dormer is located over a two story projecting bay. There is a side ell on north facade within the roofline. Well-maintained ornamentation includes brackets at the cornice line, and an open porch with square columns, brackets, and decorative details. Although the shingle siding is probably not original, there are decorative scalloped shingles on the projecting bay.

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

East Somerville was one of the most densely settled parts of Somerville by the mid to late 1800s in part due to its topography and fine soil for drainage and clay for brick and pottery making. Broadway and Washington Street were main thoroughfares from the 18th century connecting Charlestown with Medford and Cambridge. Several farms cropped up in the East Somerville area and by the mid 1800s there were shops, taverns and industries with brickyards and pottery enterprises. In the mid 1800s most residents were Boston businessmen and from the 1870s many multi-family buildings were built to accomodate the increasing number of workers in the area due to the expanding brickyards, spike factories, and potteries.

Mt. Vernon Street, which only ran from Broadway to Perkins Street by the mid 1800s, was well developed with many extant Greek Revival dwellings. By the 1870s, Mt. Vernon was continued through to Washington Street and the area saw the greatest period of development when many substantial houses were built on Mt. Vernon and Mt. Pleasant, Pearl and Perkins Streets. At the same time brick apartment houses and small workers' houses were constructed on nearby streets. #74 was built by 1873 for Walter H. Durell, a wholesale and retail dealer in sashes, windows, and doors, who worked in Boston. His widow lived there through the end of the century.

### **BIBLIOGRAPHY and/or REFERENCES**

1. Atlas of Middlesex County, Somerville: 1874 ("Durall"), 1884 ("W.H. Durell")
2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1982.
3. City Directories: 1880s-1890s.