



**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*

SARAH WHITE, *MDS-HP*  
*SENIOR ZONING & PRESERVATION PLANNER*

December 15, 2020  
Case: HPC.ALT 2020-52  
Site: 122 Prospect Street

---

**ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY**  
**STAFF REPORT**

---

Applicant: Vincent Kilrow

Owner: Luke Massa

*Replace 7 windows on Unit 1 (Somerville)*

**Petition:** *Replace 7 windows*



**HPC Hearing Date:** December 15, 2020

---

## **I. PROJECT DESCRIPTION**

- 1. Subject Property:** The historic structure itself rests both in Cambridge and in Somerville. Portions of the first floor subject unit are in Somerville and other portions of the unit are in

Cambridge. Only the Somerville portion of the building is districted and comes under the purview of the HPC.

According to the applicants, the second floor windows visible in some of the photos were replaced by that unit several years ago. Those windows are also located on the Somerville side of the building/unit.

It appears that the installation of that unit's windows may have been unauthorized; both without a Certificate of Appropriateness from the Somerville HPC *and* without a building permit as the Preservation Planner was unable to locate a building permit within ISD's permitting system.

The Form B containing historic and architectural information about the structure is attached to this staff report.

**Proposal:** The Applicant proposes replacing 7 original or later important wood windows with vinyl replacement windows.replacement windows.

## **II. FINDINGS**

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.

The applicable section of the Somerville LHD Design Guidelines is *Section C. "Windows and Doors", Item 2* which reads as follows:

***2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.***

### **Staff Assessment**

After reviewing the photos provided, it appears to the Preservation Planner that the two-over-two windows pictured are original windows with exterior storms. The narrower one-over-one windows in the front bay are likely also original windows given that the rest of the windows on the Somerville side of this first-floor unit are as well. The narrow, one-over-one windows also present exterior storms.

The Applicant proposes replacing these windows with new one-over-one windows. (see attached spec sheets). This does not comply with the guidelines set forth in Section C, Item 2 which states that original and alter important window elements should be repaired and retained.

Window restoration which would include re-glazing, weather stripping and insulating the entire window unit (and the continued use of storms either interior or exterior) would retain

an important historic architectural detail of the building while providing the energy ratings desired.

Though the material information is absent on the spec sheets provided, researching the Harvey Classic DH (double-hung) window on the Harvey website shows that this is a vinyl window. This does not comply with the guidelines set forth in Section C item 2 which states that aluminum-clad windows with a matte finish should be used if replacement windows are to be allowed.

**HPC Determination:**

- The HPC must determine if, based on a review of the documentation presented, the proposed project satisfies the applicable guideline for *Section C. "Windows and Doors", Item 2*
- The HPC must structure their motion to include their own specific findings regarding the appropriateness of the proposed project.

**III. RECOMMENDED CONDITIONS**

Should the HPC decide to grant a Certificate of Appropriateness (CA), Preservation Planning suggests the following conditions to add to any approvals:

Depending on the HPC's deliberations and decision, the conditions below can be amended in discussion with the Preservation Planner at the December 15, 2020 meeting.

1. All relevant permits shall be obtained from ISD prior to the start of work.
2. The applicant shall upload their Certificate of Appropriateness to ISD's permitting system.
3. Any changes made to this proposal as a result of reviews by other permit-granting entities shall be submitted in the form of a new application to Preservation Planning for review and approval by the HPC.
4. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto:historic@somervillema.gov) a minimum of 15 business days prior to final ISD sign-off so that Preservation Planning or their designee can confirm that the project was completed according to HPC approvals.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SMV.230
<b>Historic Name:</b>	Walsh, John House
<b>Common Name:</b>	
<b>Address:</b>	122 Prospect St Somerville - Cambridge Town Line
<b>City/Town:</b>	Somerville
<b>Village/Neighborhood:</b>	Ward Two - Cobble Hill
<b>Local No:</b>	
<b>Year Constructed:</b>	c 1880
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Second Empire
<b>Use(s):</b>	Multiple Family Dwelling House; Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	SMV.BA: Somerville Single Building Local Historic District
<b>Designation(s):</b>	Local Historic District (10/31/1989)
<b>Building Materials(s):</b>	Roof: Slate Wall: Wood; Wood Clapboard Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, December 9, 2020 at 10:30 PM

MASSACHUSETTS HISTORICAL COMMISSION  
30 BOYLSTON STREET  
BOSTON, MA 02116

LHD 0131/89 (10)  
PL WARD II  
USGS BOSTON  
SECT B

AREA Ward II FORM NO. 230



SOMERVILLE

122 Prospect Street

Owner Name John Walsh (1895)

Present residential

Original residential

Construction

ca. 1880

maps / directories

Second Empire

Architect

Exterior Wall Fabric clapboard

Outbuildings barn with central gable  
over Cambridge line

Major Alterations (with dates)

Condition very good

Moved  Date

Acreage 1653 sq. ft (Somerville)

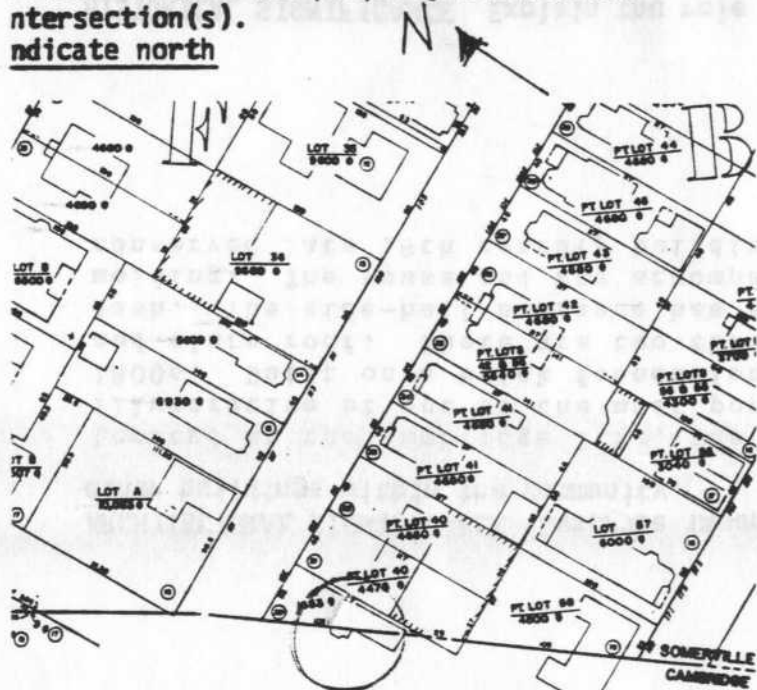
Setting East side of heavily travelled  
route with Cambridge-Somerville line  
through property. Residential and  
commercial surrounds

Recorded by Carole Zellie - 1980  
Gretchen Schuler - 1988

Organization 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



TM REFERENCE

SGS QUADRANGLE

SCALE



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

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

Located at the Cambridge line, the three story, Second Empire house is illustrative of one of the most popular local building styles in the late 1800s. Built on a brick foundation, the house retains its clapboard siding and slate roof. There are two three-story projecting bays with 2/2 and 1/1 sash. The side-hall entrance has a projecting doorhood with dentil molding. The house and the accompanying barn with cupola are the only well conserved late 19th century buildings in the immediate area.

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

Ward II was sparsely developed until the mid to late 1800s when it became an important transportation and manufacturing center. The early industries of the Middlesex Dye and Bleachery Company (1801) and the American Tube Works (1852) established the development of the area and by the 1870s all the brick yards and farming land were converted to manufacturing and food processing (slaughterhouses) establishments. With this substantial industrial growth came the need for workers' housing. Also there were significant health and pollution concerns caused by the nature of the industries.

While Prospect Street was a main route to Cambridge from the mid 1800s, there was little residential development in the area until the last quarter of the 19th century. Union Glass Company, located north of this location at the intersection of Prospect and Webster Streets had been founded in 1854 and nearby land was subdivided for residential use at that time. However, early maps and lithographs do not show a house on this site until 1884. The 1890s resident was John Walsh who dealt in liquors.

## **BIBLIOGRAPHY and/or REFERENCES**

1. Atlas of Middlesex County, Somerville: 1884 (no name, Cambridge line through property) 1895 ("John Walsh").
2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.









































**HARVEY**  
BUILDING PRODUCTS

Harvey Industries, Inc.  
1400 Main Street. Waltham, MA 02451-1689  
(781) 899-3500 harveybp.com

**Manufacturing  
ORDER**

Londonderry Manufacturing  
30 Jack's Bridge Road  
LONDONDERRY, NH 030532145  
Phone: 6032168300 Fax:

**BILL TO:**

LANSING BLDG PRODUCTS/WOBURN MA  
PO BOX 6649

**SHIP TO:**

LANSING BLDG PRODUCTS/WOBURN MA  
33 Commonwealth Avenue



Barcode

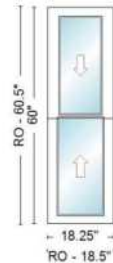
Phone: 804-266-8893 Fax: 8042616743

WOBURN MA 01801-1009  
Phone: 781-935-7990 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4894287	1141383		9/16/2020	9/17/2020 5:29:18 AM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
VINNIE	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ead - Rick Davison		CAMBRIDGE			

LINE #	DESCRIPTION	QTY
--------	-------------	-----

10000-1 Classic DH , Unit Size 18.25 x 60, RO 18.5 x 60.5 1  
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 , Replacement,  
Fully Welded  
Frame Width (Inches) = 18.25, Frame Height (Inches) = 60  
Double Glazed, Double Low E, Argon Filled  
Base Color = White  
Single , Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 18.25, Overall Frame Height (Inches) = 60,  
Overall Rough Opening Width (Inches) = 18.5, Overall Rough Opening Height  
(Inches) = 60.5  
Clear Opening Width = 13.25, Clear Opening Height = 24.875, Clear Opening  
Square Footage = 2.29  
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



**Room Location:** None Assigned



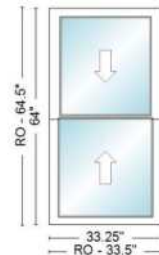
Scan with Smartphone to access installation  
instructions in HBP's Document Center



QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4894287	1141383		9/16/2020	9/17/2020 5:29:18 AM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
VINNIE	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ead - Rick Davison		CAMBRIDGE			

LINE #	DESCRIPTION	QTY
--------	-------------	-----

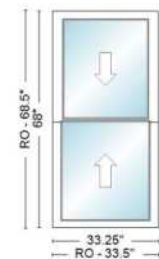
11000-1 Classic DH , Unit Size 33.25 x 64, RO 33.5 x 64.5 4  
Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size  
Options = Custom Size, Transactional Order Type = Charge Order , Replacement,  
Fully Welded  
Frame Width (Inches) = 33.25, Frame Height (Inches) = 64  
Double Glazed, Double Low E, Argon Filled  
Base Color = White  
Double, Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 33.25, Overall Frame Height (Inches) = 64,  
Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height  
(Inches) = 64.5  
Clear Opening Width = 28.25, Clear Opening Height = 26.875, Clear Opening  
Square Footage = 5.27  
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



**Room Location:** None Assigned

LINE #	DESCRIPTION	QTY
--------	-------------	-----

12000-1 Classic DH , Unit Size 33.25 x 68, RO 33.5 x 68.5 3  
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 , Replacement,  
Fully Welded  
Frame Width (Inches) = 33.25, Frame Height (Inches) = 68  
Double Glazed, Double Low E, Argon Filled  
Base Color = White  
Double, Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 33.25, Overall Frame Height (Inches) = 68,  
Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height  
(Inches) = 68.5  
Clear Opening Width = 28.25, Clear Opening Height = 28.875, Clear Opening  
Square Footage = 5.66  
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



**Room Location:** None Assigned

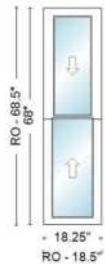




QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4894287	1141383		9/16/2020	9/17/2020 5:29:18 AM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
VINNIE	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ead - Rick Davison		CAMBRIDGE			

LINE #	DESCRIPTION	QTY
--------	-------------	-----

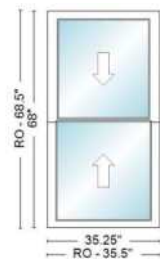
13000-1 Classic DH , Unit Size 18.25 x 68, RO 18.5 x 68.5 4  
Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size  
Options = Custom Size, Transactional Order Type = Charge Order , Replacement,  
Fully Welded  
Frame Width (Inches) = 18.25, Frame Height (Inches) = 68  
Double Glazed, Double Low E, Argon Filled  
Base Color = White  
Single , Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 18.25, Overall Frame Height (Inches) = 68,  
Overall Rough Opening Width (Inches) = 18.5, Overall Rough Opening Height  
(Inches) = 68.5  
Clear Opening Width = 13.25, Clear Opening Height = 28.875, Clear Opening  
Square Footage = 2.66  
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

LINE #	DESCRIPTION	QTY
--------	-------------	-----

14000-1 Classic DH , Unit Size 35.25 x 68, RO 35.5 x 68.5 2  
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 , Replacement,  
Fully Welded  
Frame Width (Inches) = 35.25, Frame Height (Inches) = 68  
Double Glazed, Double Low E, Argon Filled  
Base Color = White  
Double, Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 35.25, Overall Frame Height (Inches) = 68,  
Overall Rough Opening Width (Inches) = 35.5, Overall Rough Opening Height  
(Inches) = 68.5  
Clear Opening Width = 30.25, Clear Opening Height = 28.875, Clear Opening  
Square Footage = 6.07  
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

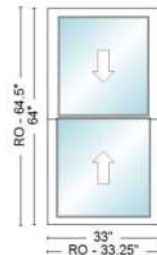




QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4894287	1141383		9/16/2020	9/17/2020 5:29:18 AM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
VINNIE	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ead - Rick Davison		CAMBRIDGE			

LINE #	DESCRIPTION	QTY
--------	-------------	-----

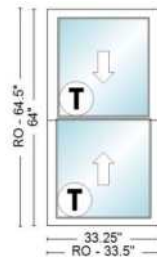
15000-1 Classic DH , Unit Size 33 x 64, RO 33.25 x 64.5 1  
Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size  
Options = Custom Size, Transactional Order Type = Charge Order , Replacement,  
Fully Welded  
Frame Width (Inches) = 33, Frame Height (Inches) = 64  
Double Glazed, Double Low E, Argon Filled  
Base Color = White  
Double, Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 33, Overall Frame Height (Inches) = 64, Overall  
Rough Opening Width (Inches) = 33.25, Overall Rough Opening Height (Inches) =  
64.5  
Clear Opening Width = 28, Clear Opening Height = 26.875, Clear Opening Square  
Footage = 5.23  
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes



Room Location: None Assigned

LINE #	DESCRIPTION	QTY
--------	-------------	-----

16000-1 Classic DH , Unit Size 33.25 x 64, RO 33.5 x 64.5 1  
Unit 1: U-Factor = 0.28, SHGC = 0.28, VT = 0.53, HII-M-48-00278-00001, Size  
Options = Custom Size, Transactional Order Type = Charge Order , Replacement,  
Fully Welded  
Frame Width (Inches) = 33.25, Frame Height (Inches) = 64  
Double Glazed, Low E, Argon Filled, DSB, Tempered, Obscure  
Base Color = White  
Double, Sash Limit Devices = Night Latch  
Half Screen, Fiberglass Mesh, Screen Shipping Separate  
Head Expander  
Overall Frame Width (Inches) = 33.25, Overall Frame Height (Inches) = 64,  
Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height  
(Inches) = 64.5  
Clear Opening Width = 28.25, Clear Opening Height = 26.875, Clear Opening  
Square Footage = 5.27  
E.Star Zone:North-Central=Yes



Room Location: None Assigned





QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4894287	1141383		9/16/2020	9/17/2020 5:29:18 AM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
VINNIE	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
ead - Rick Davison		CAMBRIDGE			

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. Harvey Industries, Inc., 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 the terms and conditions as required by our credit department. 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. If you have any questions, please call your local warehouse.

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

