



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

HISTORIC PRESERVATION COMMISSION

ALTERATION TO A HISTORIC PROPERTY STAFF REPORT

Site:	46 Atherton Street	J. O. Frost - Swan Greek Revival Double House
Case:	HPC 2016.083, continued	Single Building Local Historic District Spring Hill National Register Historic District
Applicant Name:	Jeff Martinez & Annabel Realf, Owner	
Applicant Address:	46 Atherton Street, MA	

Date of Application: October 19, 2016

Legal Notice: *Reconfigure front windows, doors; Replace windows on second floor to match ground floor; Add a deck on rear ell.*

Staff Recommendation: *Conditional* Certificate of Appropriateness

Date of Public Hearing: November 15, 2016; December 17, 2016

Historic and Architectural Significance

See attached survey form.

Existing Conditions

46 Atherton is a Greek Revival two family attached to a 3-condominium entity that occupies the west side of the house. Both sides of the house are in fair to poor condition with the 46 Atherton side being in slightly worse shape due to lack of maintenance. No building permits were found for work after 1951.

Proposed Work and Recommendations

The owners recently purchased the home because of its potential. Their plan is to phase the needed work, depending on their financing and budget. At this time they plan to add a driveway and alter the ground floor windows and entry.

The long term plan will be to repair/ replace rotten trim, remove and replace all vinyl windows, restore the cupola, repair and level the front porch which has a severe sag, and perform general maintenance and landscaping.



1. Proposal of Alteration: (see attached architectural drawings)

- 1) A single wide curb cut and driveway providing tandem parking for 2 cars
- 2) An egress and deck/ porch on the rear ell done in a classic style (see attached architectural drawings, and porch example).
- 3) Reconfigure front elevation to the original style:
 - a) Remove door and picture window on left side of elevation and
 - b) Replace with 6 on 6 wood double-hung windows,
 - c) Remove 3 vinyl windows from the 2nd floor elevation and
 - d) Replace with the same as 1st floor.

Currently, the grade of the yard slopes towards the house next door potentially causing flooding and water back-up. A driveway will help move water towards the storm drain located near the back of the property. The house, as it is now, has a non-functional floor plan. In order to make it functional, the egress needs to be moved outside. This new porch/ egress would be minimally visible from the street, and has the added benefit of partially hiding the admittedly unattractive addition that was added sometime in the 1900's. They have looked at Anderson Architectural series windows, but are open to other manufacturers as well.

II. FINDINGS

1. Prior Certificates Issued/Proposed:

No prior Certificates for work were issued for this property.

1. Precedence:

- Are there similar properties / proposals?

~~1. A single wide curb cut and driveway providing tandem parking for 2 cars~~

~~Curb cuts are not within the purview of the Commission. However, the HPC typically reviews and approves changes to driveway material. Typical materials approved are pavers, brick and concrete. The HPC has approved two new driveways in the past, one of which is located at 36 Atherton Street (2014). Neither driveway has been constructed.~~

~~2.1. An egress and deck/ porch on the rear ell done in a classic style (see attached architectural drawings, and porch example).~~

The egress to the proposed rear deck is ~~not~~ visible from the public right of way. The deck would protrude approximately 3' from the rear of the main block. New rear porches not visible from the public right of way have received Certificates of Non-Applicability. New front porches have been approved to match those on similarly styled buildings.

~~3.2. Reconfigure front elevation to the original style:~~

- Remove door and picture window on left side of elevation and
- Replace with 6/6 wood double-hung windows,
- Remove 3 vinyl windows from the 2nd floor elevation and
- Replace with the same as 1st floor.

There have been no cases reviewed by the Commission for such an extreme return to the original style; most cases have been for the removal of improper siding and the reinstatement of original fabric.

Considerations:

The Commission agreed in general with the requested alterations at the November 15, HPC Meeting but required more details on the casing, proposed new front door and windows as well as the side porch elevations. See attached submission from the applicant at the end of the report.

- What is the visibility of the proposal?

The alterations will be fully or partially visible from the public right of way. The rear decks will be visible only obliquely from Atherton Street and not at all from Beech or Pitman Streets.

- What are the Existing Conditions of the building / parcel?

The building has been altered with picture windows, vinyl windows and an added door on the main façade. Current siding is asbestos shingle.

- Is the proposal more appropriate than the existing conditions?

Yes. The Applicants intend to bring the building back to its original style and form on the exterior.

- Does the proposal coincide with the General Approach set forth in the Design Guidelines?

GENERAL APPROACH

The primary purpose of Somerville's Preservation Ordinance is to encourage preservation and high design standards in Somerville's Historic Districts, in order to safeguard the City's architectural heritage. The following guidelines ensure that rehabilitation efforts, alterations, and new construction all respect the design fabric of the districts and do not adversely effect their present architectural integrity.

- A. *The design approach to each property should begin with the premise that the features of historic and architectural significance described in the Study Committee report must be preserved. In general, this tends to minimize the exterior alterations that will be allowed.*
- C. *Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.*
- D. *When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.*
- E. *Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.*
- F. *The Commission will give design review priority to those portions of the property which are visible from public ways or those portions which it can be reasonably inferred may be visible in the future.*

The windows are noted as original in the Form B which does not appear match the evidence of the picture. Replacement of significant architectural features will be undertaken to restore the building to look closer to its original appearance. The proposed driveway and decks will not affect an original fabric.

Windows and Doors

1. *Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*
1. *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.*

The opening locations will be relocated to their original positions on the façade and sized appropriately based upon the neighboring double Greek Revival houses on Harvard Place, and Atherton and Monmouth Streets. Casings will replicate those found either on the building or on the other double houses on Spring Hill.

Landscape Features and Paving

~~*The general intent of this section is to preserve the existing or later essential landscape features that enhance the property.*~~

~~Design Guidelines do not address driveway material or location. The installation of a driveway is compatible with the historic district as the parcel evolves to accommodate other modes of transportation; the dimensions proposed are 9'.~~

~~The driveway would be located along the right side property line and would not alter any essential landscape features.~~

~~It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the structure and its newer surroundings.~~

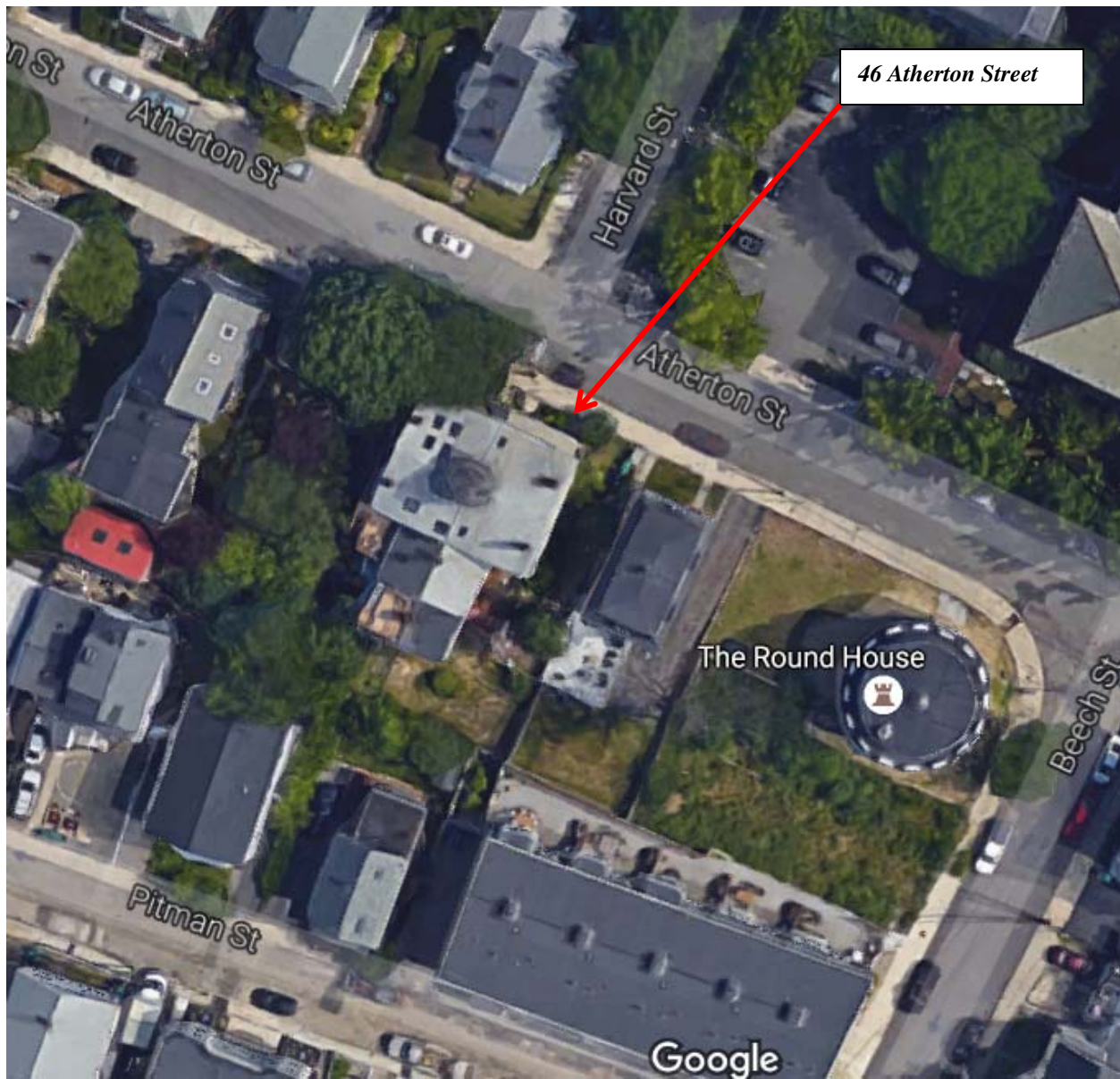
~~The surrounding environment has been significantly developed over the last hundred years. The addition of a driveway, approximately 9' wide, would be an appropriate transitional component of the landscape.~~

RECOMMENDATIONS

The Staff recommendation is based on a complete application and supporting materials, as submitted by the Applicant, and an analysis of the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features of buildings and structures in the area, in accordance with the required findings that are considered by the Somerville Historic District Ordinance for a Historic District Certificate. This report may be revised or updated with new a recommendation or findings based upon additional information provided to Staff or through more in depth research conducted during the public hearing process.

Staff determines that the alteration for which an application for a Historic Certificate has been filed **is appropriate for and compatible** with the preservation and protection of the J. O. Frost - Swan Greek Revival Double House Local Historic District; and would not cause substantial detriment or derogation to the District therefore Staff recommends that the Historic Preservation Commission grant a **Certificate of Appropriateness** to Jeff Martinez & Annabel Realf, Owners to make the following alterations and repairs to the historic fabric under the following conditions:

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
- ~~3. A 9' driveway providing tandem parking for 2 cars may be installed to the east of the building~~
- ~~4. The driveway material shall be constructed of concrete, 9 feet wide with 6' of green space between driveway and property line, and 3' of green space between the driveway and house~~
- ~~5.3.~~ An egress and deck/ porch on the rear ell done in a classic style (see attached architectural drawings, and porch example).
 - a. The posts shall be no less than 6" square with simple toppers.
 - b. The balusters shall be simple 2" stock.
 - c. The railings shall be of a generic style.
- ~~6.4.~~ Reconfigure front elevation to the original style:
 - a. Remove door and picture window on left side of elevation;
 - b. Install 6/6 wood double-hung Andersen® Architect® series windows or similar with no Lo-E glass and dark spacers sized to match the other originally sized windows on the façade;
 - c. Remove 3 vinyl windows from the 2nd floor elevation and
 - d. Replace with the same as 1st floor; and
 - e. The window sash shall have a dark color.
- ~~7.5.~~ Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.



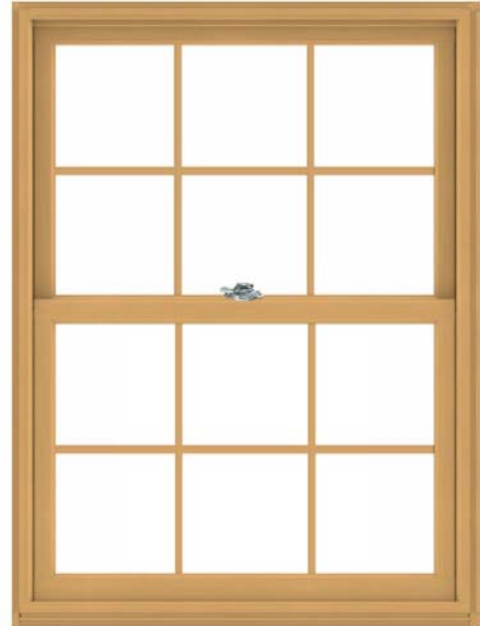


Full Divided Light

Give your window an authentic look with grilles that are permanently applied to the interior and exterior of your window with an aluminum spacer between the glass. An Energy Spacer option is also available to help achieve ENERGY STAR® certification in the Northern climate zone (A-Series only.)

Not available on 100 Series products.

A-Series Double-Hung Window



Chamfer



Ovolo

CURRENT ZONE: RB		
SIDE YARD IMPERVIOUS AREA	REQUIRED 8' 35%	EXISTING 17.7' 40.1%
		PROPOSED 14.2' 56.9%

CURRENT OWNER: MARY STACK JUDGE
 TITLE REFERENCE: BOOK 12508 PAGE 194
 PLAN REFERENCE: ---

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYORS CERTIFICATION:

TO: JEFF MARTINEZ

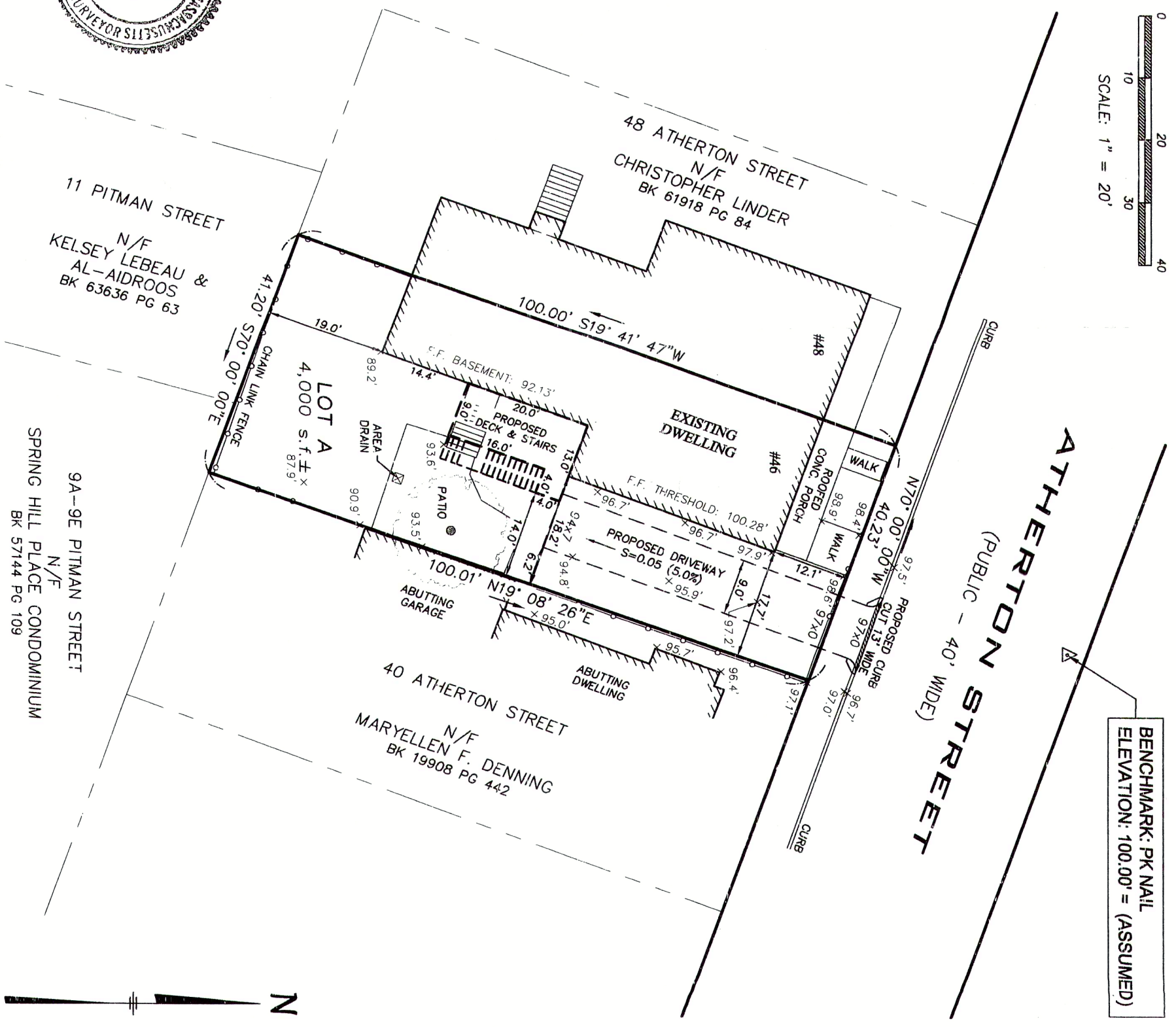
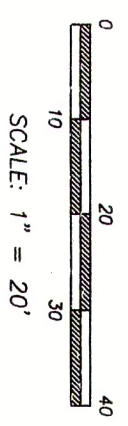
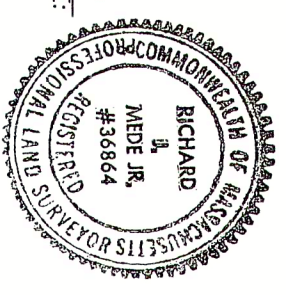
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2016
 DATE OF PLAN: DECEMBER 5, 2016

RICHARD J. MEDE, JR. P.L.S.

DATE:

12/05/2016



PREPARED FOR:

JEFF MARTINEZ

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

CERTIFIED PLOT PLAN
 46 ATHERTON STREET
 SOMERVILLE, MA.
 (MIDDLESEX COUNTY)

DRAWN	CHECKED	FILE No.
KKG	RJM	19613

46 Atherton Street

Deck, window and door, Front Elevation Change Proposal

Deck: The Deck Is mostly hidden behind the ell of the house with the exception of the Staircase which would be visible from the street (if viewed directly from the front)

This would be a traditional style deck with large white columns, white trim, and lightly stained deck boards and stair treads (see example picture)

Deck will be finished with Ash, Cedar, Redwood, or similar rot-resistant finish grade lumber. Posts will be a minimum 6x6 square, wrapped in finish grade lumber and topped with a simple pyramidal cap.

Railing will be traditional style with 2x2 pickets, painted white. (see example picture)

Columns will be supported a minimum of 48" below grade, and attached to the house with a ledger board which complies with building code

In order to correct a ceiling height issue in the addition, we will need to add two gables, one for the new door (not visible from public right of way) and one for the vinyl bay window (also not visible from the public right of way) The new gables would be trimmed and finished in the same style as the existing house.

We would also like to remove the vinyl bay window which does not match (see picture) and replace it with flat double hung windows, same style as the front. This window is not visible from the public right of way

Casing, front of house, new door, and future window replacements:

We have enough recycled trim and casing to complete the new front windows and the front elevation

Trim and casing for the new door and windows which have missing or incorrect trim will either be sourced from architectural salvage, or milled to match.

Siding: We will need to add some tiles on the front. We want to give the appearance that the picture window and door never happened.

Asbestos free replacement tiles can be sourced locally (siding for the whole house as well as the addition is slated for a future date)

New Door:

We are proposing a 3/4 or full light Prairie style wood door, ideally sourced from architectural salvage, or bought new if unable to find used (see attached quote) as noted, door will be cased using either salvage or new milled casing to match. This door is not visible from the public right of way.

Windows:

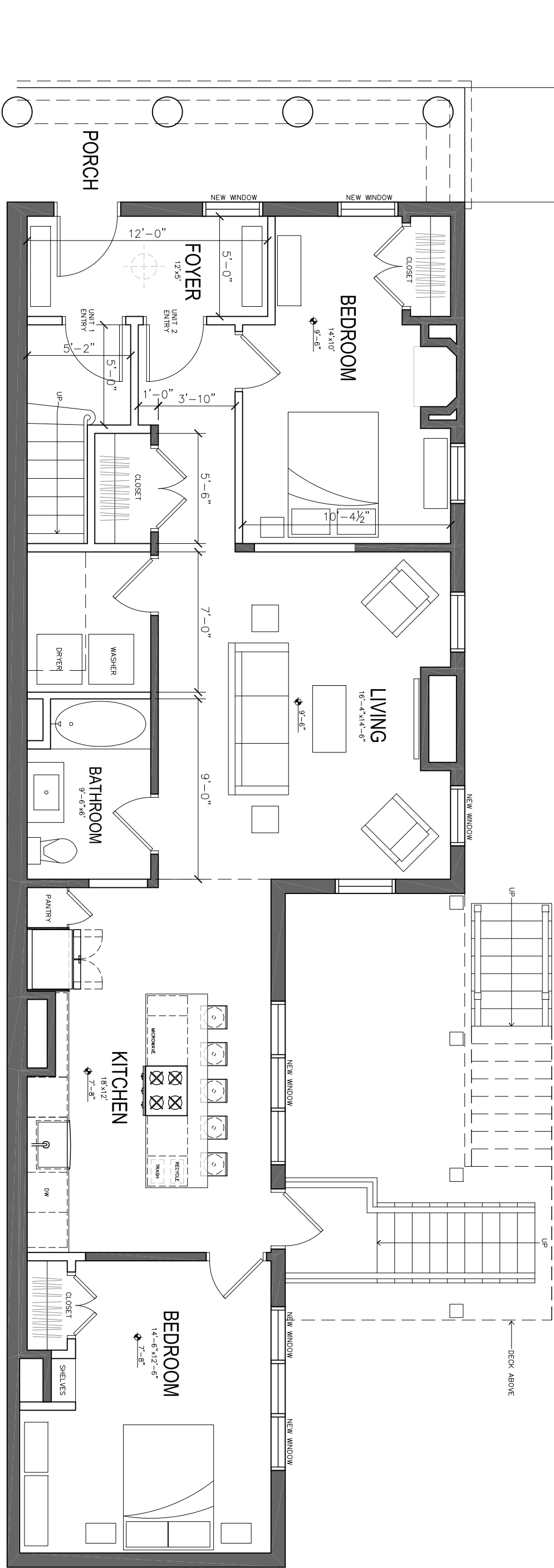
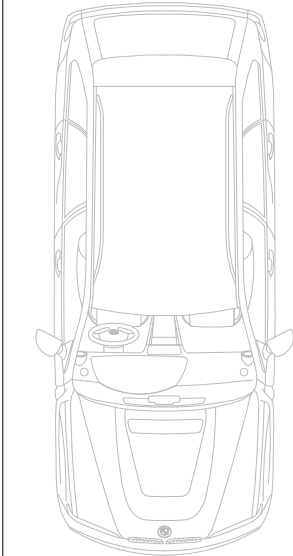
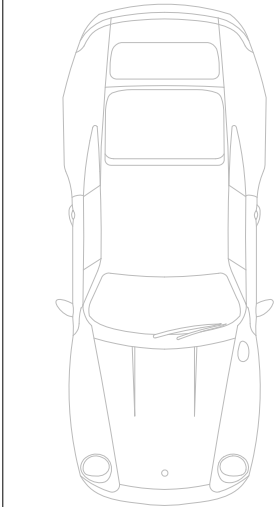
We are proposing either Anderson Architectural series (ideal) or Pella Architectural series windows (second choice). Both are high quality aluminum clad wood.

either choice would have the exterior finished in a dark bronze or black.

Front Elevation: As discussed in November's meeting, remove picture window and door, reconfigure to original design.

3/4 and full light Prairie door examples



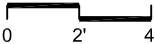


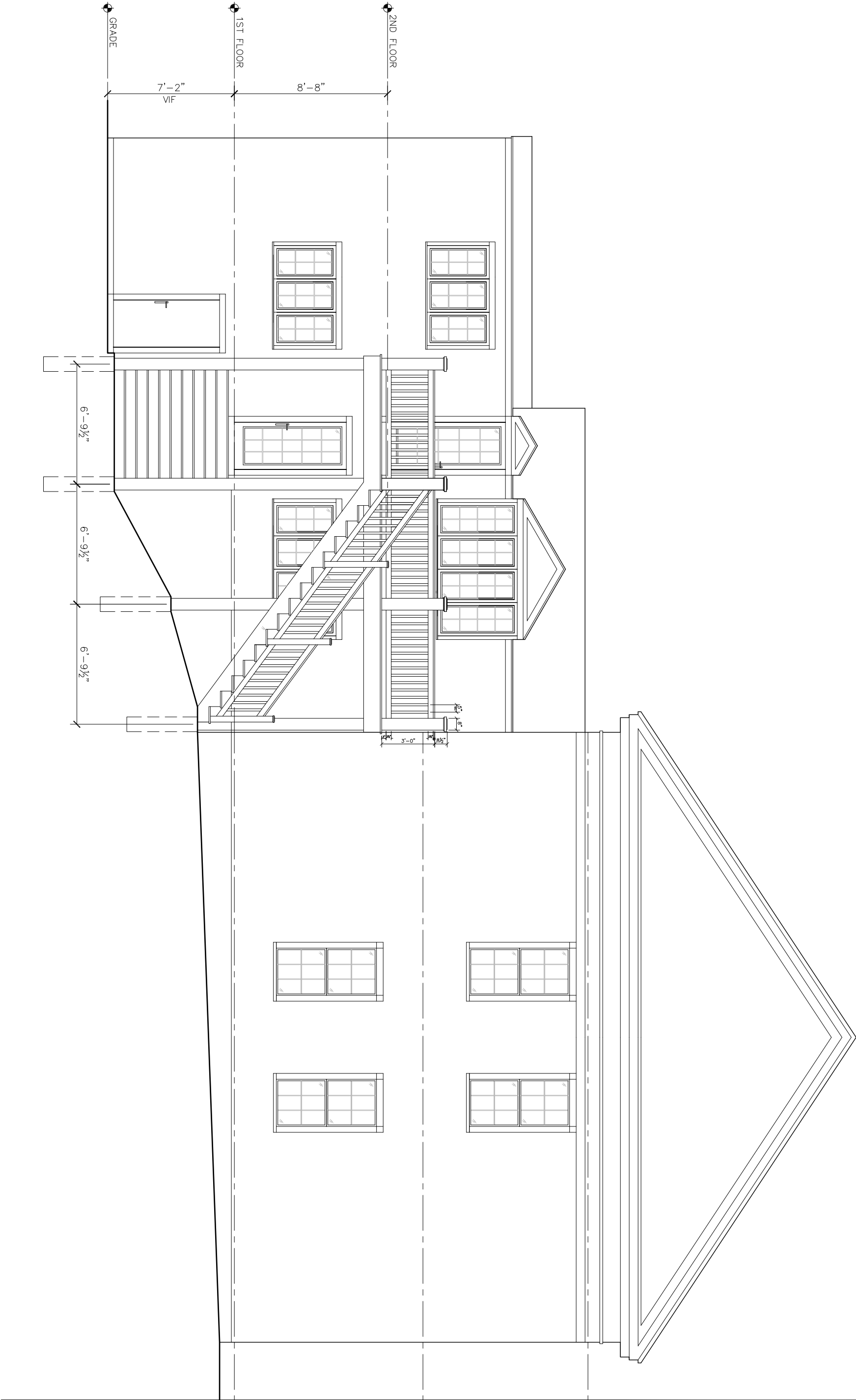
46 AThERTON STREET

1/8" = 1'-0"

PROPOSED FIRST FLOOR

EXISTING WALL
NEW WALL





The Martinez Residence
46 Atherton Street
Somerville, MA

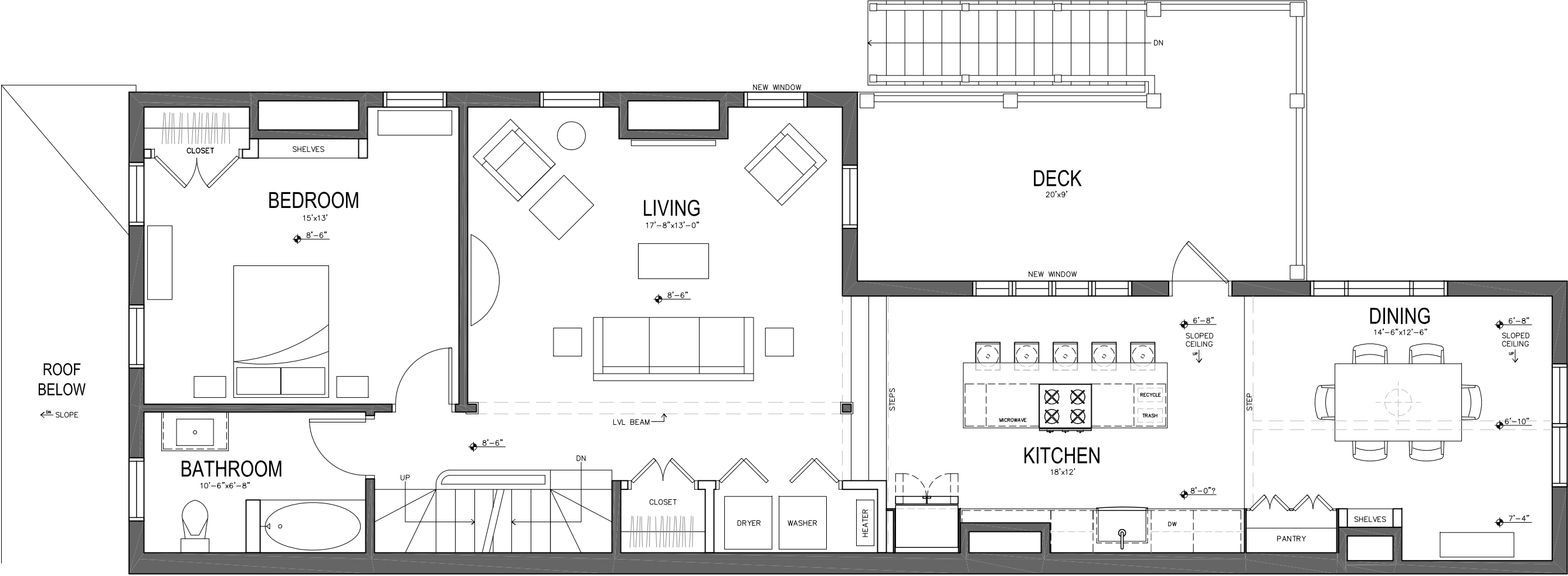
PROPOSED
DECK ELEVATION

$\frac{3}{16}'' = 1'-0''$



0 2' 4'

A5.1



46 ATHERTON STREET

3/16" = 1'-0"

PROPOSED SECOND FLOOR

EXISTING WALL
NEW WALL

The Martinez Residence
46 Atherton Street
Somerville, MA

PROPOSED
SECOND FLOOR
3/16" = 1'-0"

0 2' 4'
N
A1.2



The Martinez Residence
46 Atherton Street
Somerville, MA

PROPOSED
DECK ELEVATION
 $\frac{3}{16}" = 1'-0"$



A5.1



Window Option A:

Anderson Architectural Series Window

High quality aluminum clad wood construction with true divide grid



Window Option B:

Pella A series, similar to the anderson, aluminum clad wood with true divide grid



Window and Door Casing

We will recycle what we have to complete the front,
casing will be sourced or made to complete the rest of the house



Door option if unable to source one from architectural salvage

Quote

http://sstsrv.lowes.com/m2o_a/mediumQuote.jsp?projectId=15...

[Back to Quote](#)

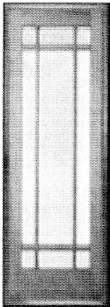


Date: 11/20/2016

LOWE'S HOME CENTERS, LLC
#2374
32 MOUNTAIN VALLEY
BOULEVARD
CONWAY, NH 03818-0000
USA
(603) 733-3036



Project #: 491800979 Description: entry door
Customer Name: JEFF MARTINEZ
Customer Phone: (510) 410-0573
Customer Address: 46 ATHERTON STREET
SOMERVILLE, MA 02143
USA

Line Item	Product Code	Unit	Quantity	Total
Frame Size	Description	Price		Price
0001	Manufacturer: Pella Wood Entry Doors			
Size = 33 3/4-in W x 82 3/4-in H	<div>  <div> <p>PWE</p> <p>Configuration: Single Door</p> <p>Material Type: Mahogany</p> <p>Handing: Left Inswing</p> <p>Sill Type: Standard Sill</p> <p>Sill Finish: Aluminum Mill</p> <p>Panel Style: Full Light</p> <p>Door Glass Type: True-Divided-Light with Clear Insulated Beveled Glass</p> <p>Raised Decorative Moulding: None</p> <p>Exterior Finish: Unfinished - ready for site finishing</p> </div> </div>			
		\$1,597.99	1	\$1,597.99

View of the Addition and proposed Deck area from the street



View of the Addition and proposed deck area

Also note the vinyl Bay window which we would like to remove and replace with flat double hung windows to match the front of the house.

Gables would be installed over the window and new door to correct ceiling height (see architectural drawing)



Vinyl bay window as seen from the inside. Note low ceiling height which will be corrected with a gable and opening up the pitched ceiling





Double-Hung Windows

Andersen® A-Series double-hung windows provide the authentic appearance of the traditional architecture, including a tall bottom rail, a spoon-style lock and the look of mortise-and-tenon joints. A-Series double-hung windows are available with all of our energy-efficient glass options. Their exteriors are virtually maintenance-free and a sophisticated one-touch release allows their sash to tilt in for easy glass cleaning from inside your home.



DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex material and fiberglass to protect against the elements

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Many A-Series double-hung windows have options that achieve ENERGY STAR® Version 6.0 certifications in all 50 states†

BEAUTIFUL

- Eleven exterior color options and six wood species, three painted and six finished interior options
- Extensive hardware selection, grilles, between-the-glass art glass or patterned glass



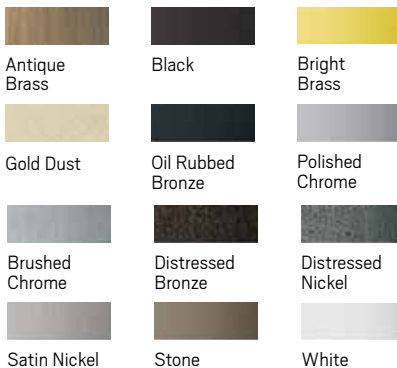
*Visit andersenwindows.com/warranty or contact your Andersen supplier for details on the A-Series Limited Warranty.
†Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR® certified in your area.
ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.

Andersen

OPTIONS & ACCESSORIES

- Four Low-E glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

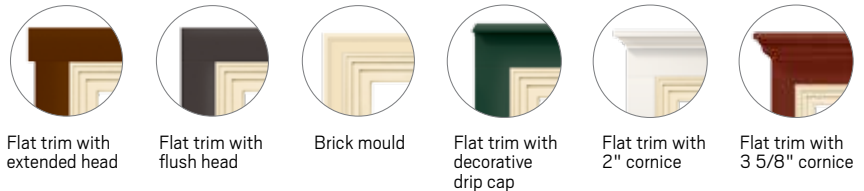
HARDWARE FINISH OPTIONS



EXTERIOR COLOR OPTIONS

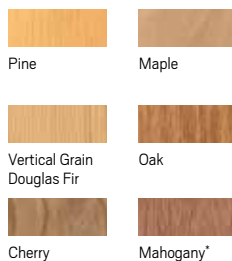


TRIM STYLE OPTIONS



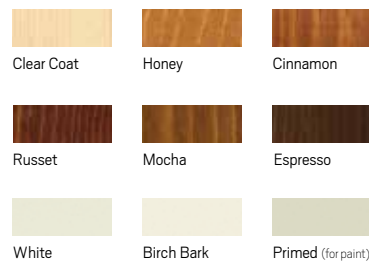
INTERIOR OPTIONS

Wood Species



Interior Finish Options

Shown on Pine. Available on Pine, Maple and Oak only.



HARDWARE OPTIONS

Traditional



Antique Brass
Black
Bright Brass
Brushed Chrome
Distressed Bronze
Distressed Nickel
Gold Dust
Oil Rubbed Bronze
Polished Chrome
Satin Nickel
Stone
White

* Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen supplier for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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Andersen®

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