



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: 54 Meacham Road Henry Glover (Developer) House
Case: HPC 2016.083 Campbell Park/Meacham Road Historic District

Applicant Name: Margaret Bruton, Owner
Applicant Address: 54 Meacham Road, Somerville, MA

Date of Application: October 18, 2016
Legal Notice: *Replace basement windows.*

Staff Recommendation: *Conditional Certificate of Appropriateness*
Date of Public Hearing: November 15, 2016

Historic and Architectural Significance

See attached survey form.

Existing Conditions

The house is very well-maintained and has received a 2016 Preservation Award for all the work done in the past few years. The owner has stated that the basement windows need to be tightened up and made more efficient. Her window contractor has already ordered and received replacement basement slider windows having erroneously received a building permit for the installation.

Proposed Work and Recommendations

The owner would like to install vinyl basement windows in a dark green to match the existing wood windows on the upper floors. (See attached.)

1. Proposal of Alteration:

- i. Remove existing rotting and damaged wood windows; and
- ii. Install Mercury Advantage vinyl windows in the color green to match the existing wood windows.

See the final pages for details and photos.



II. FINDINGS

1. *Prior Certificates Issued/Proposed:*

C/A	2014.099	Margaret Bruton	I. The picket fence on the north side of the property is removed to the property line.
C/NA	2015.021	Margaret Bruton	1. 90 pieces of slate shall be replaced in to match the existing in texture, size, shape, and installation detail. 2. The copper ridge cap, valleys, roof, chimney and vent flashing, and k-style gutters shall be replaced in-kind. 3. The chimney shall be repointed with mortar consistent with the existing in color, texture, tooling, and vapor permeability 4. New fascia shall be installed to match the existing in material, texture, size, shape, and installation detail. 5. Install ice and water shield.

1. *Precedence:*

- *Are there similar properties / proposals?*
 - i. Remove existing rotting and damaged wood windows; and
 - ii. Install Mercury Advantage vinyl windows in the color green to match the existing wood windows.

There have been numerous repairs and replacement of wood basement windows in-kind. There has been only one replacement of basement windows with vinyl at 3Campbell Park in 2002 where they were minimally visible from the public right of way. The windows on the main façade were excluded from the Certificate and were repaired in wood. Colored vinyl replacement windows have not been available until recently, therefore there is no exact precedent for the windows proposed. Replacement windows are exactly that. There have been 10 cases going mostly from vinyl to metal-clad or wood windows. These are mostly original wood basement windows.

Considerations:

- *What is the visibility of the proposal?*

The several of the basement windows are visible from Meacham Road. One is close to the street and the others are viewed obliquely down driveways.

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

The basement windows vary in condition.

- *Is the proposal more appropriate than the existing conditions?*

No. Vinyl is generally not an appropriate material for a historic building; however these will be viewed obliquely down the driveway. The heavy sills and brick mold will be retained. *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 not discussed in the Form B. No replacement of significant architectural features noted on the form will be undertaken.

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 not change. The brick mold and heavy sills and lintels will be retained. The proposed vinyl window sash does not have a putty profile. They will be sliders rather than awning windows. The windows were ordered when a building permit had been received. This was due to a problem with the CitizenServe software which did not properly display the historic designation on the screen.

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.

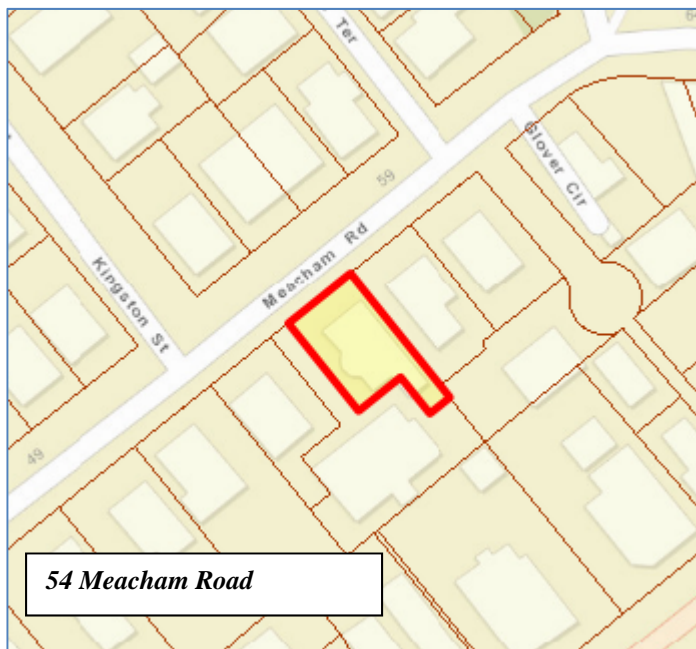
No other properties in this district were affected due to any similar errors, therefore this is the only building affected by this error. The Owner has been intent upon doing the right thing for her historic house as is evidenced in the attention the house has received in recent years. The Historic Districts Ordinance states that "The Commission shall determine if the construction or alteration for which an application for a certificate of appropriateness has been filed is inappropriate, or in the event of an application for a certificate of hardship, the Commission shall determine if, owing to conditions especially affecting the building or structure involved, (e.g. handicapped access), but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or

otherwise, to the applicant. The commission shall also determine whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Ordinance. If the commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or, in the event of failure to make a determination on an application within the time specified in Section Seven, the Commission shall cause a certificate of hardship to be issued to the applicant.”

Staff determines that while the alteration for which an application for a Historic Certificate has been filed **is not appropriate for and compatible** with the preservation and protection of the Campbell Park/Meacham Road Historic District; and but **would not cause substantial detriment or derogation** to the District therefore **Staff recommends that the Historic Preservation Commission grant a Certificate of Hardship to replace the basement windows along the driveway sides of the house** because the hardship was caused by a computer error and it affected no other properties in the district.

The alteration is minimally visible from the public right of way and does not substantially affect the Campbell Park/Meacham Road Historic District as a whole if the basement window on the front of the building is retained and repaired as necessary. The Certificate shall be issued with 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 Hardship was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
 - a. The basement windows on the side of the building may be replaced with Mercury® Advantage® vinyl slider windows in the color dark green to match the existing wood windows on the floors above.
3. The basement window on the front of the building shall remain in wood and may be repaired as necessary.
4. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.198
Historic Name:	Glover, Henry R. House
Common Name:	
Address:	54 Meacham Rd
City/Town:	Somerville
Village/Neighborhood:	Davis Square
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	Colonial Revival; Queen Anne
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: Slate Wall: Wood Clapboard; Wood Shingle; Wood 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) under the subject heading "MHC Forms."

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

This file was accessed on:

Tuesday, January 13, 2015 at 11:26 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

LHD-10/31/89 (10)
PI-DAVIS SQ
USGS BOSTON
SU 9 A

AREA

FORM NO.

Davis
Square

198



Town SOMERVILLE
Address 54 Meacham Road
Historic Name Henry R. Glover
(developer)
Use: Present residential
Original residential
DESCRIPTION
Date 1892
Source deeds / directories
Style Queen Anne / Colonial Revival

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

Architect _____
Exterior Wall Fabric clapboards
Outbuildings _____

Major Alterations (with dates) _____

Condition very good

Moved _____ Date _____

Acreage 2673 sq. ft.

Setting East side of well established residential street of late 19th century dwellings of varying architectural elaboration.

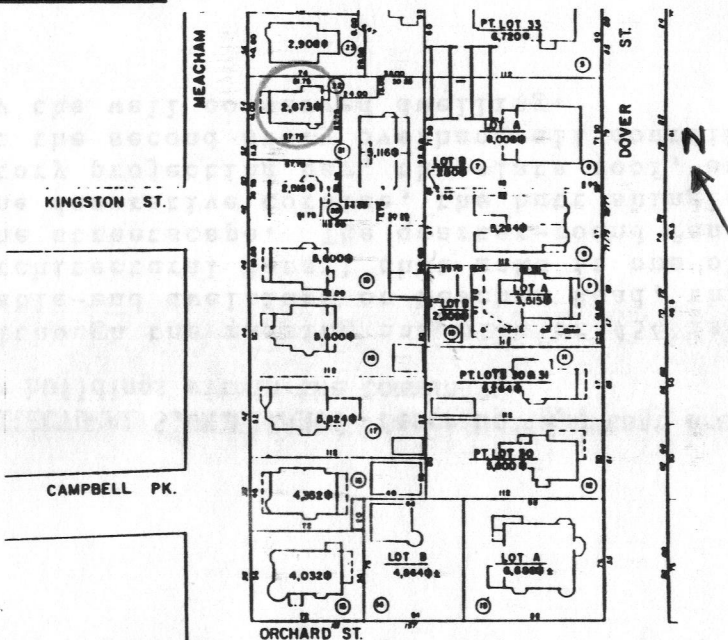
Recorded by Gretchen G. Schuler

Organization Somerville Historic Preservation Commission
Date March, 1988

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____



NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Although the massing and plan of #54 is similar to most other templar, gable-end dwellings on Meacham Road, this house retains additional architectural detail that make it one of the most interesting buildings of the streetscape. The quarter-round fans flanking the gable peak window, the decorative cornice, the butt shingles in the gable peak, the side, two-story projecting bay, the slate roof, and the decorative saw-tooth shingles at the second story overhang all contribute to the visual interest created by the well conserved dwelling.

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

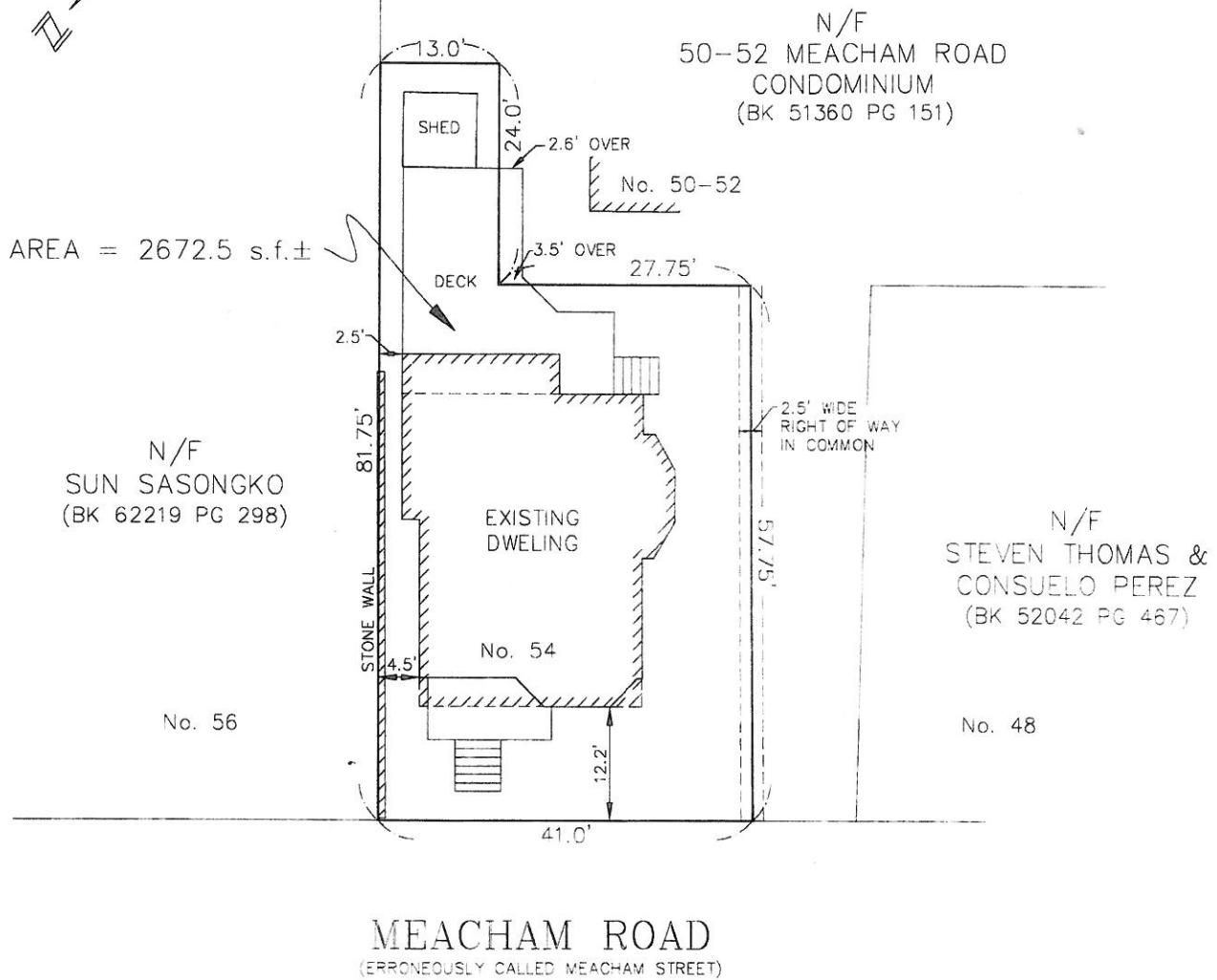
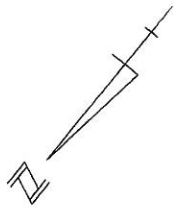
The property is one of many houses in the immediate area that was built in the 1890s when the subdivision was created. Although the subdivision was laid out in 1847 by George Meacham there was no development until the 1890s. Much of the land on Meacham Road was owned by Henry Glover and Charles H. Saunders 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 Somerville Horse Railroad Company and the Boston and Maine Railroad.

City directories indicate residents of this dwelling worked as clerks.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1895 ("Henry R. Glover").
2. City Directories, 1890s
3. Registry of Deeds, Middlesex County: Book , Page .

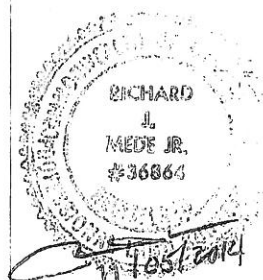


NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.


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

11/05/2014
DATE:



CERTIFIED
PLOT PLAN OF LAND
54 MEACHEM ROAD
SOMERVILLE, MA.

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

SCALE: 1" = 20'

TITLE REF: BK 45900 PG 579

DATE: NOVEMBER 5, 2014

FILE No. 18988

• No Security
• New storm
to be set
back, in kind

Gaps
Between Frame
& Wall

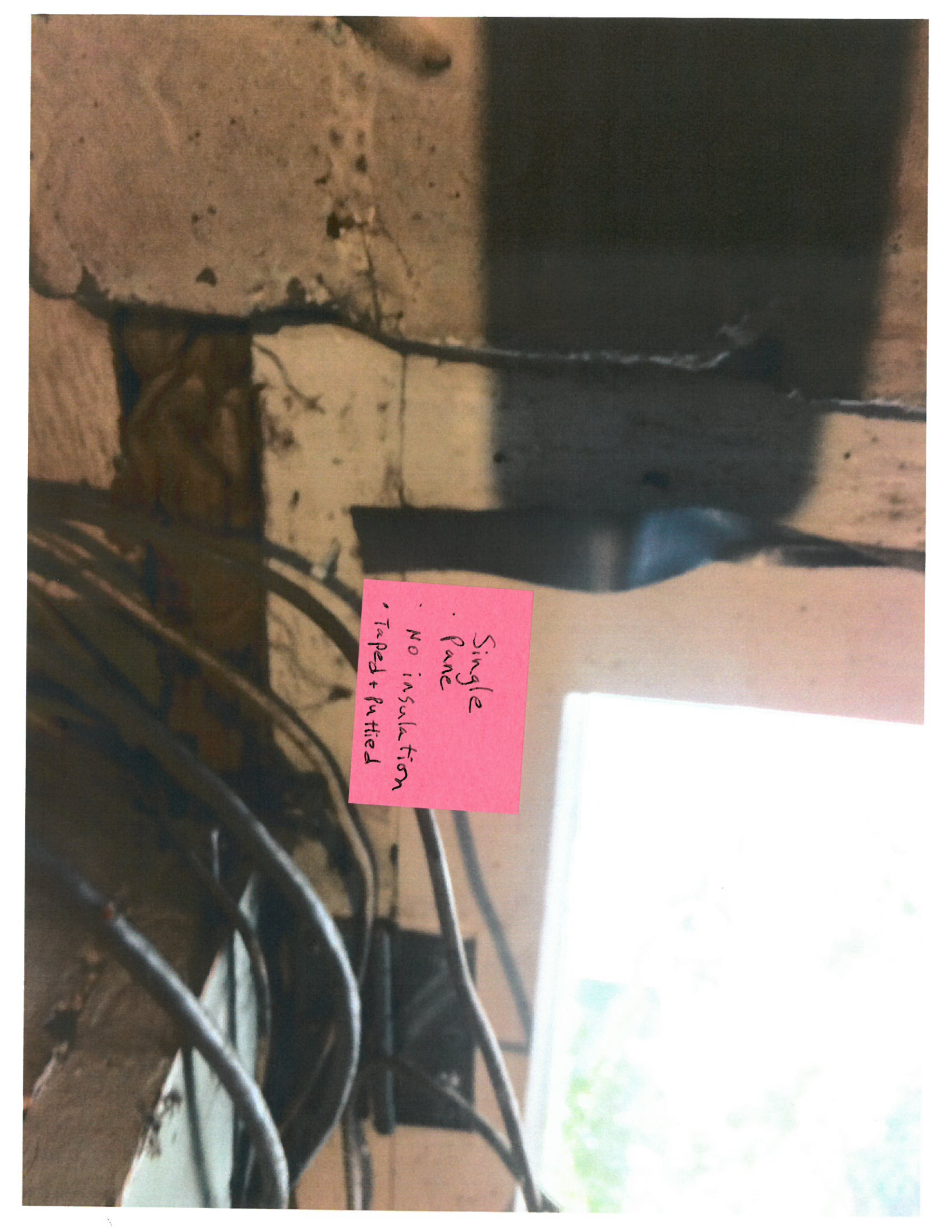


Rotted
wood



Rotting





Single
Pane
• No insulation
• Taped + puttied

SOMERVILLE WINDOW CO. HOME IMPROVEMENT PRODUCTS

71 Bristol Road
Medford, MA 02155
(617) 749-6600

Customer's

Home Tel. No. 857-259-7819

Work Tel. No. _____

DATE 9-22-16

Purchaser Meg Rotal 54 Meecham Rd Somerville MA

Street and Number

City and State

CONTRACT

The contractor agrees to furnish and install

5 Mercury Advantage 2 1/4" Basement

Windows, Double pane energy star rated

Low E Argon gas units. Cable insulation,

Green exterior Insulation. Interior stop for all

units. Seal units interior exterior.

Remove all job related debris

Advantage Series 6

Vinyl Replacement Window System



ME Mercury
Excelum
INCORPORATED

It's Your Advantage

Features built into every Mercury Excelum Advantage Series 6 Vinyl Window:

Feature	Benefit
Welded frame and sash	Added strength and durability while sealing out drafts and water
3/4" insulated glass	Energy efficiency
Duraseal spacer	Superior insulation and appearance
Sloped sill	Superior drainage
Contoured frame	Enhanced beauty
Interlocking meeting rail and cam locks	Assured security and tight fit
Hollow lift rail	Added strength
Tilt sash	Easy cleaning
Recessed tilt latches	Ease of operation
Block and tackle balances	Improved operation and reduced maintenance
Night latches	Secure ventilation
Locking pivot system	True alignment

