

From: Kristi Chase, Preservation Planner, and  
Brandon Wilson Executive Director,  
RE: Recommendations for cases to be heard on 7/17/12

Application: **HPC 12.046 – 14-16 Aldersey Street (continued from 5/15/12)** 05/01/12  
Applicants: Abby Freedman and Dick Lourie, Owners

Historic and Architectural Significance

See attached survey form.

Existing Conditions

As can be seen in the photo of the front façade, all the dormer windows have 2/2 sash. There is an exception on the west side where one window has 6/1 sash.



Proposed Work and Recommendations

Owners who seek a **Certificate of Appropriateness (C/A)** to:

1. Replace 1 window on 3<sup>rd</sup> floor west side with 2/2 wood sash to match other existing windows (C/A).

Considerations of Commission.

In passing upon matters before it the Commission shall consider, among other things, *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 to similar features of buildings and structures in the surrounding area.* In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set back requirements in addition to those required by applicable ordinance or by-law. The Commission shall not consider interior arrangements or the categories of exclusions specified in paragraph c of this Section.

The Commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the Commission for its approval.

The Commission shall not make any recommendation or requirement except *for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.*

HPC Guidelines state

#### **“I. 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 have been developed to 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.
- B. Changes and additions to the property and its environment that have taken place over the course of time are evidence of the history of the property and the neighborhood. *These changes to the property may have developed significance in their own right, and this significance should be recognized and respected* (LATER IMPORTANT FEATURES will be the term used hereafter to convey this concept).
- 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.*

#### **C. 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.*
- 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.

The window is visible from the public right of way. It is not known whether this is the original

configuration of the windows or whether this is a replacement window. However, since all the other windows have 2/2 sash and have had them for a number of years, they are the basis upon which any new window should meet. The owner does not intend to alter the openings or install a window that is not in-keeping with the rest of the building, but rather seeks to regularize the structure.

The proposed window alteration meets the above guidelines in that it matches the existing windows on the rest of the house; retains the openings and is based upon the evidence of the existing fabric elsewhere in the building. Staff therefore **recommends** granting a **Certificate of Appropriateness** for the replacement of the remaining window to match the others on the building and meets the above guidelines.