

To: Somerville Historic Preservation Commission
From: Kristi Chase, Preservation Planner and
Brandon Wilson, Executive Director
Date: July 17, 2012

HPC 06.11 – 2 Bigelow Street

Applicants: Mary Cassesso and Peter Miller, Owners

Historic and Architectural Significance

See attached survey form.

Existing Conditions

This house is one of the best-maintained homes on Prospect Hill. The windows were replaced a number of years ago with vinyl interior/wood exterior windows. The Applicants received a **Certificate of Appropriateness (CA)** to replace wood/vinyl replacement windows with all wood Pella® double-hung sash (CA) in February 2006. The Owners have not been happy with the quality of the existing windows are now planning to replace them with some of better quality than those originally proposed and approved.



Proposed Work and Recommendations

The Applicant seeks a **Certificate of Appropriateness (CA)** to:

1. Replace existing replacement windows with custom insulated mahogany windows with clear double-strength glass on the interior and Bendheim Light Restoration glass on the exterior.

See product literature. The new windows approximate the originals with the use of wavy glass on the exterior and are constructed with more durable wood than is typical of new windows. While these windows are still insulated glass replacement windows, they are major upgrade from both the existing windows and those originally proposed in 2006. See photos of existing. HPC Guidelines for windows recommend replacing historic materials in-kind. In this case, the existing windows are not the originals and do not exactly replicate the originals. Therefore the Staff recommends granting a **Certificate of Appropriateness** for the replacement windows for the reasons noted above.