



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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HISTORIC PRESERVATION COMMISSION

To: Historic Preservation Commission
From: Amie Hayes
Date: December 13, 2012
RE: **HPC 2012.123 - 60 Bow Street, Unit H**

Staff facilitated a meeting on Wednesday, December 5, 2012 between Dan Silva, the Applicant, four Trustees of Gerrior Square Condominiums, Eric Parkes on behalf of the HPC, and Gary Wise from Pella Windows. During this meeting, window dimensions and sight lines were discussed, specifically the width of the muntin, the lower sash bottom rail, and the checkrail, as well as installation procedure and overall cost. A high-end JB Sash window was also brought into the discussion but was dismissed as affordability is a consideration.

Below is a comparison of the dimensional differences with respect to sight lines between Pella and Marvin.

	<u>Pella: Architect, Pocket</u>	<u>Marvin: Clad, Insert</u>
<i>Muntin</i>	7/8"	5/8"
<i>Lower Sash Bottom Rail</i>	3"	3-9/16"
<i>Checkrail</i>	1-3/4"	2-1/8"
<i>Window Cost Estimate</i>	\$1100	\$750
<i>Installation Cost Estimate</i>	(\$365+\$180)=\$500+	\$250
<i>Installation procedure</i>	exterior; remove casing	interior

The cost difference, aside from the actual window, is generally related to how the window would be installed. Pella installation procedure likely requires that the window be installed from the exterior which means the exterior casing would be removed and reinstalled. Marvin windows are able to be installed from the interior and, therefore, would not require additional architectural features to be first removed and then later reinstalled. The Commission should take into account that there are a number of windows on each façade of this building and, as different unit owners come forward to replace their windows, more unpredictable situations, regarding the removal and replacement of these architectural features, are likely to occur.

Another consideration is that both the Pella and Marvin brand windows have a component on the exterior that the screen clips into, which makes both windows sit back from the façade of the building. Potentially, this feature could heighten the visible differences between the new windows for 60 Bow, Unit H and the rest of the windows on this façade.

Moving forward, the Applicant requests that the Commission grant a Certificate for one of three options. The Applicant would still prefer the Marvin aluminum clad (wineberry color) double hung wood window; however, the other options are a wholly wood double hung window with either the Pella or Marvin specifications, as listed above.

