



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

*HISTORIC PRESERVATION COMMISSION*

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**ALTERATION TO A HISTORIC PROPERTY STAFF REPORT**

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Site: 88 College Avenue c.1890 Charles H. Lockhart House  
Case: HPC 2015.005 Westwood Road Local Historic District

Applicant Name: Melissa & Christopher Frost, Owners  
Applicant Address: 88 College Avenue, Somerville, MA 02144

Date of Application: January 28, 2015  
Legal Notice: Remove and replace siding, windows, and roof; alter rear deck.

Staff Recommendation: Certificate of Appropriateness  
Date of Public Hearing: February 17, 2015

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## **I. BUILDING DESCRIPTION**

Architectural Description: From the Form B  
*One of the most prominent houses built on College Avenue (then Elm Street) and near Tufts Park, this Queen Anne style dwelling was built as a single family and retains many of the elaborate details that distinguish it from others and contribute to its significance. The asymmetrical building retains its polygonal, turnip-top, corner tower, well-suited to the corner lot, the handsome balustraded bay on the College Avenue façade with curved stained glass sash and fluted pilasters between each of the four sash, and its cross gable dormer over the side octagonal bay with brackets and dentil molding. The house has been somewhat altered with the partial application of synthetic siding. This dwelling is one of the finest detailed Queen Anne houses in the area and can be a focal point on the College Avenue streetscape. The second floor bay and front porch details were constructed in the early twentieth century.*



Context: From the Form B

*Located in the area west of College Avenue (formerly Elm Street) and between Davis Square and Tufts University, this area was subdivided after the Civil War in part due to the expansion of railway lines to service these then outlying areas. Farmers such as William Russell, Jesse Simpson and Lorenzo Dow divided their large agricultural tracts of land into residential subdivisions, most of which were not actually constructed until the 1880s and 1890s. Ira Hill, well-known Prospect Hill real estate developer, invested in and began construction of the Park Avenue and Chandler Street area near Davis Square, in the early 1870s.*

*This house, located on the north-west corner of College Avenue and William Street, was built on land that had been part of the William A. Russell estate. It is one of the large stylish houses built north of Davis Square after much of the smaller row houses and mansard cottages were built for workers closer to Davis Square. Such houses were built for business men commuting to Boston made possible by the improved rail service in these outlying areas. First owner/occupant, Charles H. Lockhart was an undertaker who maintained an office in Boston and factory in East Cambridge. City directories list Lockhart at this address from 1890.*

## II. PROJECT DESCRIPTION

### 1. Proposal of Alteration:

1. Remove aluminum siding and replace revealed damaged trim, clapboard and shingled siding in-kind as needed.
2. Replace 37 1/1 existing replacement windows with dark-colored 1 1/8" SDL aluminum-clad windows.
  - a. 1. The model shall be an insert pocket double-hung window and the color of the aluminum cladding shall be Black;
  - b. 2. The glazing shall not be low-E and a dark spacer shall be included for simulated divided light;
  - c. 3. The muntin shall be 7/8", the checkrail shall be 1 3/4", and the bottom rail shall be 3";
  - d. 4. Any exterior window casing, clapboard, or other historic fabric removed or displaced as a result of this project shall be repaired in-kind; and
  - e. 5. The Applicant shall contact HPC Staff upon installation to ensure correct installation and in-kind repair to historic fabric.
3. Replace existing asphalt shingle roof with one to match the more recently shingles carriage house roof.
4. Remove back porch and construct a larger deck.
5. Replace rear door with a more appropriate one.

The applicants also plan to repair and replace with in-kind materials all damaged, rotted or otherwise deteriorated elements of the front porch, and other railings on the second and third floors, wood trim and gutters as needed; repoint the brick foundation and the chimney. For these repairs, they will receive a Certificate of Non-Applicability to be issued at the same times as the requested Certificate of Appropriateness for the proposed alterations listed above.

See the final pages for details and photos.

### III. FINDINGS

#### 1. *Prior Certificates Issued/Proposed:*

C/A	Melissa & Chris Frost	2003.020	1. Install an off-white 3' – 4'6" wood picket fence on 2 and ½ sides of yard and a 6' at the rear and 2 gates.
C/NA,C/A	Melissa & Chris Frost	2004.006	1. Replace garage doors with new ones similar in appearance to the existing loft door with Staff review and approval and; 2. Replace shortened hay bale arm in-kind to approximately 3' length. 3. Repair loft door; 4. Repair existing side door; 5. Repair and replace trim and siding in-kind as needed; 6. Add exterior surface ceiling light outside main garage door; and 7. Add vents for plumbing and exhaust fan; 8. Rebuild brick foundation of carriage house and rebuild 6' x 20' of the brick foundation of the main building in-kind at the right rear corner of the house abutting the back porch using similar brick to existing on the condition that appropriate mortars are used and with Staff review and approval of any replacement brick; 9. Repair and replace roof shingles in-kind. 1. Repair loft door; 2. Repair existing side door; 3. Repair and replace trim and siding in-kind as needed; 4. Repair front window in-kind to match existing; 5. Add exterior surface ceiling light outside main garage door; 6. Add vents for plumbing and exhaust fan; 7. Rebuild brick foundation using similar brick to existing; and 8. Rebuild with in-kind materials 6' x 20' brick foundation of the main building at the right rear corner of the house abutting the back porch. 9. Replace garage doors with Equal Door Industries Model #450 plus; 10. Replace shortened gantry arm in-kind to a usable dimension. a. Install PVC vent stack on the condition that it is hidden by a cast iron vent stack where it emerges from the roof per plans dated 4/6/04; b. Remove asphalt shingles and repair and replace louvers in-kind as needed on cupola per plans dated 4/6/04; c. Replace existing wood 2/2 sash and blinded wood windows with Norco wood 2/2 sash in same size and style as the existing on both the sides and rear; and d. Add two (2) Andersen® 22" x 38" skylights on roof on rear of building per plans dated 4/06/04.
CNA	Melissa & Chris Frost	2006.072	1. Repair 6 clear and colored glass single and double-hung third floor windows.
CA, C/NA	Melissa & Chris Frost	2006.074	2. Remove aluminum siding; 3. Repair or replace in-kind rotted or missing wood elements; 4. Install fan vent on eastern side of roof; and 5. Install a bronze ornament on top of corner tower.

#### 1. *Precedence:*

- *Are there similar properties / proposals?*
  1. *Remove aluminum siding and replace revealed damaged trim, clapboard and shingled siding in-kind as needed.*

As noted above, the Commission has previously granted a Certificate of Appropriateness for the removal of the aluminum siding and the repair the replacement of the damaged and missing wood elements as revealed or shown in the historic circa 1898 photograph of the house. In addition, the Commission has granted Certificates of Appropriateness for aluminum siding removal at 6 Westwood Road (2003), 34 Bow Street (2004), 61 Columbus Avenue (2006), and 221 Morrison Avenue (2012).

2. *Replace 37 existing replacement windows with dark-colored 1 1/8" SDL 2/2 aluminum-clad windows.*

The Commission has granted Certificates of Appropriateness for aluminum clad windows on seven properties. These were on three large multi-unit buildings: 1 Summer Street (2003), a rehabilitated church; 156 School Street (2006), an apartment building; and two houses: 140 Morrison Avenue (2010) on the rear and side elevations of a row house minimally visible from the street; 57 Columbus Avenue (2012) replacing replacement windows, and possibly 204 Morrison Avenue (2014).

#### Window Specifications from Marvin.

### **Clad Insert Double Hung**

Ver 2014.3 2014-10-27

#### **Unit Features**

Clad Ultimate Insert Double Hung: CINDH

#### **Frame:**

- Frame depth is 3 1/4" (83)
- Sill thickness, head and side jambs are 2 1/32" (17) with 1 5/16" (33) wide composite jambs.
- Sill options available: 8 degree or 14 degree bevel at the bottom or a flat sill with 1 5/32" (29) thickness.

#### **Sash:**

- Nominal sash thickness: 1 5/8" (41) with 3/4" (19) insulating glass. For Tri-pane glass, 1 7/8" (48) sash is required.
- Operating sash are removable for cleaning.
- Incorporates traditional wide bottom rail in bottom sash - 3 9/16" (90).

#### **Hardware:**

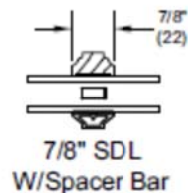
- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Balance system: block and tackle coil spring.
- The jamb track is a vinyl extrusion. Color: Beige. Optional color: White.

#### **Glass:**

- Glazing seal: Silicone glazed.
- Standard glass is insulating Low E2 Argon or Air.

#### **Optional Glass**

- Low E1 Argon or Air, Low E3 Argon or Air, clear, tints, tempered, obscure and others.
- Low E3 Argon or Air, Low E1 Argon or Air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Reflective Bronze or clear.



3. *Replace existing asphalt shingle roof with one to match the more recently shingles carriage house roof.*

The carriage house has variegated dark 3-tab asphalt shingles of a different color from those found on the house. These were approved by the Commission in 2004.

4. *Remove back porch and construct a larger deck.*

Due to its corner location, all sides of this building are visible. There were no exact precedents. The following corner properties with porches or decks visible from the public right of way were granted Certificates of Appropriateness and designed to not call attention to themselves are: an egress resembling a 3-decker on the inner corner at 28 Highland Avenue (2001), a small shingle style porch on the inner corner at 30 Forest Street (2003), and a longer porch

incorporating an ADA chairlift and neo-Colonial style at 1 Westwood Road (2013). Two properties also received Certificates of Appropriateness for roof decks minimally visible from the public right of way at 81 Benton Road (1996) and 24 Chester Street (2001).

5. *Replace rear door with a more appropriate one.*

Doors have very rarely been replaced. A Certificate of Appropriateness was granted for the rear door of 178 Central Street (2014), and a second front door was approved for 81 Benton Road (2014). Both doors matched other doors in the buildings.

3. *Considerations:* See photos at the end of the document.

- *What is the visibility of the proposal?*

The house is located on a corner; all facets of the project are visible.

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

1. *Remove aluminum siding and replace revealed damaged trim, clapboard and shingled siding in-kind as needed.*

The house has aluminum siding. The Owners intend to replace any damaged fabric found with in-kind materials.

2. *Replace 37 1/1 existing replacement windows with dark-colored 1 1/8" SDL 2/2 aluminum-clad windows.*

The house has 1/1 replacement windows in most locations. There are no plans to replace any of the historic windows on the second or third floors. New storm windows will be made to protect the stained and lead glass windows.

3. *Replace existing asphalt shingle roof with one to match the more recently shingles carriage house roof.*

The roof has light colored 3-tab asphalt shingles that do not match the more recently replaced 3-tab asphalt shingle roof of the carriage house.

4. *Remove back porch and construct a larger deck.*

The back deck is low with no railings and ends near the bulkhead. There are 3 steps down from the back door and then another 3 steps to the yard.

5. *Replace rear door with a more appropriate one.*

The existing rear door, located behind a modern storm door dates from the 1970s with two small windows.

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

1. *Remove aluminum siding and replace revealed damaged trim, clapboard and shingled siding in-kind as needed.*

A return to clapboard and shingle siding is always appropriate and more in-keeping with the age, purpose, style and construction of the building.

2. *Replace 37 1/1 existing replacement windows with dark-colored 1 1/8" SDL 2/2 aluminum-clad windows.*

The existing windows are light in color and are 1/1. The historic windows for this time period were generally dark in color and could be 1/1, 2/1 or more complex muntin patterns more in-keeping with the age, purpose, style and construction of the building. While 37 windows will be replaced, the owners do not intend to replace any windows with stained glass sash, with curved glass or the Queen Anne windows on the third floor. New storms

will be made for them. The replacement windows will be 2/1 or 1/1 depending on the size of the window to be replaced and more in-keeping with the age, purpose, style and construction of the building.

3. *Replace existing asphalt shingle roof with one to match the more recently shingles carriage house roof.*

It is generally better for related buildings on a lot to use materials that relate to each other. In this case the permanent inherent colors are different from each other.

4. *Remove back porch and construct a larger deck.* See plans attached below.

Porches are subject to greater damage from the weather than other portions of a house and are therefore regularly rebuilt. Rear porches in particular alter over time to meet changing needs. Altering the rear porch will not significantly alter the house and its inherent integrity. The proposed porch will have railings and balusters to match those on the front.

5. *Replace rear door with a more appropriate one.*

The current door does not match the age or style of the house. The proposed door matches the door used on the carriage house and the door originally located when the carriage house was renovated and more in-keeping with the age, purpose, style and construction of the building.

- *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.*

While the synthetic siding is mentioned on the Form B, it is an alteration to the historic fabric of the building and should be removed.

The replacement windows, roofing material, back entry and porch are not mentioned on the Form B.

- C. *Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.*

Deteriorated trim, clapboard and shingled siding will be repaired or replaced with in-kind materials as needed.

- D. *When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.*

The repairs to the siding will be based upon physical evidence. Remove aluminum siding and replace revealed damaged trim, clapboard and shingled siding in-kind as needed. The new replacement window sash pattern will be based upon the historic photograph and the relative sizes of the window openings. The roof will match an existing one. The style of the rear porch is based upon the existing baluster and handrails on the front porch. The rear door will match the one the carriage house.

- 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.*

Traditional materials will be used throughout with the exception of the replacement windows which will be aluminum over wood. The repairs and replacement of siding will be based upon the materials found. The design of the porch is based upon the existing baluster and handrails on the front porch. The rear door will match the one the carriage house.

- 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.*

All aspects of the project will be visible from the public right of way.

## **A. Exterior Walls**

1. *Wood Siding: clapboards, shingles, board and batten, etc.*

- a. *Retain and repair original or later important material whenever possible.*

All materials will be retained if possible. The condition of the original siding is not known due to the installation of the synthetic siding over the original materials.

- b. *Retain and repair, when necessary, replace deteriorated material which matches as closely as possible.*

Deteriorated materials will be replaced in-kind.

- d. *Synthetic siding (aluminum, vinyl, artificial stone or brick) is prohibited because it severely compromises the appearance and integrity of old buildings.*

Synthetic siding will be removed. The wood siding and trim revealed will be repaired and replaced where necessary with in-kind materials.

## **B. Roofs**

1. *Preserve the integrity of the original or later important roof shape.*

There will be no change to the roof shapes.

2. *Retain the original roof covering whenever possible. If the property has a slate roof, conserve the roof slates. Slate is a near-permanent roofing material, and deterioration is generally caused by rusted roofing nails.*

The original roof covering no longer exists.

3. *Whenever possible, replace deteriorated roof covering with material that matches the old in composition, color, size, shape, texture and installation detail.*

The roof will be replaced in-kind with 3-tab asphalt shingles in a different color.

4. *Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.*

No features of the roof or accompanying architectural features will be altered.

### **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.*

There will be no change in the window or door openings.

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.*

Elements of the window framing will be repaired based on physical evidence if necessary. The replacement door matches the existing replacement door in the garage and is very similar to the original door found in that location. See photos.

### **D. Porches, steps, trim and other exterior architectural elements**

1. *Retain and repair porches and steps that are original or later important features, including such items as railings, balusters, columns, posts, brackets, roofs, ornamental ironwork and other important decorative items. If new pieces are needed, they should match as closely as possible the style, shape, scale and materials of the old. Avoid replacing wood posts and railings with metal ones, or wood porch decks with concrete.*

The existing rear porch is not original to the building. The new design is based on existing features of the front porch, duplicating the curved balusters. The newels will be simplified but will not be seen at the same time as those on the front.



## IV. 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 88 College Avenue Local Historic District; therefore **Staff recommends that the Historic Preservation Commission grant Christopher and Melissa Frost, Owners a Certificate of Appropriateness** for the following.

1. The aluminum siding shall be removed.
2. Damaged trim, clapboard and shingled siding shall be replaced with in-kind materials that match the existing in size, shape and texture as needed.
3. Thirty seven 1/1 existing replacement windows may be replaced with Marvin Clad Insert Double Hung SDL aluminum-clad windows:
  - a. The model shall be an insert double-hung window and the color of the aluminum cladding shall be Black;
  - b. The glazing shall not be low-E and a dark spacer shall be included for simulated divided light;
  - c. The muntin shall be 1 1/8";
  - d. Any exterior window casing, clapboard, or other historic fabric removed or displaced as a result of this project shall be repaired in-kind; and
  - e. The Applicant shall contact HPC Staff upon installation to ensure correct installation and in-kind repair to historic fabric.
4. The existing asphalt shingle roof shall be replaced to match the carriage house roof.
5. The back porch shall be removed and replaced with a larger deck per plans received and stamped on January 28, 2014.
6. The rear door shall be replaced with a Simpson F-117 door.





Existing back deck and front porch showing baluster style.









F-117



Carriage house door 2004