



CITY OF SOMERVILLE

House Renovation

HISTORIC PRESERVATION COMMISSION

APPLICATION for CERTIFICATE for
HISTORIC DISTRICT PROPERTY

FOR OFFICE USE ONLY

Application number: 12-118
Received: 10/26/12 by: JPC
App. Accepted: _____
Hearing date: _____
App. Returned: _____

TYPE OF CERTIFICATE REQUESTED:	APPROPRIATENESS:	NON-APPLICABILITY:	HARDSHIP:	
PROPERTY LOCATION:	57 Columbus Avenue		WARD:	
OWNER:	Monique Cole & David Bell		Cell ise	
OWNER'S ADDRESS:	57 Columbus Avenue Somerville, MA 02143			
APPLICANT (IF NOT OWNER):	Monique Cole & David Bell			
James Block, Architect Consultant – Call with questions or comments				
IS APPLICANT:	OWNER: ☒	CONTRACTOR:	ARCHITECT:	OTHER:

ZONING: A proposed increase in square footage, height, or enclosed space, including garages, or a change in use or occupancy may require a ZONING VARIANCE. If a ZONING VARIANCE is required, the Historic Preservation Commission will hold hearings in a parallel process to hearings before the Zoning Board of Appeals. Certification is hereby made that a hearing by the Zoning Board of Appeals is scheduled for, or was held on (INSERT DATE HERE):

Applicant's Signature:

WORK INCLUDES: check all that apply

Addition:	New Windows: ☒	New Siding:	Repair Porch: ☒	Roofing:
Demolition: ☒	Repair windows:	Repair Siding: ☒	New Skylights:	Chimney: ☒
Fence:	Landscaping:	Sign:	Foundation: ☒	Other:

BRIEF DESCRIPTION OF WORK

This house is on the Historic Register in Somerville. The house is to be renovated while maintaining the many of the original exterior and interior details and materials. Drawings and manufacturer's cuts are provided.

- 1) New Pella 2 over 2 replacement windows with insulated glass have been specified to replace the mishmash of storm windows and earlier leaky replacement windows.
- 2) The rear porch is to be removed and replaced with permanent construction on real foundations to house a new 1/2 bath and entry closet. The new porch will use the same footprint and have a new roofline at the same elevation.
- 3) A new medallion stained glass window is intended to be provided at the second floor stair. An actual used window sash is still to be selected and will be reviewed later with the commission for final approval.
- 4) The chimneys will be rebuilt above the roof to match the existing chimneys if budget allows.

OHCD RECEIVED STAMP:

DOCUMENTATION ATTACHED: Complete Documentation of your application is required. The Applicant must supply scale drawings, photographs of existing conditions, and other supporting information.

APPLICATIONS WITH INSUFFICIENT DOCUMENTATION WILL NOT BE REVIEWED

Photographs: ☒ Materials samples: _____ Manufacturer's literature: ☒ Drawings: ☒ Site or Plot Plan: ☒

Other:

A full sized sample Pella 2 over 2 replacement window has been installed at 57 Columbus Avenue on the north elevation at the kitchen. It is available for commission inspection and review.

SIGNATURES:

OWNER:	Monique Cole & David Bell	DATE:
APPLICANT:	Monique Cole & David Bell	DATE:

If Owner is a Condominium or Cooperative Association, an authorized Trustee must sign

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
OCT 26 AM 9:44



Exterior View of New Pella Window



True
Divided
Lights

Interior View of New Pella Window



Existing House Showing Existing Windows

Sheet Title:
Replacement
Windows

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

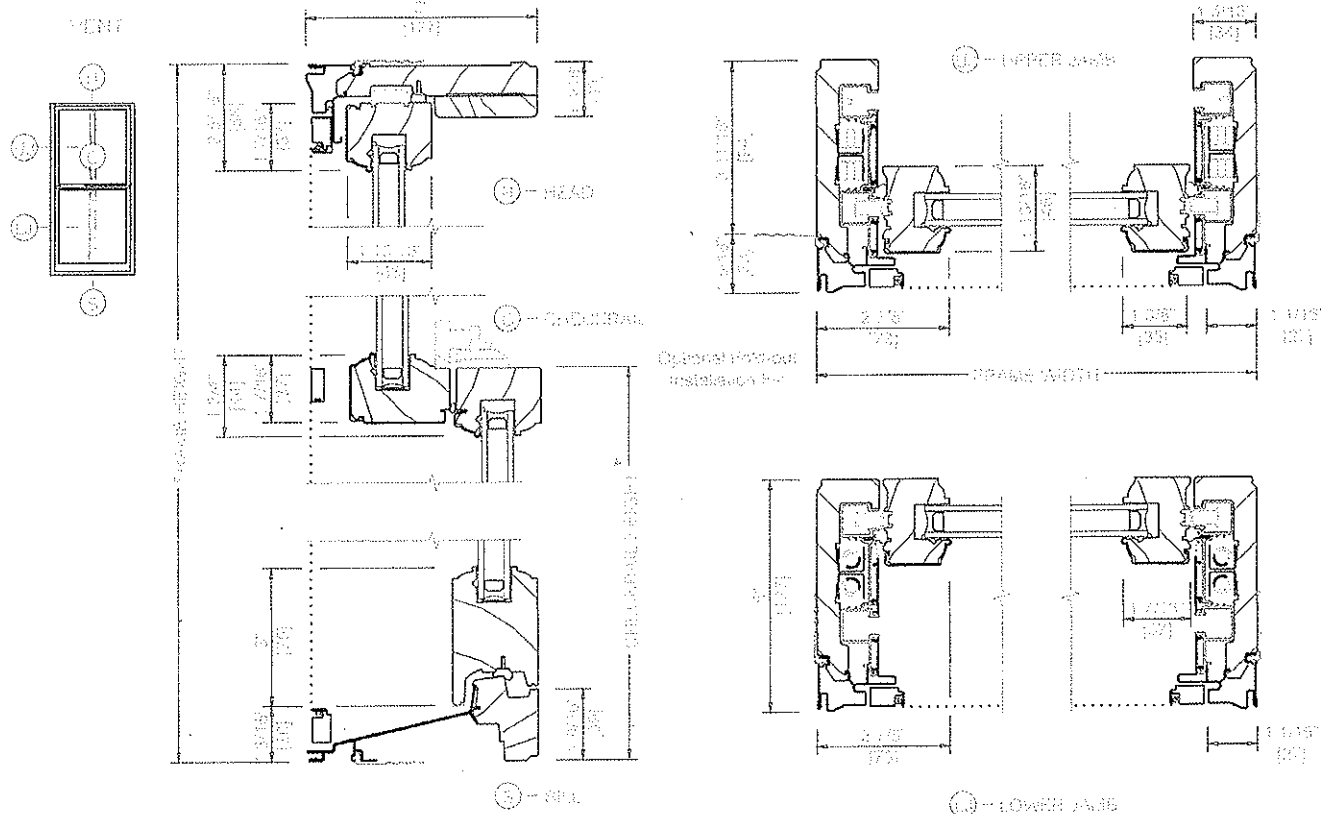
Project:
House Renovation

Date:
26 October 2012



HUNG

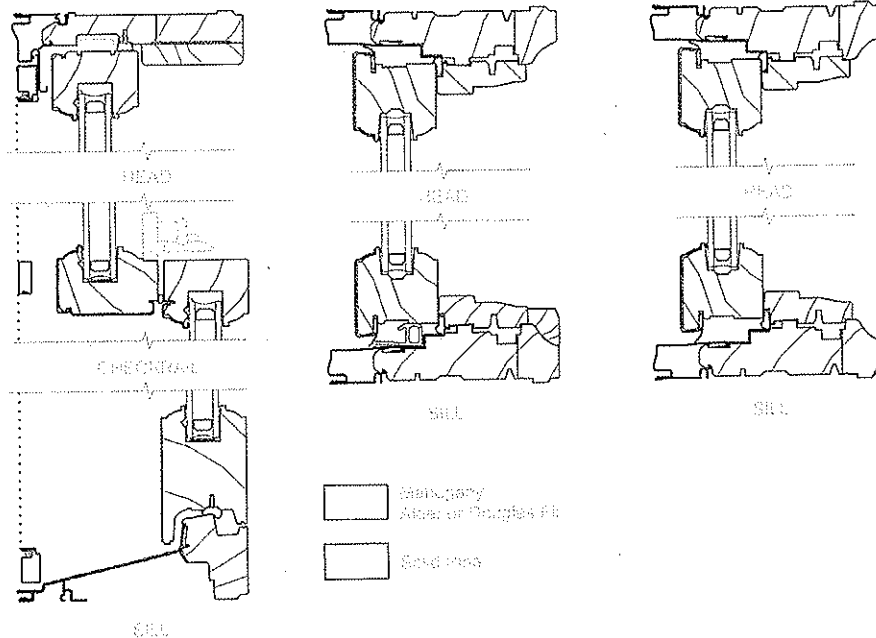
UNIT SECTIONS Aluminum-Clad Wood LX Single- and Double-Hung



VENT

FIXED

TRANSOM



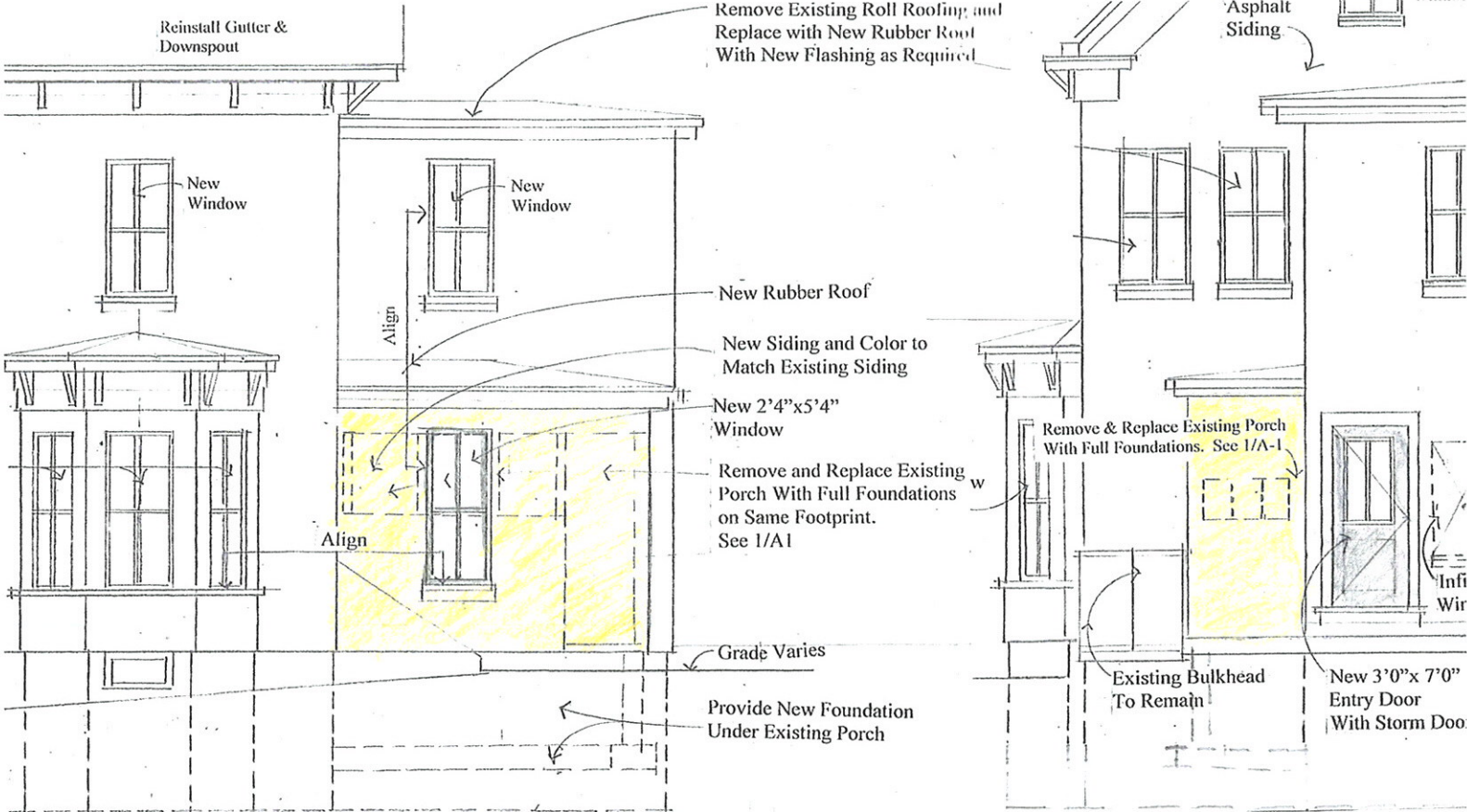
Hatched
 Solid

Sheet Title:
Replacement
Windows

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
House Renovation

Date:
26 October 2012



East Elevation of New Porch

North Elevation of New Porch



Existing Porch

Sheet Title: Rear Porch Removal & Replacement	Owners: Monique Cole & David Bell 57 Columbus Avenue Somerville, MA 02143	Project: House Renovation	Date: 26 October 2012
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A Summary Of The Existing Windows at 57 Columbus Ave.

There are 24 double hung windows in the house at 57 Columbus Avenue. There are also two existing fixed sash windows at the rear porch and one casement window at the second floor bath.

Only four of the original double hung windows remain. Three of these original windows occur at the first floor bay window on the east elevation (driveway side). These three windows are currently painted shut and leak air in spite of storm windows. The side windows (18" wide) are 1 over 1 and the center window is 2 Over 2.* Here the sash are in relatively good condition and the windows could be restored with better stops, ropes, etc. and could function if provided with better storm windows.

The existing kitchen window on the west elevation is also original. This window is in poor condition with sash corners starting to separate and the window showing signs of several repairs over the years. We had intended to replace this window because of its condition and the desire to not have the window continue to extend below the kitchen counter on the inside.

The 21 replacement windows have been installed in phases over several years. Several replacement window types have been used using combinations of vinyl, aluminum, and wood. None of these new wood replacement window sash appear to be from old growth lumber. All replacement window jambs have been installed within the frames of the original windows. The new side jambs do not always appear to have been insulated during installation and many jambs do not fit tightly against the sash. Many sash currently have added weather strip and taped seals along the joints. The south (street side) second floor bedroom is not used during winter because it just becomes too cold.

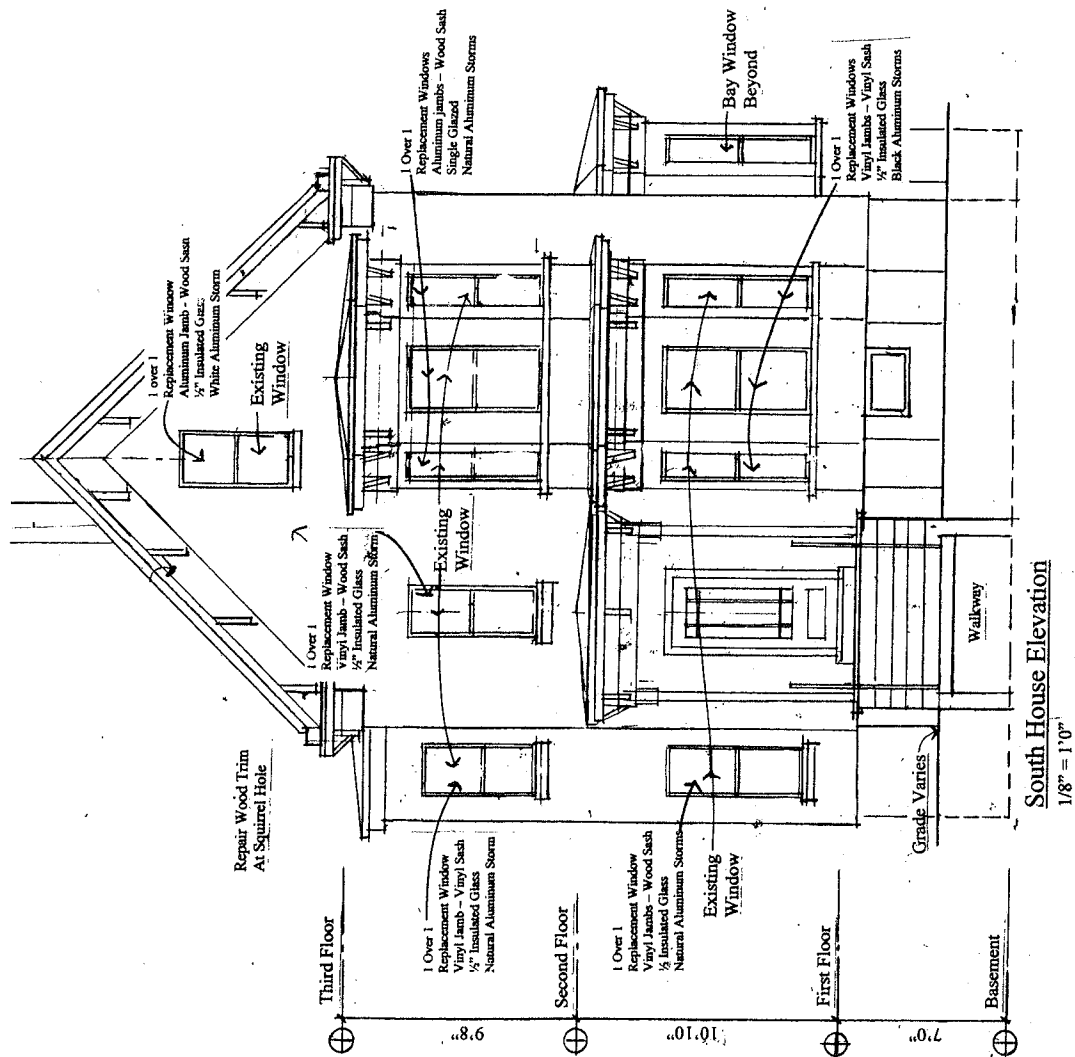
The two fixed windows at the existing porch appear to be made from used sash installed when the porch was enclosed. These are to be replaced with a single double hung window at the new ½ bath as part of the porch rebuild.

The casement window at the bath is shown to remain.

House elevations are attached showing the current window layouts and types. Please call with any additional questions or concerns. Jim Block 617 876-8817

* This pattern could be repeated at the new windows at the bay window on the south (street) elevation.

Sheet Title: Summary of Existing Windows 1 of 5	Owners: Monique Cole & David Bell 57 Columbus Avenue Somerville, MA 02143	Project: House Renovation	Date: 13 Nov. 2012
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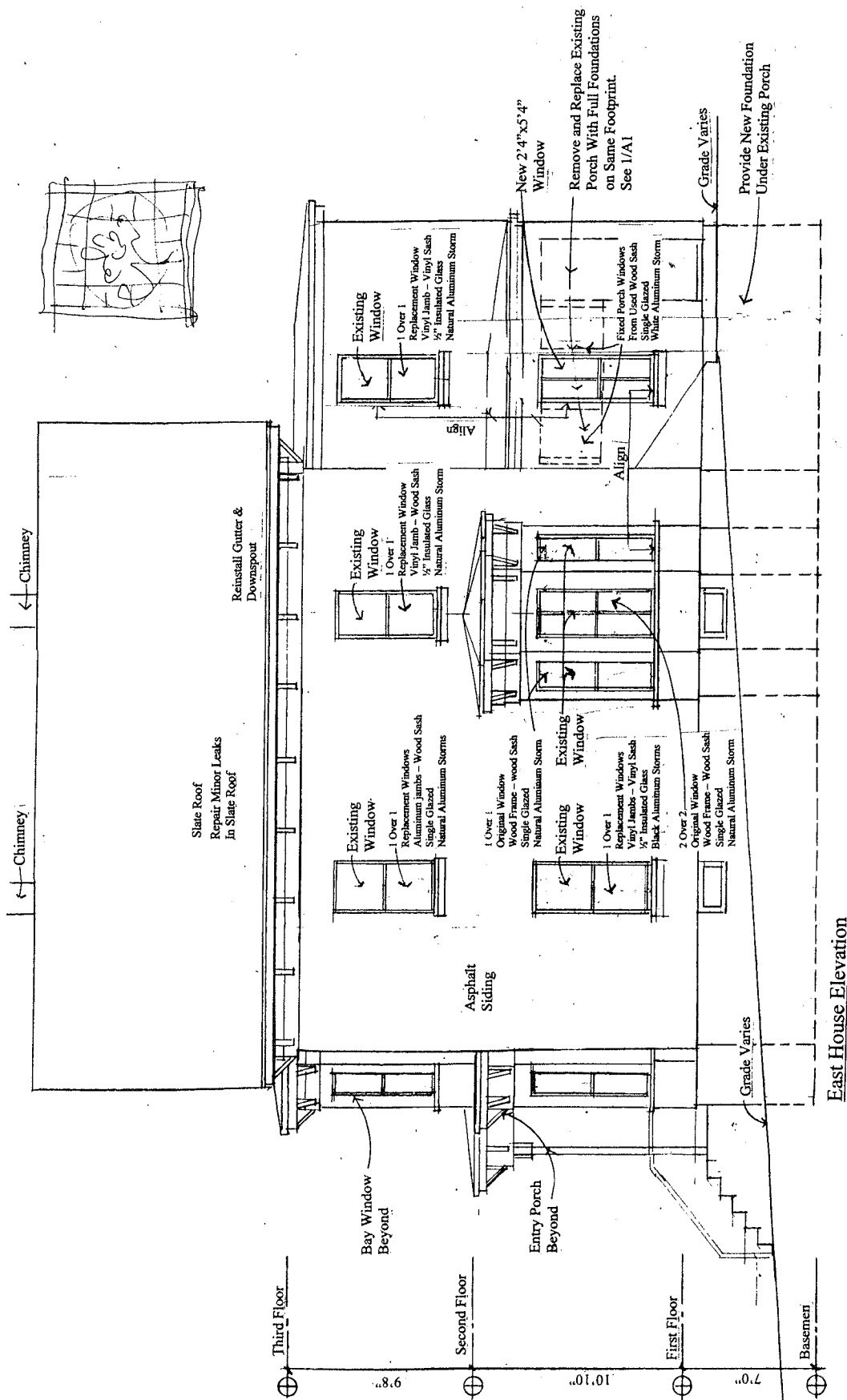


Sheet Title:
Existing Windows
At South Elevation
2 of 5

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
House Renovation

Date:
13 Nov. 2012

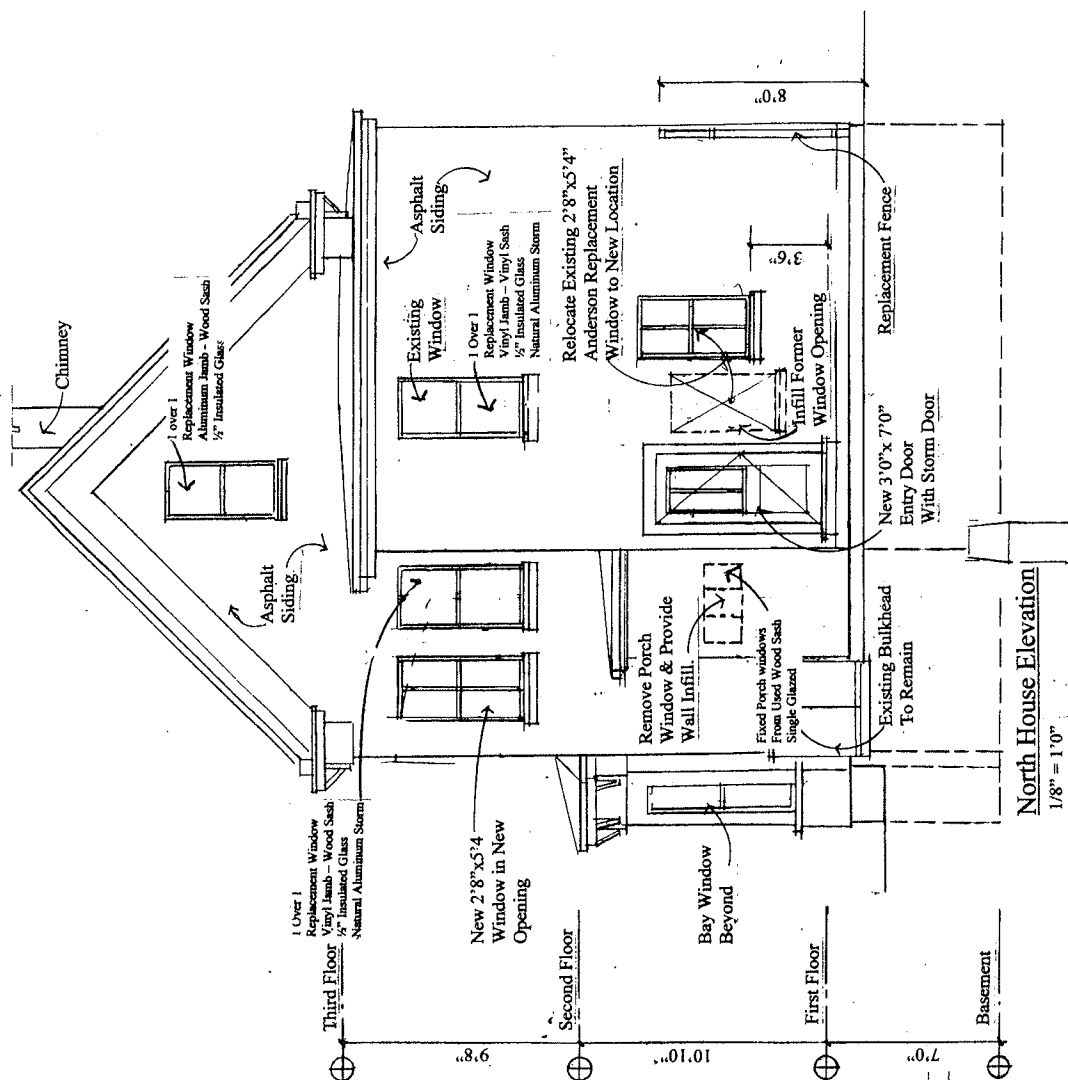


Sheet Title:
Existing Windows
At East Elevation
3 of 5

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
House Renovation

Date:
13 Nov. 2012

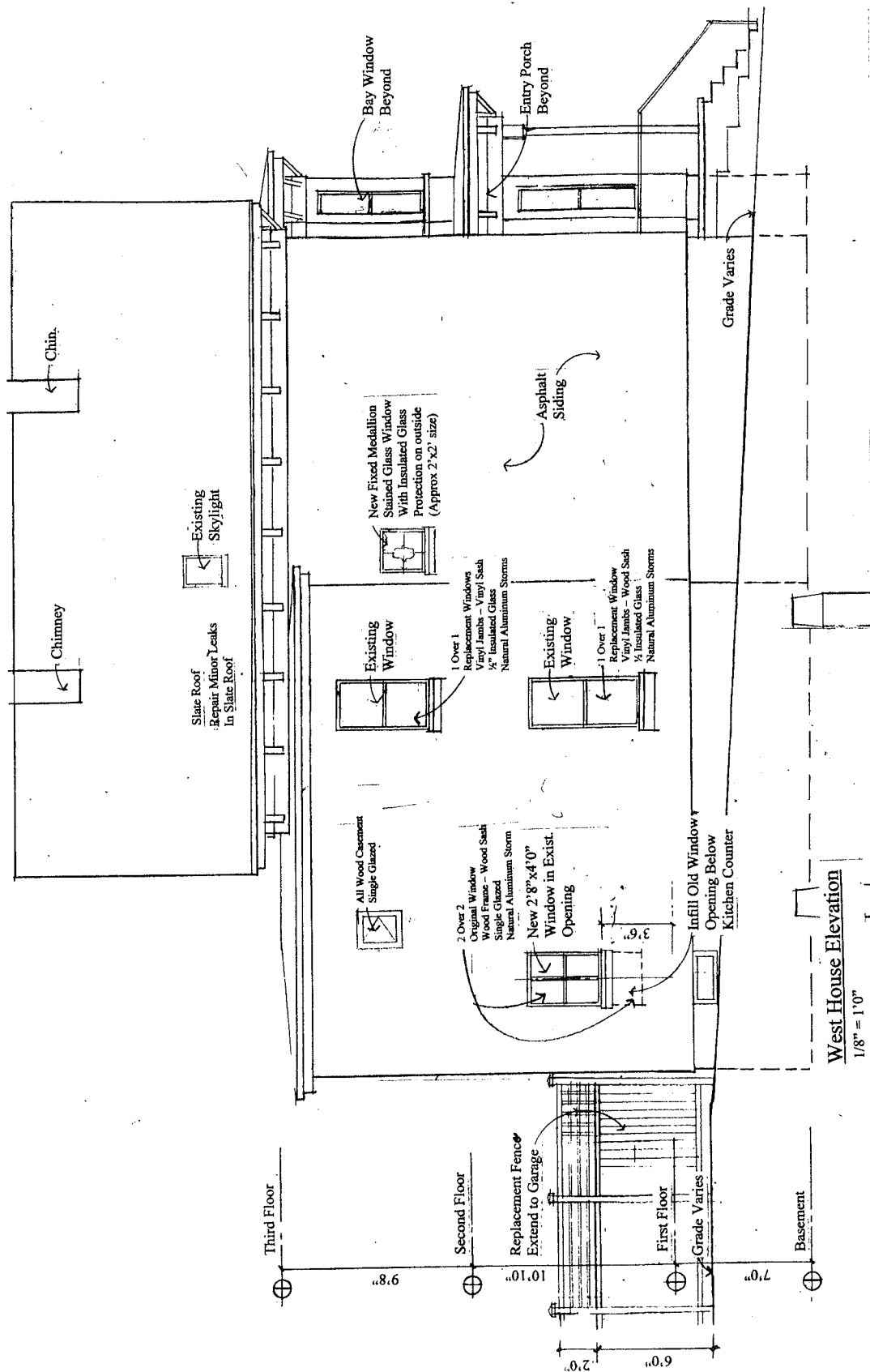


Sheet Title:
Existing Windows
At North Elevation
4 of 5

Owners:
Monique Cole & David Bell
57 Columbus Avenue
Somerville, MA 02143

Project:
House Renovation

Date:
13 Nov. 2012

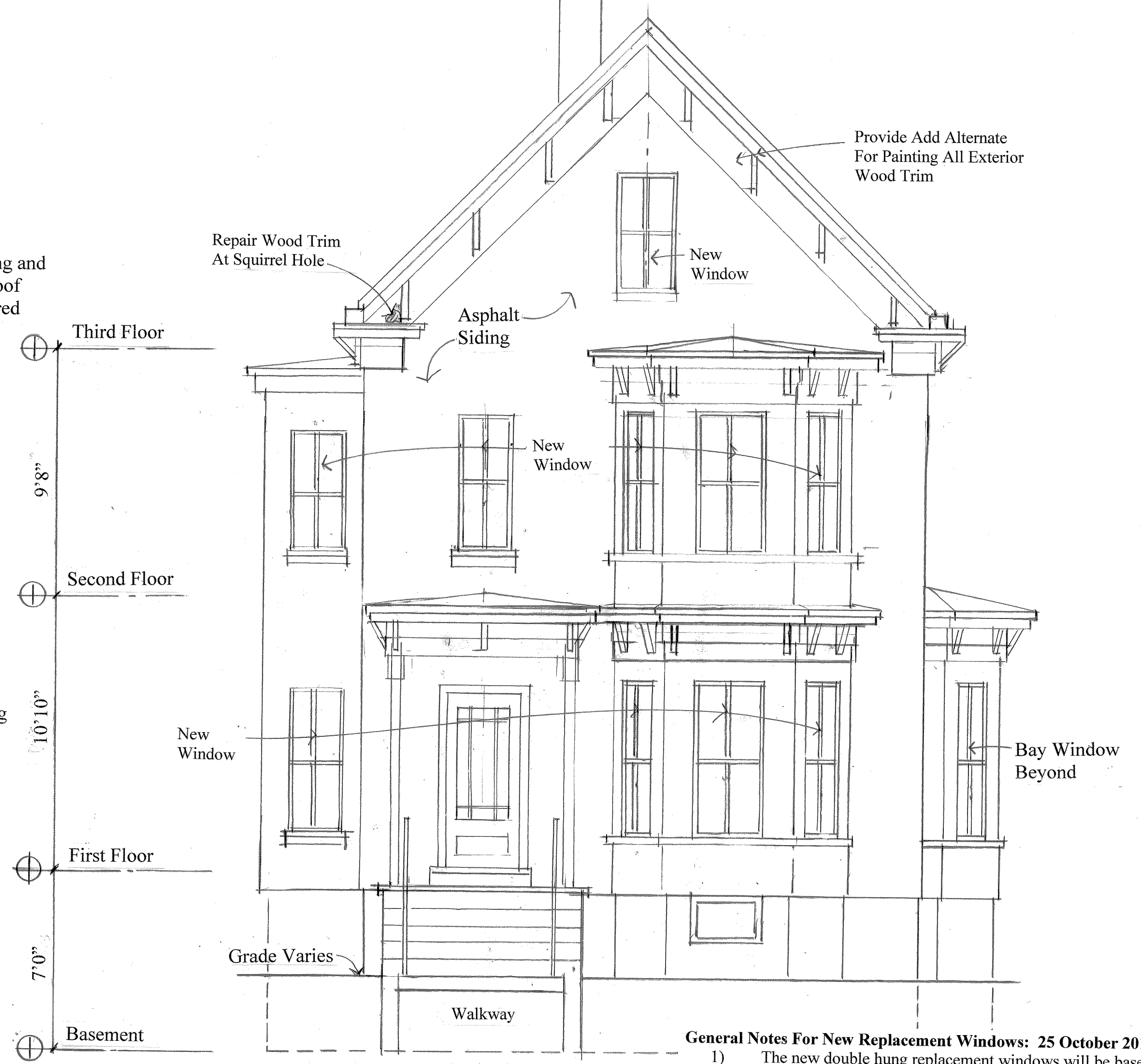
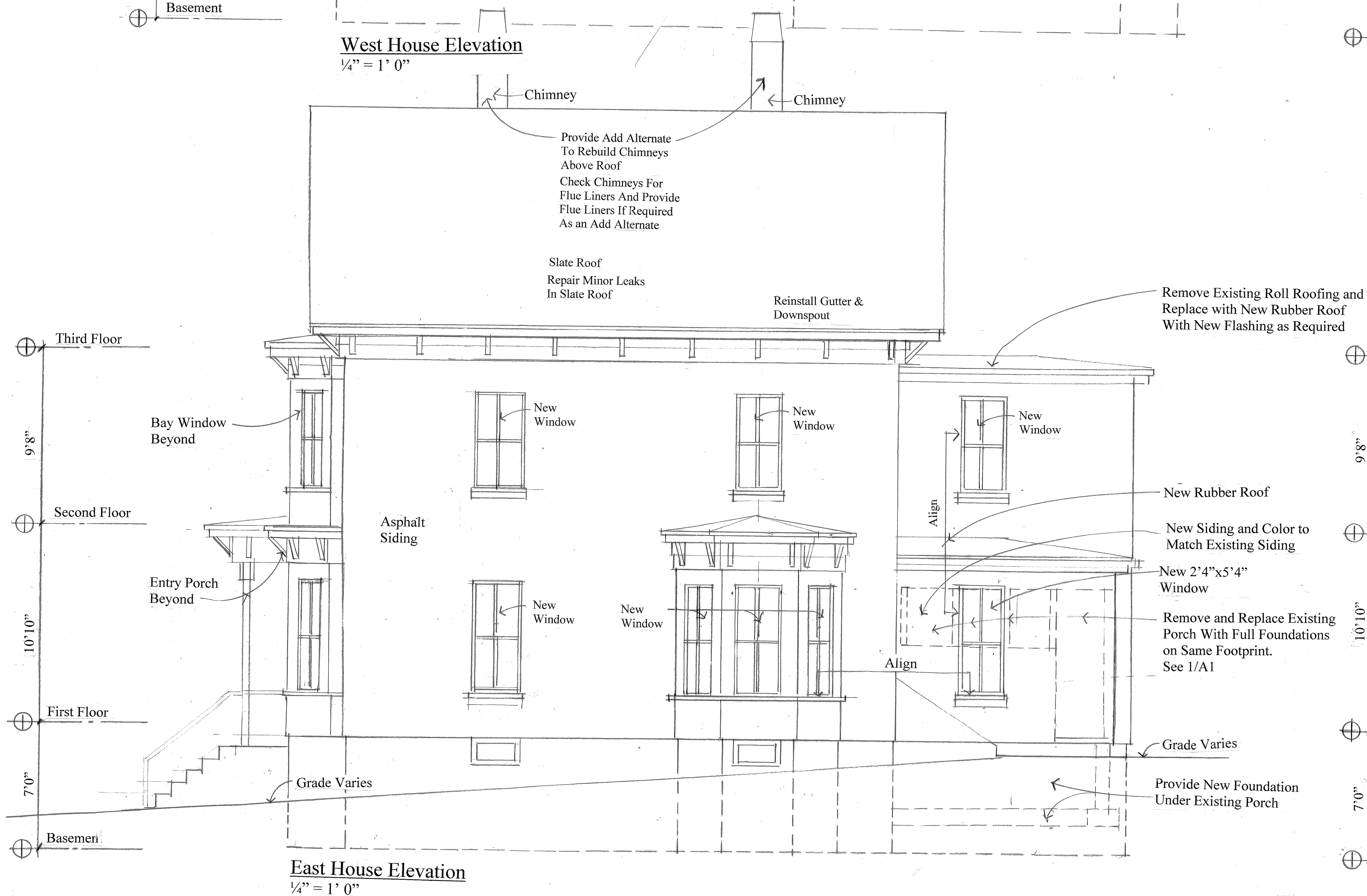
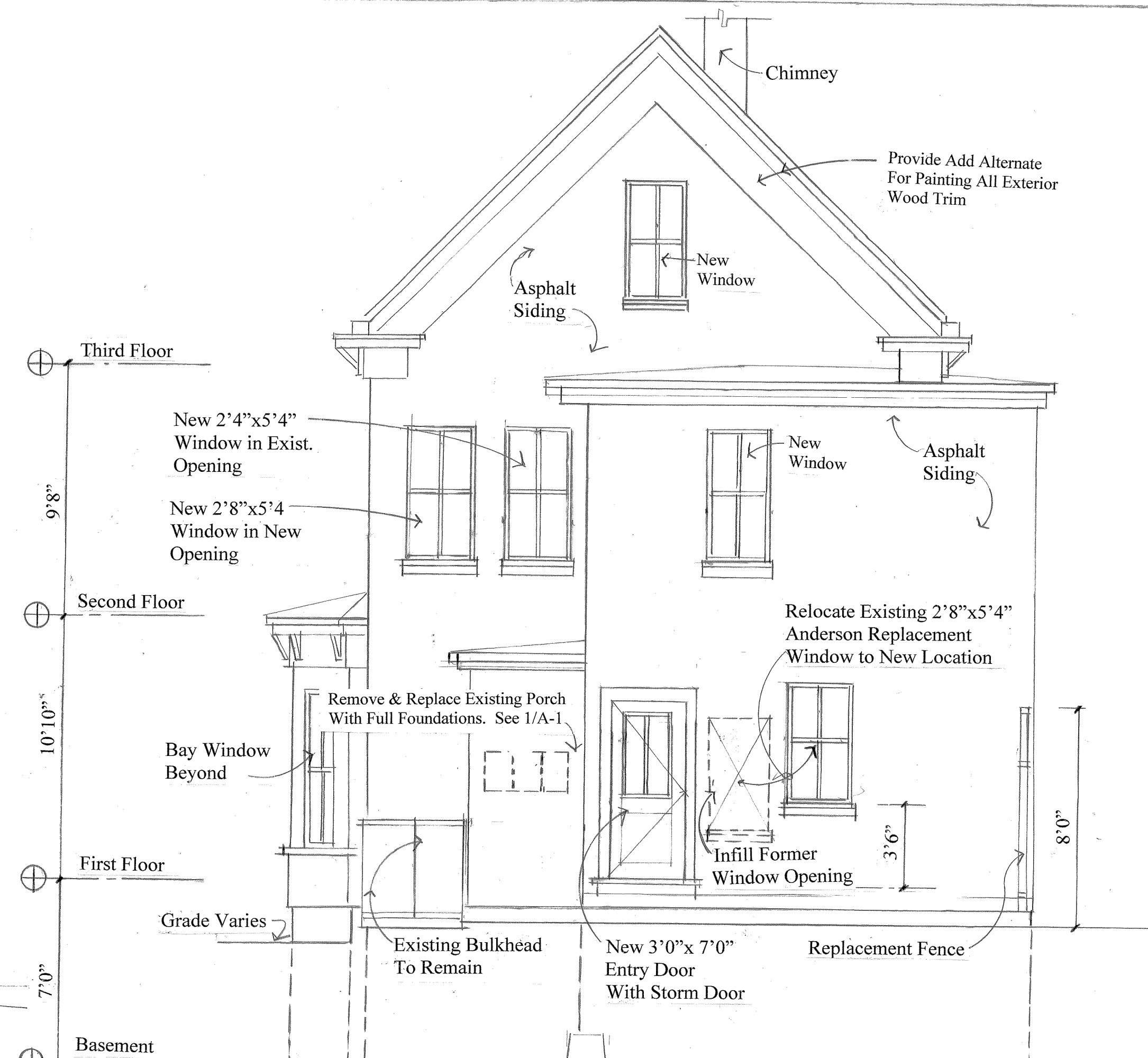
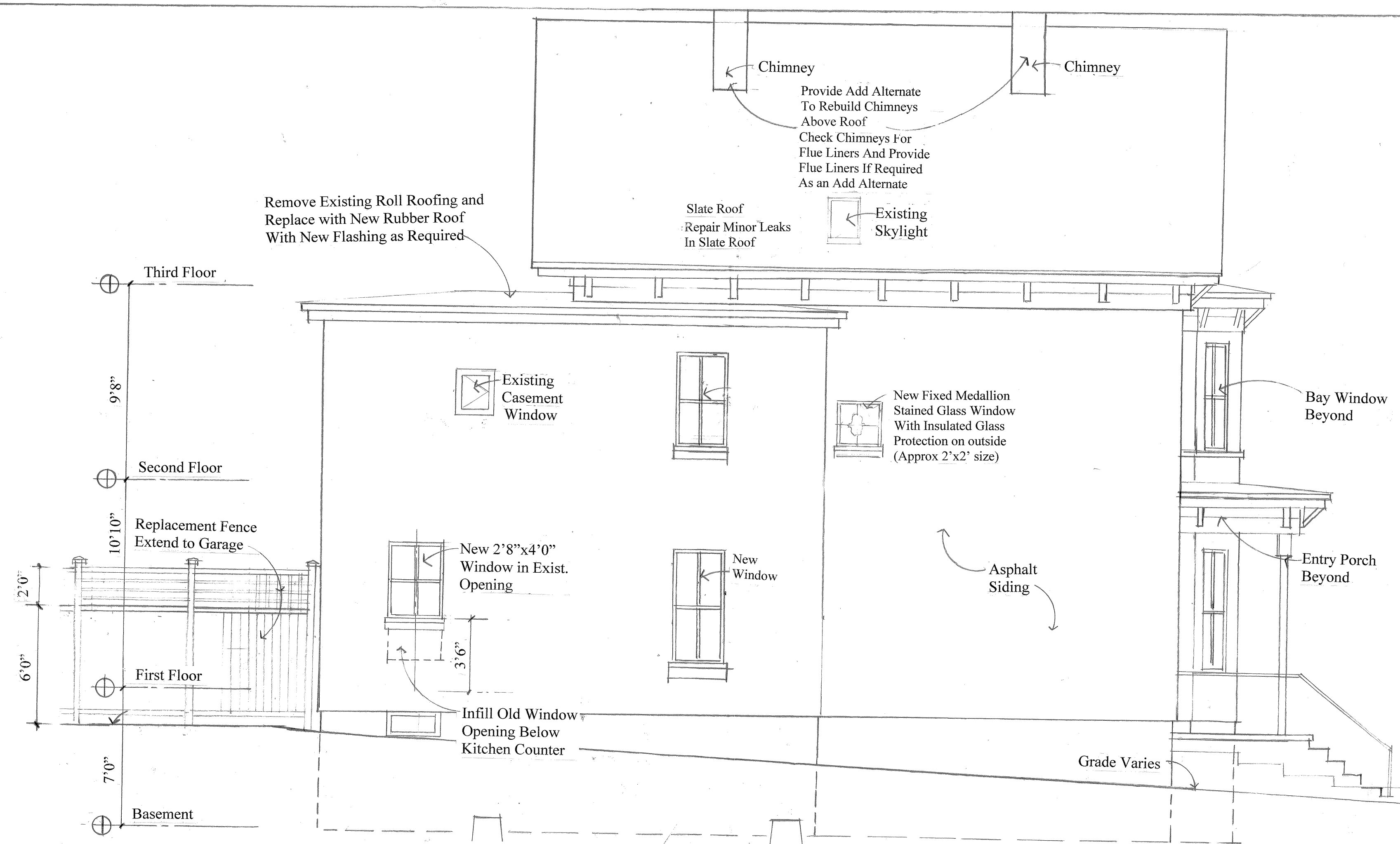


Sheet Title:
Existing Windows
At West Elevation
5 of 5

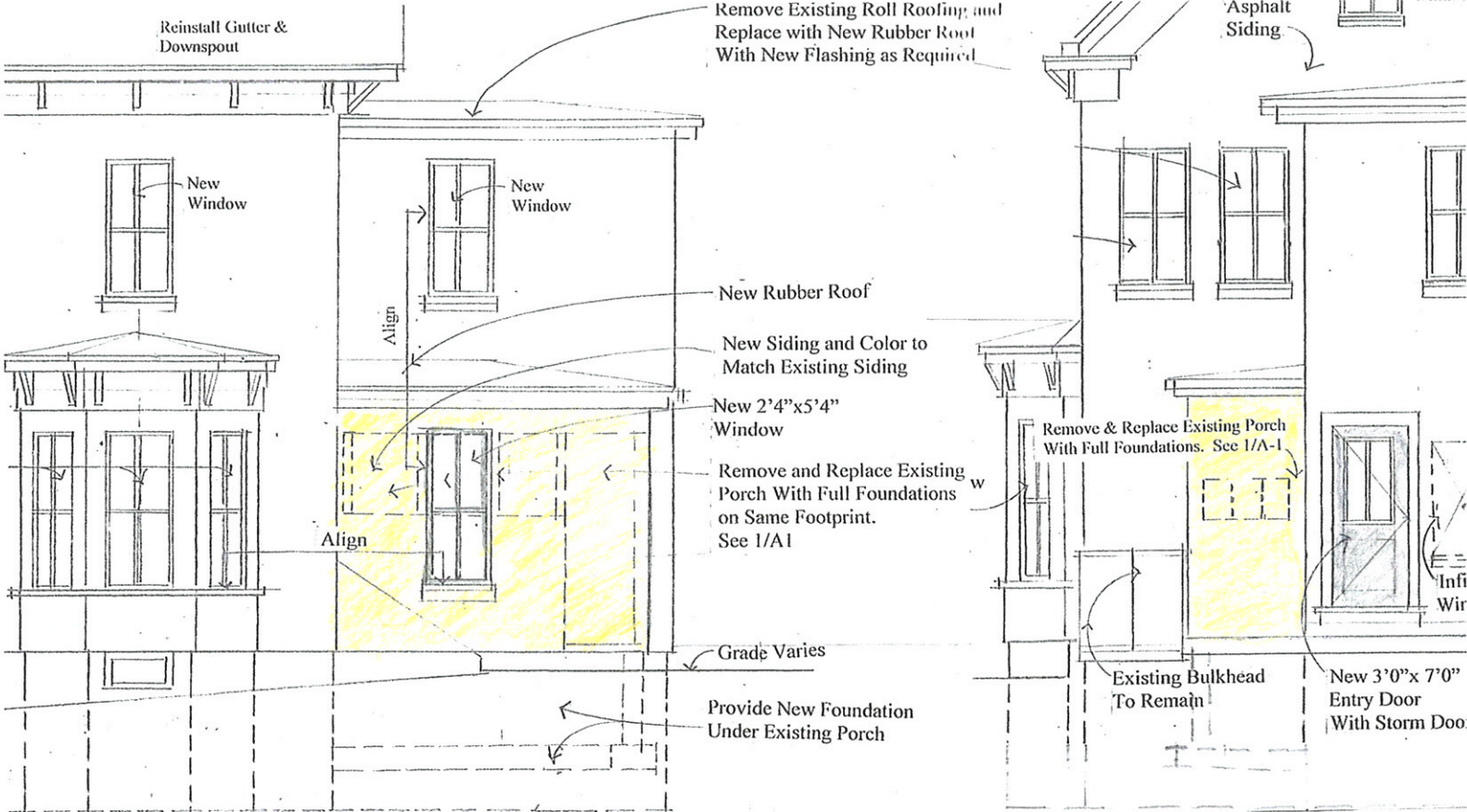
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Date:
13 Nov. 2012



- General Notes For New Replacement Windows: 25 October 2012**
- 1) The new double hung replacement windows will be based on the Pella window currently installed in the north wall of the kitchen.
 - 2) The new replacement windows will be two over two.
 - 3) The new replacement windows will have insulated glass without storm windows.
 - 4) The new replacement windows will have black aluminum exterior finish and natural wood on the interior.



East Elevation of New Porch

North Elevation of New Porch



Existing Porch

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