

STAFF REPORT 06-10-2020 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 20-6736

ADDRESS: 1504 LONGFELLOW STREET

HISTORIC DISTRICT: BOSTON – EDISON

APPLICANT: ALYSE WESORICK

PROPERTY OWNER: ALYSE WESORICK

DATE PROVISIONALLY COMPLETE: 05-26-2020

STAFF SITE VISIT: N/A

SCOPE: EXPAND WINDOW OPENING, REPLACE NON-HISTORIC WINDOW WITH (2) NEW WINDOWS

EXISTING CONDITIONS

The building located at 1504 Longfellow Street is a 2 ½ -story single family residence constructed ca. 1915. The building is clad in dark brown brick with stucco and half-timbering at gable ends and limestone and painted wood details. The asymmetrical front façade features a covered porch centered on the elevation which extends to the right (east) edge of the house. The main entrance to the house is centered on the front elevation under the covered porch and is accessed from grade via five front steps. A two-story massing extends toward the rear yard at the northwest corner of the structure while a smaller, single-story addition extends off the northeast corner. The mutli-gabled roof is covered in dark brown dimensional asphalt shingles and features two dormers at the front (south) roof surface. The house appears to retain its original wood windows. The property include a garage situated adjacent to the rear property line and spans the width of the parcel. The garage is accessed via a concrete driveway adjacent to the house on the east side.



Google Street View Image – June, 2019

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval **to expand existing window opening at rear addition and replace non-historic window with (2) new windows**. Included in the proposal are the following scope items:

- Remove existing 26”W x 36”H double hung wood window and trim in its entirety

- Enlarge rough opening to 70”W x 57”H
- Install (2) new 32”W x 57”H Anderson 400 series vinyl clad wood double hung windows divided by a 6” mullion in the newly enlarged opening. Opening is to be trimmed with wood to match existing configurations on the adjacent sunroom. Window exterior and trim is to be painted brown (B:8) to match existing.
- The replacement windows are proposed to include “colonial style” muntin patterns between the glass at the upper sash, creating the appearance of a 6/1 window.

STAFF OBSERVATIONS & RESEARCH

- Boston – Edison Historic District was designated in 1973.
- The proposed work is to take place at the rear façade of an addition to the rear of the house. According to the applicant, the addition was constructed in the 1980s, making it not of historic age.

ISSUES

- It is staff’s opinion that the rear addition nor the window proposed for replacement are character-defining features of the property nor are they of historic age.
- Vinyl is not considered an appropriate material within this historic district and it is staff’s opinion that the vinyl-clad wood windows will detract from the historic character of the site and the district.
- While the applicant intends to match the existing divided lite windows on the front and sides of the house, the rear of the house does not contain any windows with divided lite upper sashes. All windows at the rear elevation are 1/1 double hung windows. It is staff’s opinion that the proposed muntins in the upper sashes of the replacement windows will not be compatible with the other historic windows on the rear elevation. Additionally, placing muntins between the glass is not considered to be an appropriate method for representing divided lite windows.

RECOMMENDATION

It is staff’s opinion that the work proposed retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- The replacement windows are to be wood, or aluminum-clad wood rather than vinyl-clad wood.
- The light configuration is to be 1/1 without muntins in either sash.
- The applicant shall revise the submission to reflect the updated replacement window product and light configuration and submit to HDC staff for review and approval prior to pulling the building permit for the project.

87

SCALE 100 FT. TO AN INCH.

BOSTON 86 BLVD W.



52

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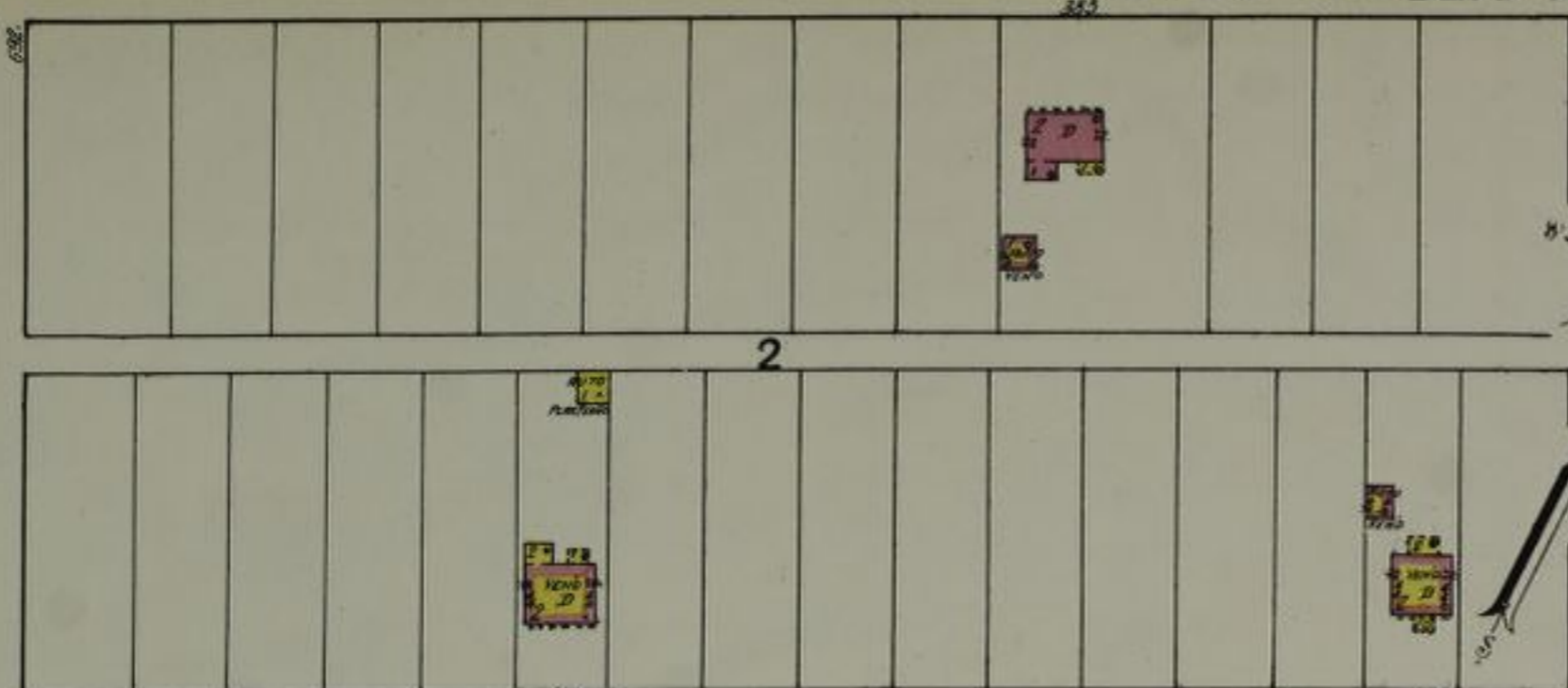
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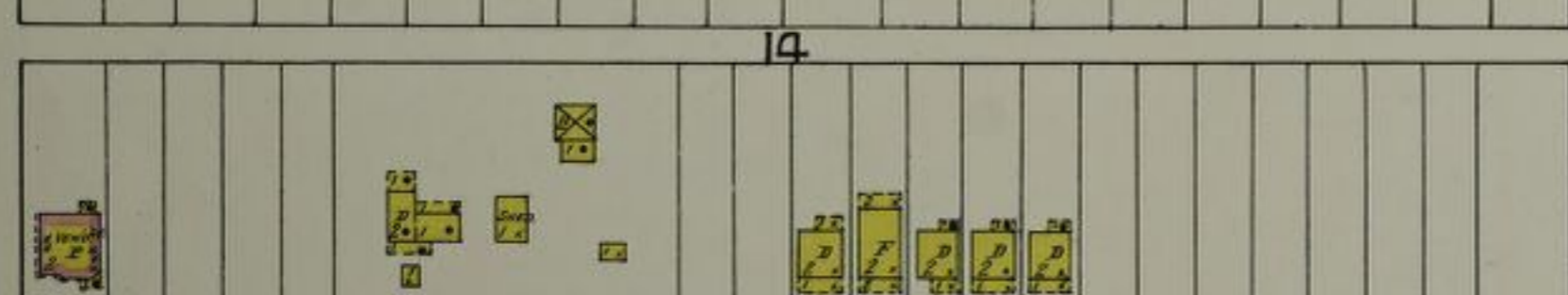
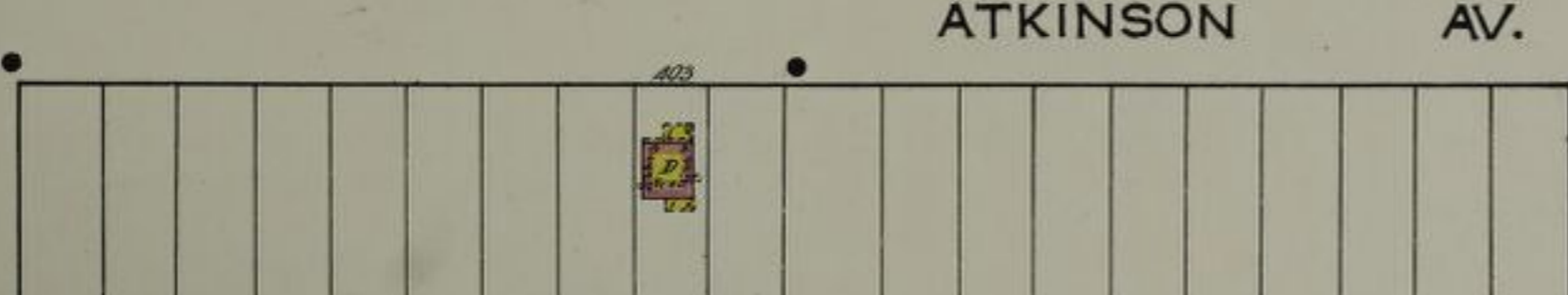
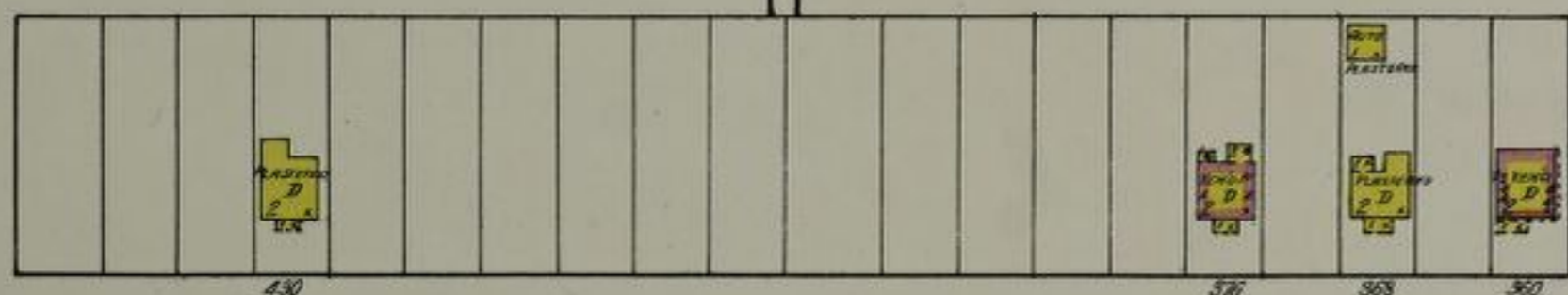
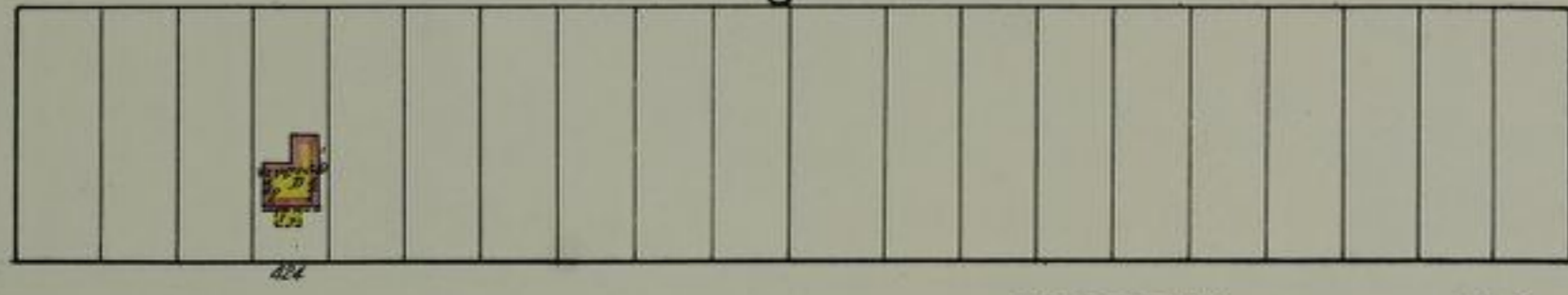
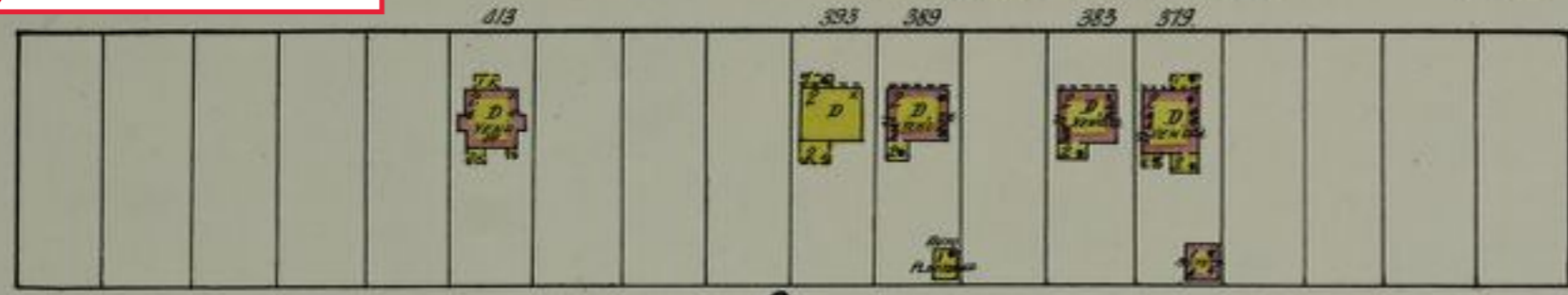
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1504 (410) LONGFELLOW



125 ft wide.

AV.

BYRON

AV.

HAMILTON BLVD

AV.

AV.

AV.

60 ft wide.

SCHMITT DIEL

AV.

45

46

41 NOT OPENED

1915 SANBORN MAP

GROSMAN SCHOOL.
HEAT: STEAM
LIGHTS: ELECTRIC.

Pine Research Map Collection
Geographic Society
Library of Congress