

STAFF REPORT: 11/13/2024 MEETING

PREPARED BY: J. ROSS

ADDRESS: 899 EDISON

APPLICATION NO: HDC2024-00572

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: JOHN MCCARTER

OWNER: MATTEW LORUSSO

DATE OF STAFF SITE VISIT: 10/16/2024

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/15/2024

SCOPE: REPLACE TWO WINDOWS

EXISTING CONDITIONS

The property located at 899 Edison includes a two-story, single-family dwelling that was erected ca. 1915. The building displays a central hipped roof with a projecting front gabled wing. A brick chimney is located at the building's east side wall. Exterior walls are clad with stucco with half timbering detail at the second story and brick at the first story, Windows are wood double-hung and casement units.



Current condition, staff photo taken on 10/16/2024

PROPOSAL

With the current submission, the applicant is seeking the Commission's approval to replace two 6/6 double-hung wood windows located at the second story bay located at the building's east side wall with two new aluminum-clad 6/6 wood windows. The applicant has noted that the existing casing/brickmould/trim will be removed and replaced, although dimensioned drawings detailing the new windows to include the casing/brickmould/trim have not been included with the current application. The application also includes the following:

- Replacement a small area of rotted wood trim directly to the south of the east side bay with new wood trim to match existing
- Remove a vent directly to the south of the east side bay and enclose the opening with brick to match adjacent

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was designated in 1973
- The application includes interior and exterior photos of the two windows proposed for replacement. Staff reviewed these photos and concluded that the windows and associated brickmould/trim do not appear to be deteriorated beyond repair. Specifically, staff has not observed widespread rot to an extent that merits replacement. As it is staff's opinion that these windows are distinctive character defining features of the house, staff concludes that this scope item is inappropriate because the work does not meet the Standards. Please see the below photos of the two windows proposed for replacement. Also, please note that the current application does not include dimensioned drawings of the new windows to include the casing/brickmould/trim



Windows proposed for replacement, interior. Photos provided by applicant



Windows proposed for replacement, interior. Photo provided by applicant



Windows and associated brickmould proposed for replacement, outlined in blue. Photos provided by applicant

- The application also proposes to replace a small area of rotted wood trim to the south of the bay in kind. A vent at this location will also be removed and the opening will be infilled with brick to match adjacent. Please see the below photos. Staff supports this approach as the vent is not a distinctive character-defining feature of the house and the area of rotted wood trim proposed for replacement is small and will be replaced in kind.



Area of trim proposed for in kind replacement (outlined in yellow) and vent proposed for removal (outlined in red). Photo by applicant



Vent proposed for removal (outlined in red). Photo provided by applicant

- Staff has noted that the contractor scope which the applicant has included at the end of the of the submission includes a reference to a kitchen expansion at the building’s rear. Staff did reach out to applicant to inquire if he wishes to include the kitchen expansion scope in the current submission for Commission review. He stated that the work referenced for the rear of the building/the described kitchen expansion is not a part of the current scope/application.

ISSUES

- The windows and associated brickmould/trim which are proposed for removal are distinctive character defining features of the home. The current application has not provided documentation that the subject windows and brickmould are deteriorated beyond repair. Therefore, the work does not meet Secretary of the Interior’s Standards for Rehabilitation, specifically Standard #6, which states the following:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Should the Commission determine that the windows and associated brickmould can be removed/are deteriorated beyond repair, please note that the application does not include dimensioned drawings of the new windows to include the sash, and casing/brickmould/trim. It is therefore unclear to staff that the proposed new windows would present an adequate match to the existing as required by the above-referenced Secretary of the Interior’s Standards for Rehabilitation, Standard #6.

RECOMMENDATION

Recommendation #1 - Section 21-2-78. Determination of the Historic District Commission – Denial: Replacement of two wood windows and associated brickmould

It is HDC staff’s opinion that the proposed window replacement, to include the existing sash and brickmould/trim, is not appropriate because the windows are not deteriorated beyond repair. The work therefore does not meet the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards #:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

&

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Staff therefore recommends that the Commission issue a Denial for the replacement of the two wood windows and associated brickmould at the building’s east side wall’s second story bay.

Recommendation #2 - Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness: Replacement of trim and enclosure of vent opening south of the east side wall’s second story bay

It is staff’s opinion that the proposed replacement of trim and enclosure of vent opening at the east side wall will not alter the features and spaces that characterize the property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the elements of design.