

STAFF REPORT: JUNE 8, 2022 MEETING

APPLICATION NUMBER: 22-7847

ADDRESS: 2235 LONGFELLOW

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: LAURA MILLER

PROPERTY OWNER: LAURA MILLER

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05-16-2022

DATE OF STAFF SITE VISIT: 05-25-2022

PREPARED BY: A. DYE

SCOPE: REPLACE ASPHALT SHINGLES ON DORMERS WITH VINYL PRODUCT

EXISTING CONDITIONS

Erected circa 1921, this 2-1/2 story structure is faced in dark brown brick and has contrasting off-white painted wood trim and windows. The symmetrical front elevation is dominated by three grouped openings per floor. The subtle raised brick quoins at the corners are contrasted by articulated frieze boards and soffits, as well as wide triangular dormers, with inverse broken pediment trim and exaggerated eaves. The central raised front porch is faced with matching brick and is partially covered by a portico supported by narrow square posts.



Staff photo, May 25, 2022

The dominant window on the house is a wood double-hung unit of varying widths and upper sash muntin patterns, however grouped casement windows are located on the side and rear elevations (leaded glass units on the east elevation and wood muntin units on the west and rear/south elevations). The front elevation dormers have vinyl sliding replacement units; the dormer walls on the front and rear elevations are faced with black asphalt shingles.

PROPOSAL

The applicant proposes to replace the asphalt shingles on the dormer walls with Mastic Cedar Discovery Triple 5” vinyl siding (pattern shown below at left). Color: Rugged Canyon (disregard the pattern shown here, reference only for color). Rugged Canyon is similar to B:16 Light Grayish Olive, MS: 5GY 4/2.



STAFF OBSERVATIONS AND RESEARCH

- The Boston Edison Historic District was established in 1974.
- While the house’s original roof and dormer walls were likely covered in slate or cedar shingles, staff does not have physical or visual confirmation on the original roofing and dormer materials for this house. As seen below, a black asphalt shingle roof was in place at time of district designation.



Designation photo, 1974, HDAB

- The dormers are distinctive character-defining features of the structure. However, the narrow width between the dormers and the overhanging eaves cause the walls to be in varying levels of shadow, helping to obscure their visibility (as seen on the photos on the following page).
- The surface area of each front elevation dormer wall is very small, but the wall surface for the rear shed dormer is much greater. It is staff’s opinion the dormers’ wall color should either be similar to the house’s (masonry) wall color or trim color.

- The asphalt shingles on the rear shed dormer wrap the corners, whereas historically (and architecturally speaking), this dormer would have a frieze board and possibly corner trim.



Staff photo



Applicant photo

- Alterations made to the front and sides of the house include the vinyl sliding window units (with between the glass muntins) in the dormers and painted black stone lintels and sills. The 2017 staff report identified the dormer windows as a violation, but the painted stone is noted now as a violation. While the color falls within the color system for the house, stone should remain unpainted; furthermore, the dark color against the dark brick causes the stone to almost disappear.
- Architectural components still in place (which are often gone or severely altered) include the downspout collector boxes and the exterior cladding and small windows on the side wall bump out. The applicant claims the existing front door is not original to the house, but staff determines it is an appropriate style and appears to have been in place at time of designation. Overall, the house retains an exceptionally high level of historic architectural detailing.



Staff photographs

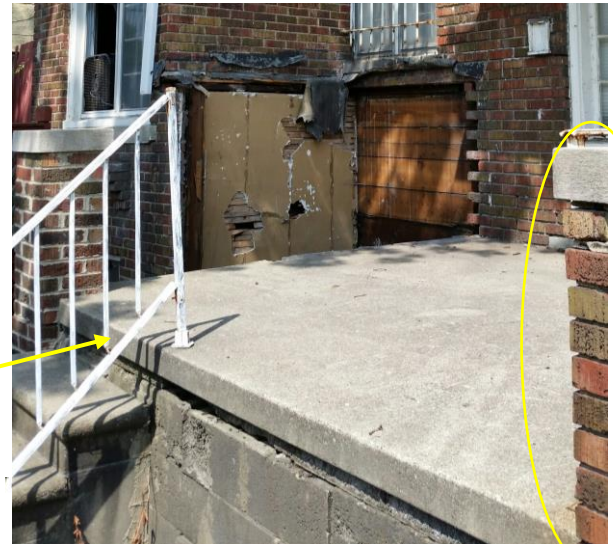
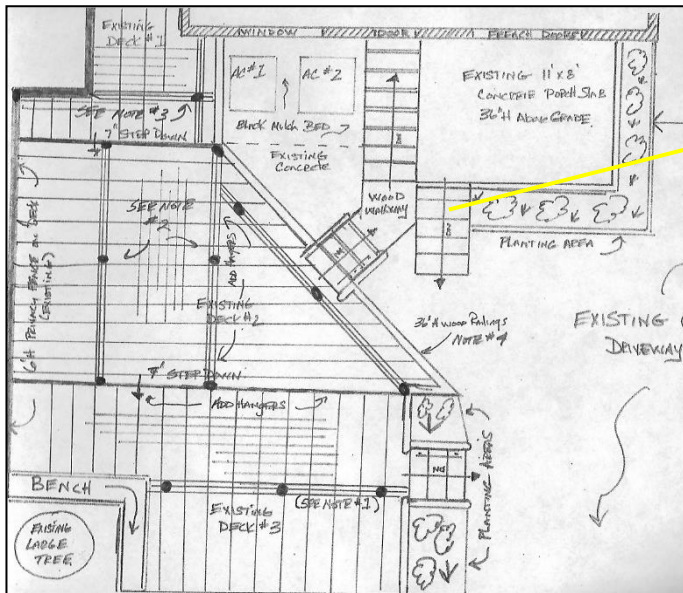


- The existing portico columns are not original to the house. Ionic fluted double columns, as seen in the 1974 (below left) and 1980 (below right) HDAB photos were removed at an unknown time. The square, trimmed out columns, painted to match the existing trim, were erected as part of the 2017 rehabilitation and included within the Certificate of Appropriateness (#17-5345).



Staff photo of existing conditions of front entry

- Also approved in the 2017 application, at the rear elevation, was the removal of a small kitchen extension (it was located where the small, mullied double-hung windows are now). Other alterations made to the rear that were not part of the approved scope of work include the removal of a corner masonry pier for the raised deck, and the installation of a contemporary, unfinished deck railing.



Above and Top Right: Rear yard drawing and photo from 2017 application.
Right: 2022 applicant photo of existing rear elevation

- In conclusion, staff identified the following components that were not approved by the HDC and are current violations. Staff discussed the vinyl windows and raised rear porch with the applicant. The owners worked with an architect on a new design that would mitigate the rear porch condition (which staff reviewed and agreed it can be approved at the staff level once it is submitted), but no suggestion to replace the vinyl windows has been made. The painting of the sills and lintels was noticed after staff’s conversation with the applicant and not addressed in time for this staff report.
 - Painting of stone sills and headers (front and side elevations)
 - Installation of vinyl sliding windows in front dormers
 - Rear raised porch alterations

ISSUES

- Architecturally speaking, dormers on masonry houses were often sided with wood clapboard or cedar shingle siding. It is staff’s opinion the installation of vinyl siding that emulates cedar shingles does not meet Standard #6. Vinyl products do not match wood products due to the sheen of the plastic material and often times differently sized profiles, pattern, and limited color choices. Also, staff is not clear on how the vinyl siding can be installed without impacting the architectural details of the dormers as staff believes vinyl end pieces are required to cover the front-facing sides of the siding. At a minimum, a wall section would be necessary to confirm how the corners will be treated if vinyl trim is needed.



RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff’s opinion the installation of vinyl “cedar shingle” siding on the front and rear elevation dormer will alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, 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.*
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 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.*
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

HDC Staff Photo



HDC Staff Photo



HDC Staff Photo



HDC Staff Photo



HDC Staff Photo



Description of existing conditions (including a brief explanation of existing materials and their current condition at location of proposed work)

2235 Longfellow was purchased in January 2021. At that time, the house and garage had black asphalt roof shingles needed to be replaced. The Historic Commission approved the roof replacement on June 11, 2021. The black asphalt shingles have been replaced with brown architectural shingles. The 4 dormers (three street facing gabled dormers and 1 alley facing shed dormer) have black asphalt shingles as their siding. The black asphalt shingles do not match the rest of the roof shingles and need to be replaced as they were installed with the rough shingles that were replaced.

Description of project (including an explanation as to why replacement-rather than repair-is required)

At this time, we are looking to remove the black asphalt shingles which are being used as siding on the 4 dormers on the roof of 2235 Longfellow. As there are no photos documenting the original dormer siding material, we are looking to replace the siding with the Mastic PlyGem Cedar Discovery shake and shingle siding. We would utilize the Perfection Shingle Triple 5" in the color Rugged Canyon. This siding has a cedar-grain texture that replicates the look of real cedar shingles.

Detailed scope of proposed work for approval (formatted as bulleted list of all proposed exterior work to be approved and permitted) including, but not limited to:

The location, quantity, and size of any exterior item that is proposed to be repaired, replaced, removed, built, or installed – Note size, color, and texture of proposed product

- Three gabled dormers on the north of the home measure approximately 7.5 feet wide by 8.5 feet long. The front of these dormers currently has exposed wood
- The shed dormer on the south of the home measures approximately 10 feet wide by 10 feet long

Currently all four dormers have black asphalt shingle siding and do not match the brown roof. The black asphalt shingles which are being used as siding will be removed. We are requesting that they be replaced with Mastic PlyGem Cedar Discovery shake and shingle siding. Specifically, the Perfection Shingle Triple 5" in Rugged Canyon. The specified siding has a cedar-grain texture that replicates the look of real cedar shingles. The exposed, unpainted dormer trim on the three gabled dormers on the north of the home will be painted white to match the dormer paint.

 Ply Gem®

MASTIC®

SIDING & ACCESSORIES



HS HAND-SPLIT SHAKE
HR HALF-ROUND

T5 PERFECTION TRIPLE 5"
D7 PERFECTION DOUBLE 7"

ALL ALL PANELS
P PREMIUM COLOR



ALPINE FOREST
HS D7 T5



P BRANDY WOOD
HS D7 T5



P DEEP CAVERN
HS D7 T5



P MAHOGANY
HS D7 T5



NATURAL SLATE
HS D7 T5



P NEWPORT BAY
HS D7 T5



P RED BRICK
HS D7 T5



P ROCK HARBOR
HS D7 T5



WHISPERING
TIMBER
HS D7 T5



P WOODLAND
RETREAT
HS D7 T5



P RED CEDAR
HS D7 T5



P TIMBER
HS D7



WALNUT
HS D7



P CEDAR
HS D7 T5



P CAPE GREY



P RUSSET RED
ALL



RUGGED CANYON
ALL



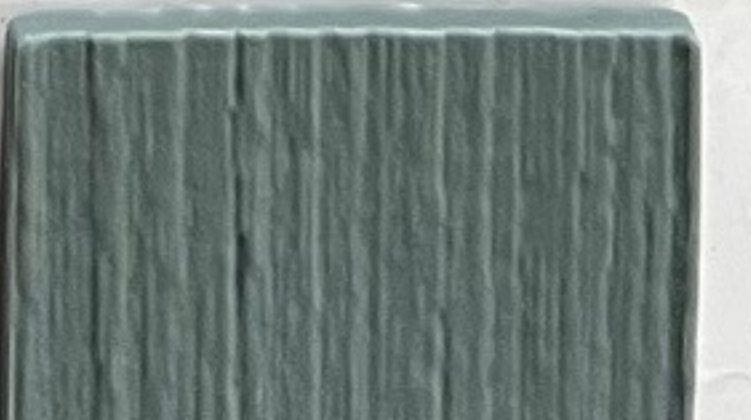
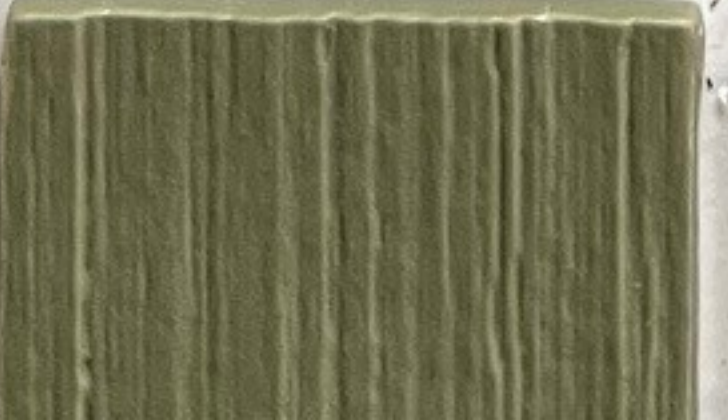
DEEP GRANITE
ALL



ENGLISH WEDGEWOOD
ALL



QUIET WILLOW
ALL

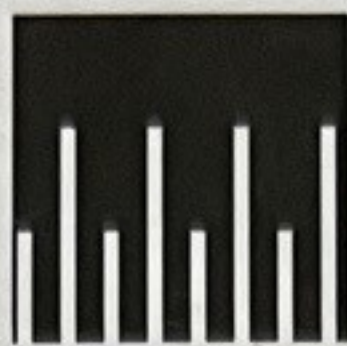




CEDAR DISCOVERY[®]

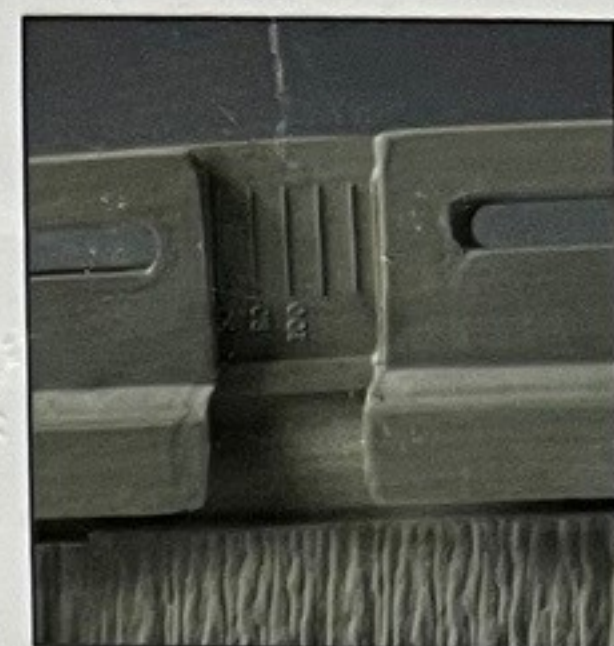
AUTHENTIC SHAKE AND SHINGLE SIDING

THE CEDAR DISCOVERY FIVE-POINT LOCKING SYSTEM: PEACE OF MIND X 5



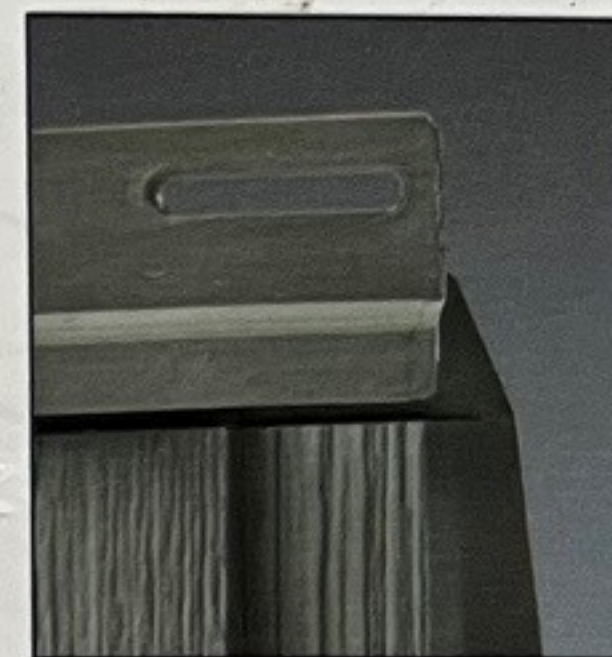
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Our exclusive, continuous, snap-in locking system runs the entire length of the panel — and provides up to twice as much support as less reliable “tab-type” systems.



Combined with our patented double-thick nail hem, this unbeatable combination provides greater stability and a stronger anchoring surface. The panel mounts securely to the wall, achieving maximum wind resistance.



SIDE FLANGE WITH NAIL SLOT

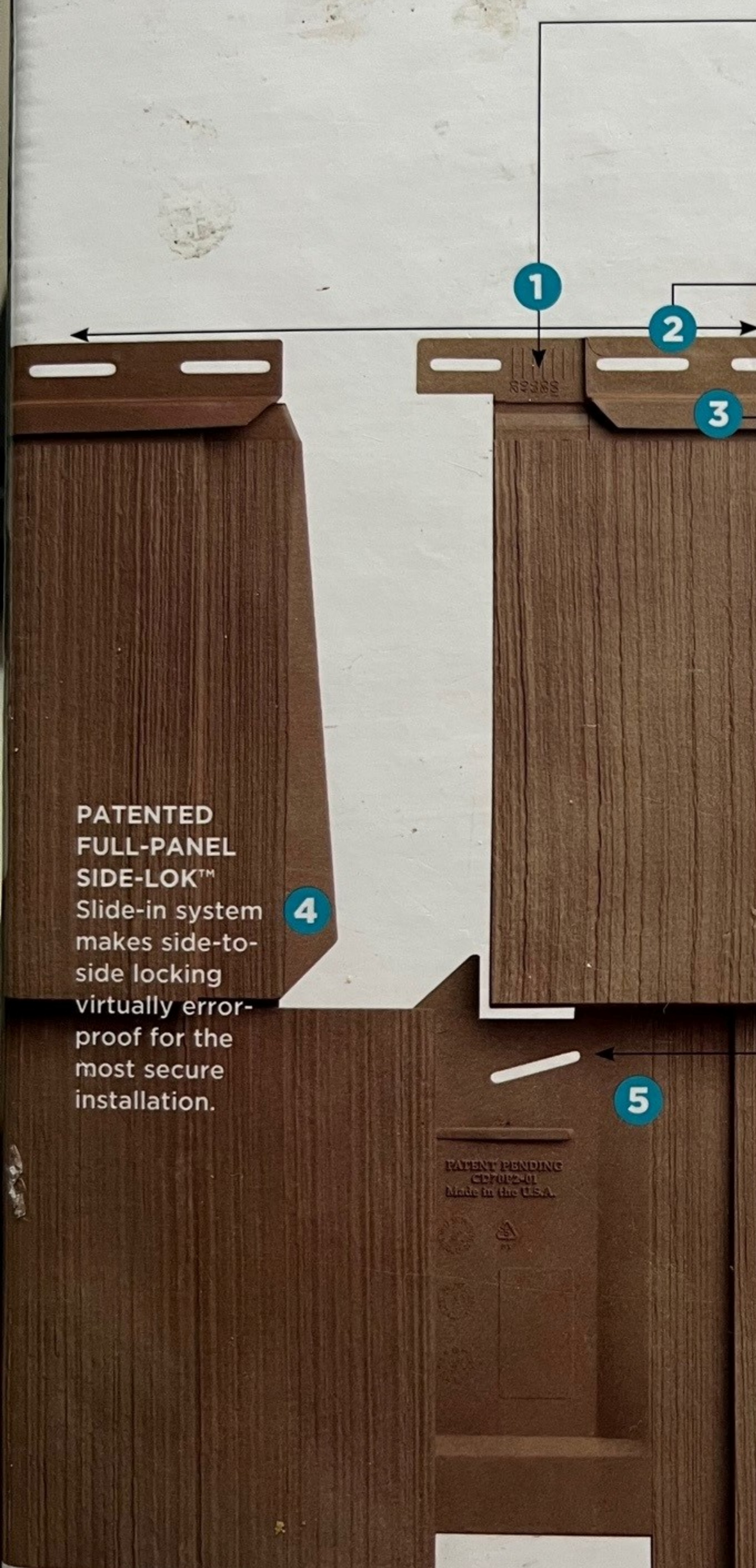
Yet another point of engagement — helps ensure a professional, seamless appearance.

230 MPH

WIND SPEED — RATED UP TO 230 MPH

Mastic's proprietary design and engineering delivers a panel that achieves superior wind resistance.

- Half-Round and Perfection Shingle Double 7" — rated up to 210 MPH
- Perfection Shingle Triple 5" — rated up to 230 MPH
- Hand-Split Shake — rated up to 190 MPH



PATENTED FULL-PANEL SIDE-LOK[™]
Slide-in system makes side-to-side locking virtually error-proof for the most secure installation.

CEDAR DISCOVERY® > AUTHENTIC SHAKE AND SHINGLE SIDING



No paint. No stain. No hassles. That's the real beauty of Cedar Discovery®. The classic, rugged look of real cedar shakes and shingles. Realistic textures. Random gaps and grooves. Deep shadow lines. Cedar Discovery delivers unsurpassed style and performance.

HAND-SPLIT SHAKE

Rich, realistic texture and deep random grooves replicate the beautifully rustic look of real cedar shakes.

PERFECTION SHINGLE™ TRIPLE 5"

Random gaps and a cedar-grain texture replicate the look of real cedar shingles.

PERFECTION SHINGLE™ DOUBLE 7"

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