



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

HISTORIC PRESERVATION COMMISSION

ALTERATION TO A HISTORIC PROPERTY STAFF REPORT

Site: 7 Westwood Road c.1874 Goodrich-Dawe House
Case: HPC 2016.103 Westwood Road Local Historic District

Applicant Name: Henry Stone, Contractor for David Cohen & Maggie Lampert, Owners
Applicant Address: 86 Wellesley Street, Weston, MA 02493

Date of Application: December 8, 2016
Legal Notice: *Replace window with a door on rear porch.*
Staff Recommendation: *Conditional* Certificate of Appropriateness
Date of Public Hearing: January 17, 2017

I. BUILDING DESCRIPTION

ARCHITECTURAL DESCRIPTION:

See Attached Form B.

HISTORICAL CONTEXT/EVOLUTION OF STRUCTURE OR PARCEL: See Attached Form B. The building was moved from its original location centered on the road circa 1895.

PROJECT DESCRIPTION

1. Proposal of Alteration:

1. Replace window with a French door on the rear porch.

See the final pages for details and photos.



7 Westwood Road

II. FINDINGS

Prior Certificates Issued/Proposed: Egress stairs were added to the porch on the rear of the building in 1997. The current owners have been renovating their kitchen and would like to make the back porch more integrated with the kitchen. The proposed doors would be moved 1' from the western edge of the current rear windows and would be a little wider than the existing windows. The location of the existing back door would not be altered.

1. Precedence:

- *Are there similar properties / proposals?*
Replace window with a door on the rear porch.

There have been requests for an alteration to the fenestration on rears of other buildings visible from the public right of way: 137-145 Central Street, 198 Central Street, 57 Columbus Avenue, 58 Meacham Road, 144 Morrison Avenue, and 8 Mount Vernon Street. There have been requests for alterations to the second means of egress or fire escapes, and there have been requests for additions. Some of these alterations are very visible from the public right of way such as at 137-145 Central Street and reflect the changing needs of the inhabitants.

2. Considerations:

- *What is the visibility of the proposal?*

The proposed alterations are visible from the public right of way between 2 houses on Cambria Street.

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

The building has had few changes over the last 2 decades. See photos at the end of the document.

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

The backs of buildings reflect the changes in use over time more than any other portion of a 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.*
- C. *Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.*
- D. *When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.*
- 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.*
- 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.*

The rear of the building is not discussed in the Form B. No historic materials will be altered. No replacement of significant architectural features will be undertaken. The existing openings have already been altered. No historic materials will be replaced. The rear of the building is minimally visible from Cambria Street.

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.*

The size of the opening will be altered to contain a double door.

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.

The casings will match the existing casings.

III. 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.

While, HPC Guidelines presuppose that any changes in the Local Historic District should enhance the historic character of the neighborhood and that existing conditions must be maintained as they are, the Staff believes that the idea of the French doors is not inappropriate and that the proposed alteration would not be derogatory to the district.

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 Westwood Road Local Historic District; therefore **Staff recommends that the Historic Preservation Commission grant Henry Stone, contractor for David Cohen and Maggie Lampert a Certificate of Appropriateness** for the installation granite steps and pathway at 7 Westwood Road with the following conditions..

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed design for which this Certificate of Appropriateness was issued, new plans shall be submitted to Historic Staff prior to commencing the work.
3. A French door shall replace the windows on the ground floor on the rear porch per plans provided by Henry Stone dated 12/20/2016.
4. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.1093
Historic Name:	Bradshaw, Charles H. House
Common Name:	
Address:	7 Westwood Rd
City/Town:	Somerville
Village/Neighborhood:	Spring Hill
Local No:	43-F-17
Year Constructed:	
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	smv.ap: Westwood Road Historic District SMV.AT: Westwood Road Historic District SMV.AY: Somerville Multiple Resource Area
Designation(s):	Local Historic District (3/11/1985); Nat'l Register District (9/18/1989); Nat'l Register MRA (9/18/1989)



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Wednesday, August 08, 2012 at 3:53: PM

FORM B - BUILDING

Assessor's Number

USGS Quad

Area(s)

Form Number

43-F-17

AP,AT,
AY

1093

MASSACHUSETTS HISTORICAL COMMISSION

80 BOYLSTON STREET

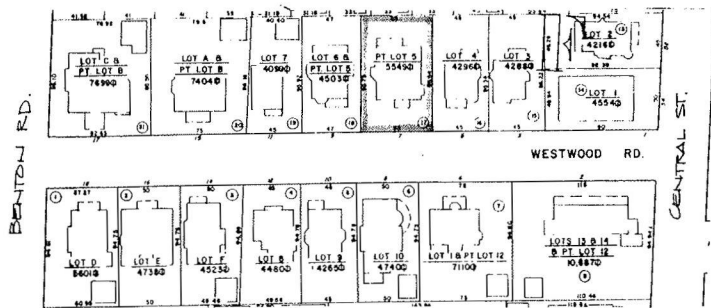
BOSTON, MASSACHUSETTS 02116

Town SomervilleNeighborhood or village Spring Hill7 Westwood RoadName Charles H. BradshawPresent residentialOriginal residentialConstruction 1899street directoriesForm Colonial RevivalArchitect/Builder

Material:

Foundation brickWall/Trim vinyl sidingRoof asphaltOutbuildings/Secondary Structures noneMajor Alterations (with dates) Condition goodMoved ☒ no ☐ yes Date Acreage 5,549 square feetSetting small residential lot on landscaped street**Sketch Map**

Draw a map showing the building's location in relation to the street cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Patricia ConleyOrganization Somerville Historic Preservation CommissionDate (month/year) July 1994RECEIVED
MAY 29 2012

MASS. HIST. COMM.

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

7 Westwood Road is the most elaborate Colonial Revival style house on Westwood Road. Symmetrically designed with a prominent center gable with returns, the house is three bays wide with a deck hipped roof. Details include a fanlit center entrance framed by three-quarter sidelights and corinthian pilasters. A formal entrance porch is supported with clusters of three fluted Corinthian columns and a heavy entablature with denticulated cornice. The classical detailing is continued on the second floor, where an elaborate center window (which was later converted to a door) is framed by sidelights and corinthian pilasters crowned by a broken scrolled pediment. The denticulated cornice with egg-n-dart molding along the roofline is continued on the center gable where a lunette with a fanlight window is located. Other architectural elements include a pedimented dormer and two bow windows on the west elevation. The square bow window on the first floor continues the classical motif with doric pilasters and a denticulated cornice with entablature, which duplicates the details on the entrance porch. Although this house has been clad in vinyl siding, it retains most of its classical ornamentation.

HISTORICAL NARRATIVE

☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Westwood Road was originally platted on the Shute estate and Benton farm in 1874, but was not developed until 1894, when hardware dealer Charles Bradshaw replatted the entire subdivision. To landscape the street, Bradshaw moved mature elms and maples from elsewhere on the estate to the street line and retained the estate's granite posts as the entrance to the road. Eight Shingle Style houses designed by Somerville architect J. St. Claire Harrold were initially built by Bradshaw, and by 1905, a total of 17 houses had been constructed. The first owners on Westwood Road were a cross-section of Somerville business and professional interests at the turn of the century. Divided between Boston and local concerns, the owners included lawyers, pharmacists, shoe, jewelry and desk manufacturers, and dairy and produce dealers. Westwood Road is Somerville's closest representation of a picturesquely-planned nineteenth century subdivision and remains one of the City's finest collection of Shingle and Colonial Revival style residences.

Street directories indicate that 7 Westwood Road was built in 1899 for the developer of the subdivision, Charles H. Bradshaw, who previously resided at 175 Summer Street. An article in the Somerville Journal in 1901 included 7 Westwood Road in a list of the City's most valuable residences. The value of the property was quoted as \$7,700.

BIBLIOGRAPHY and/or REFERENCES

☐ see continuation sheet

Somerville Journal. October 25, 1901.

Somerville Street Directories: 1895-1905.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

SOMERVILLE

7 WESTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AP, AT, AY

SMV.1093





COHEN/LAMPERT KITCHEN
7 WESTWOOD ROAD

DRAWINGS PROVIDED BY:
HENRY STONE BUILDERS, INC.

DATE:

12/8/2016

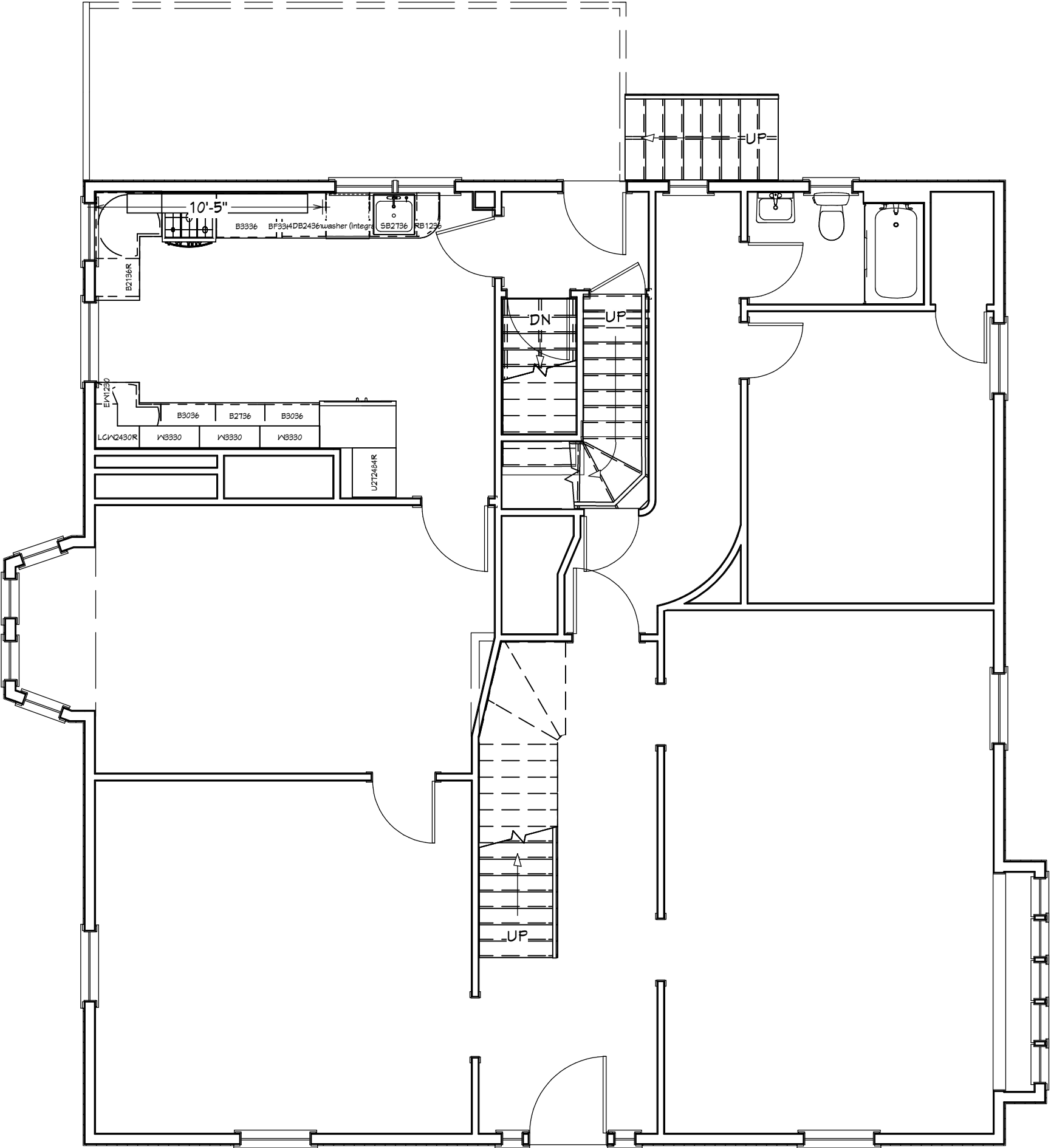
SCALE:

3/16" = 1'0"

SHEET:

A-9

EXISTING FIRST
FLOOR PLAN



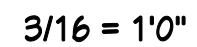
COHEN/LAMPERT KITCHEN
7 WESTWOOD ROAD

DRAWINGS PROVIDED BY:
HENRY STONE BUILDERS, INC.

DATE:
12/2/2016

SCALE:
3/16" = 1'0"

SHEET:
A-1



A-2



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

3/8" = 1'0"

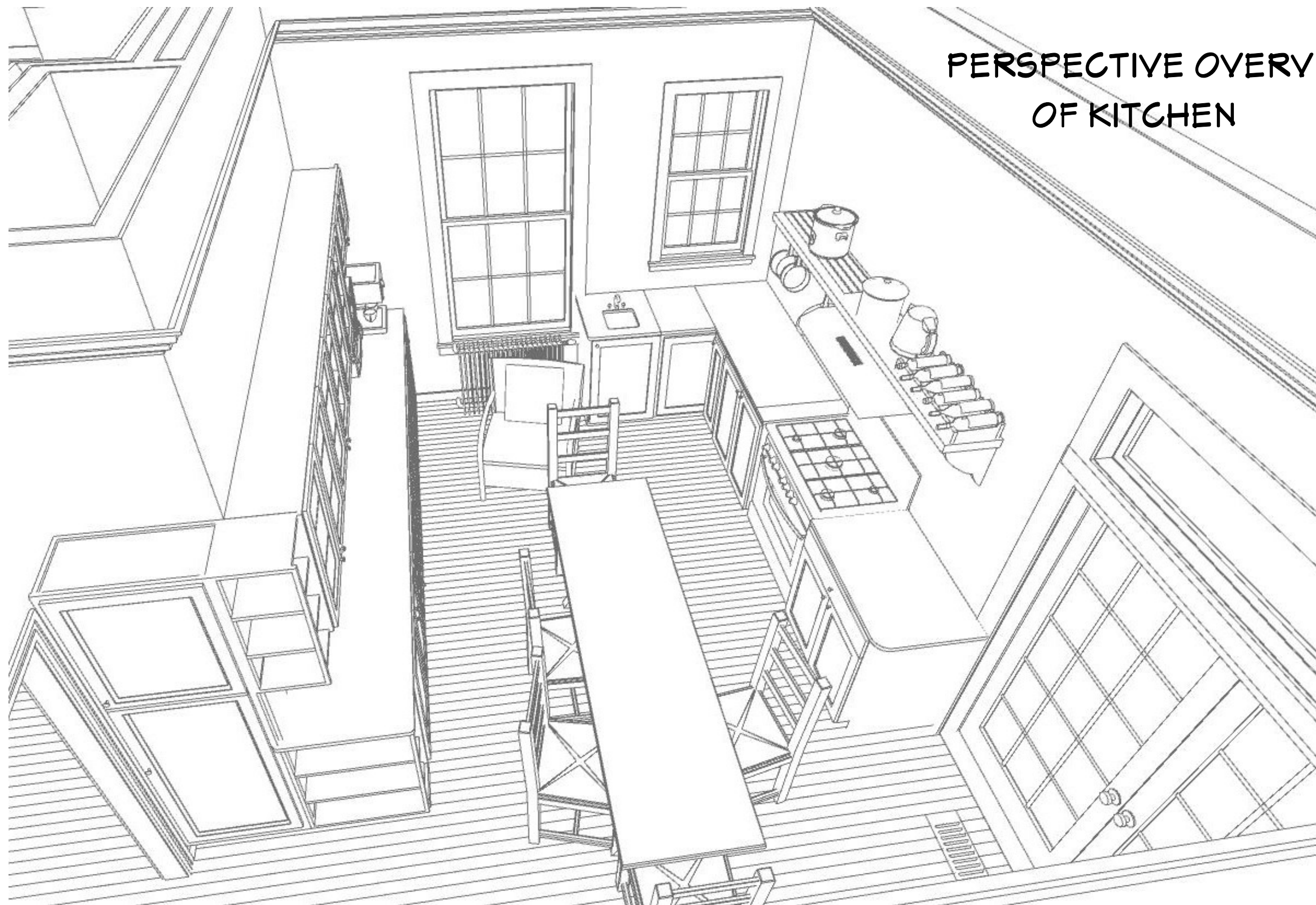
COHEN/LAMPERT KITCHEN
7 WESTWOOD ROAD

DRAWINGS PROVIDED BY:
HENRY STONE BUILDERS, INC.

DATE:
12/2/2016

SCALE:
3/16" = 1'0"

SHEET:
A-4



PERSPECTIVE OVERVIEW OF KITCHEN

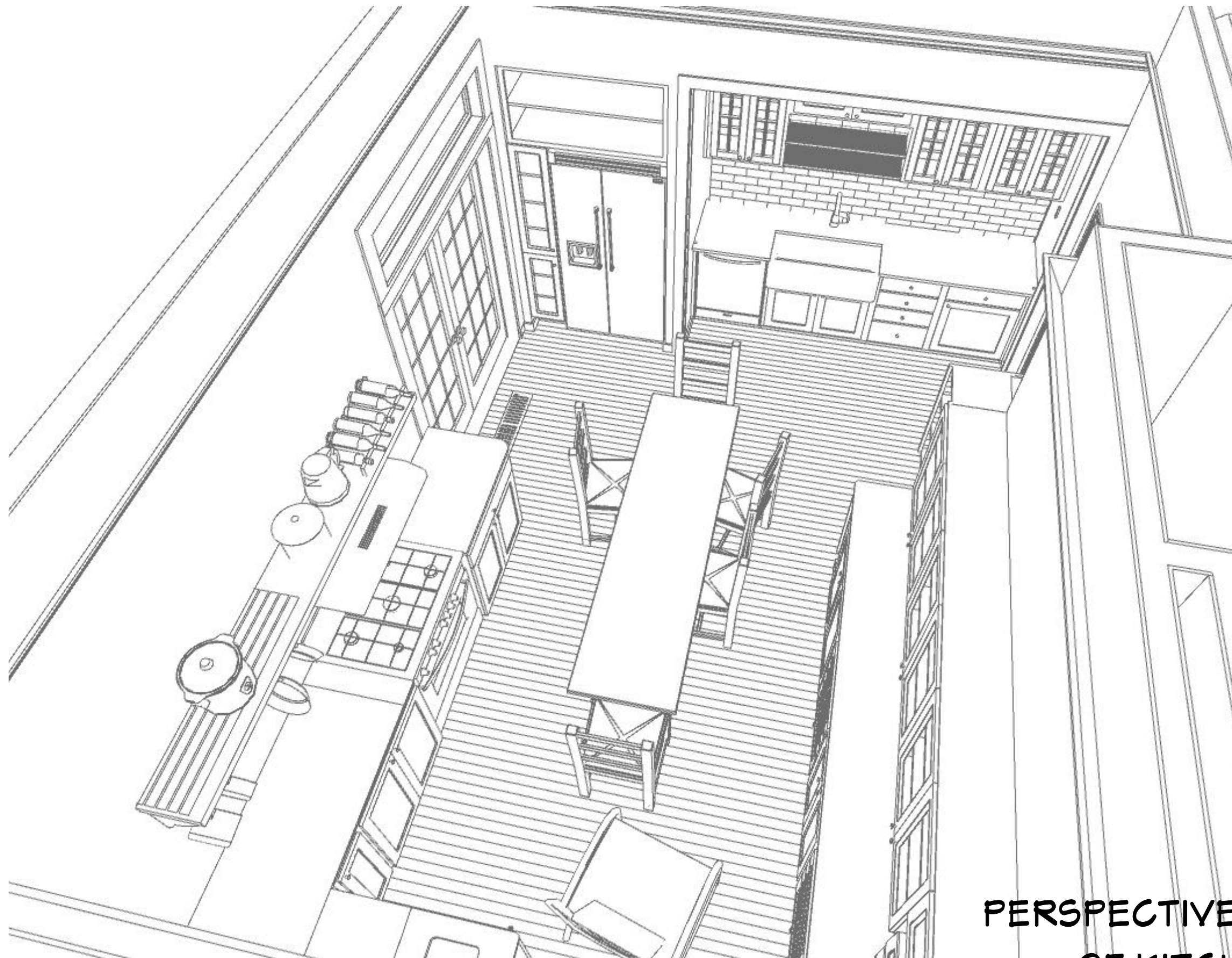
COHEN/LAMPERT KITCHEN
7 WESTWOOD ROAD

DRAWINGS PROVIDED BY:
HENRY STONE BUILDERS, INC.

DATE:
12/2/2016

SCALE:
3/16" = 1'0"

SHEET:
A-5



PERSPECTIVE OVERVIEW
OF KITCHEN

COHEN/LAMPERT KITCHEN
7 WESTWOOD ROAD

DRAWINGS PROVIDED BY:
HENRY STONE BUILDERS, INC.

DATE:

12/2/2016

SCALE:

3/16" = 1'0"

SHEET:

A-6