



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MAYOR

HISTORIC PRESERVATION COMMISSION

ALTERATION TO A HISTORIC PROPERTY STAFF REPORT

Site:	178 Central Street	c.1840 Adams-Locke House
Case:	HPC 2014.014	Single Building Local Historic District
Applicant Name:	Serge Roy, Owner	
Applicant Address:	178 Central Street	
Date of Application:	March 2, 2016	
Legal Notice:	<i>Replace concrete pathway with pavers.</i>	
Staff Recommendation:	Certificate of Appropriateness	
Date of Public Hearing:	April 19, 2016	

I. BUILDING DESCRIPTION

The Adams-Locke House is significant as one of the first non-vernacular houses built on Winter Hill. Built ca. 1840, this well-preserved grand sidehall plan Greek Revival-style house. It has a three-bay facade sited with its gable end to the street. Other notable features include the broad entablature at the cornice, wide corner boards, and full-width Doric porch (to which a ca. 1910 roof railing has been added). The entrance is flanked by full-length sidelights. The interior retains most of its original doors, door and window enframements, baseboard moldings, and decorative moldings. Recent interior demolition work for the kitchen has revealed post and beam construction with brick nogging.



HISTORICAL CONTEXT/EVOLUTION OF STRUCTURE OR PARCEL:

Originally a farmhouse, the house stands on land the boundaries of which one extended south to Medford Street and north to Broadway. The house was built by Charles Adams, a well-known figure on Winter Hill during his day. Adams was a farmer, animal husbandman, and state legislator. He is known to be one of the original merchants at Boston's Quincy Market.

A subsequent resident of the house was Woodbury Locke, a "cutter" employed in the leather/shoe business in Boston.

II. PROJECT DESCRIPTION

1. *Proposal of Alteration:*

1. *Replace concrete pathway with brick pavers set in a herringbone pattern with edging pavers set at right angles to the direction of the path.*

He would like to resurface the walkway with brick pavers instead of the concrete. See the final pages for details and photos.

II. FINDINGS

1. *Prior Certificates Issued/Proposed:*

C/A	Nichole & Bill Bookwalter	2002.046	<ol style="list-style-type: none"> 1. Install a 4' "Hurley Picket" fence along front yard and driveway as outlined by the contractor; and 2. Install a 5'6" double swing gate at walkway and a second gate toward the rear of the yard.
C/A	Nicole Bookwalter	2004.037	<ol style="list-style-type: none"> 1. Reconstruct chimney from attic level using new Boston Colonial or Boston Paver bricks; 2. Install new lead flashing; and 3. Install a raincap provided that is copper or black.
C/A	Serge Roy	2014.014	<ol style="list-style-type: none"> 1. The replacement door will match the existing side door on the ell; 2. The replacement Marvin Tilt Pac insulated wood window sash and new wood window shall have 6/6 glazing, spacer bars, and no Low-E glass to match the existing windows in form, material, and pattern. 3. Window casings for the new window and one other window shall replicate the casings on the rest of the house.
C/NA	Serge Roy	2014.021	<ol style="list-style-type: none"> 1. Three-tab asphalt shingles shall be installed to match the existing in texture, size, shape, and installation detail. 2. The fascia shall match the existing in material, size, shape, and installation detail. 3. The gutters shall match the existing in material, size, shape, and installation detail. 4. The fence shall match the existing in material, size, shape, and construction details.

2. *Precedence:*

- *Are there similar properties / proposals?*
- *Replace concrete pathway with brick;* The Commission has granted Certificates of Appropriateness to replace existing paving materials with various types of pavers at 53 Atherton Street (2013), 27 Columbus Avenue (2002), 11 Linden Avenue (2013), 25 Russell Street (2003), 45 Vinal Avenue (2007) and 53 Moore Street (2014). 30 Bow Street (2001) was granted Certificate for an apron of granite pavers with a gravel driveway. 1 Summer Street (2005) received a Certificate of Appropriateness to replace the cement walkway with granite pavers and 53 Moore Street (2014) and 24 Summer Street (2015) replaced their pathways with brick pavers.

3. *Considerations:*

- *What is the visibility of the proposal?*
The walkway is visible from the public right of way.
- *What are the Existing Conditions of the building / parcel?*
The concrete pathway is in poor condition. See photos at the end of the document.
- *Is the proposal more appropriate than the existing conditions?*
Brick pathways have been used since time immemorial and were common during the 19th century.
- *Is the proposal more in-keeping with the age, purpose, style and construction of the building?*
The proposed alteration is more in-keeping with the age, purpose, style and construction of the building than the existing condition.

- *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 pathway was not discussed in the Form B. No historic materials will be replaced or altered. No physical or documentary evidence exists of the material of original pathway. The proposed change is visible from the public right of way.

Landscape Features and Paving

- 1. *The general intent of this section is to preserve the existing or later essential landscape features that enhance the property.*
- 4. *The original layout and materials of the walks, steps and paved areas should be maintained if significant grade changes constitute an important feature of the structure or site. Consideration will be given to alterations if it can be shown that improved site circulation is necessary and that the alterations will accomplish this without altering the integrity of the structure.*

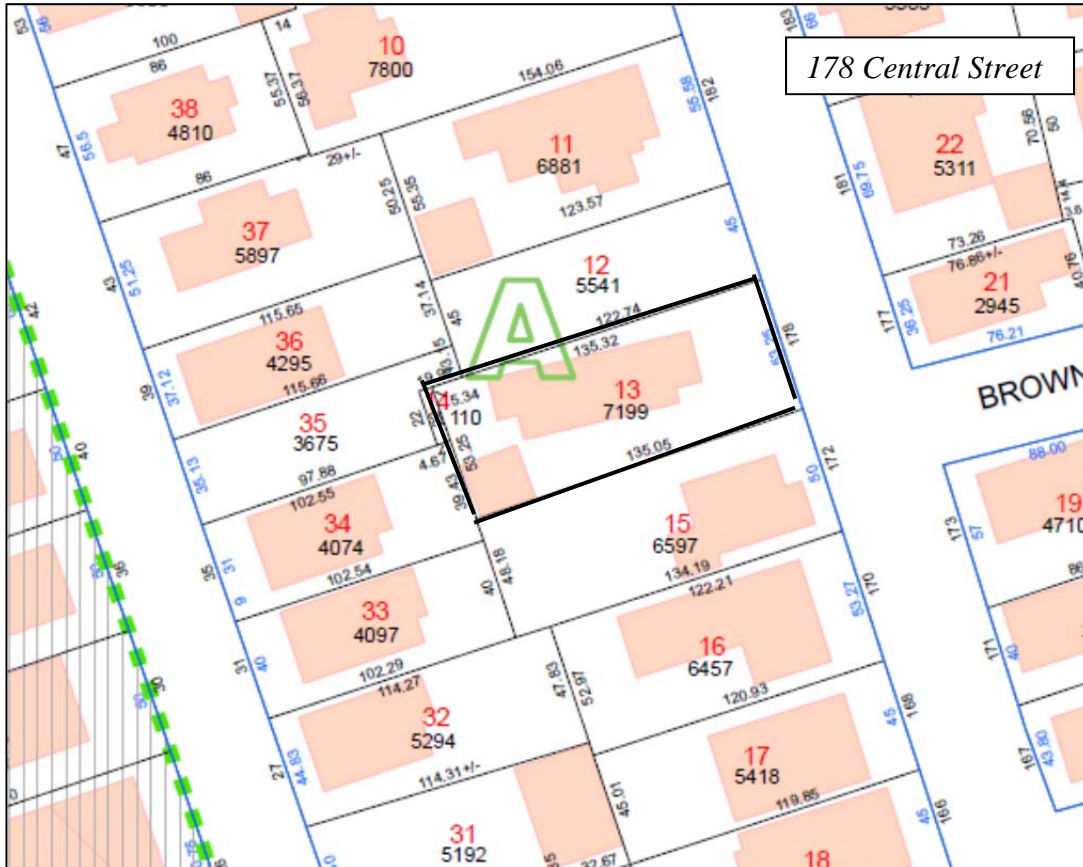
There are no alterations to the essential landscape features. There are no changes to the layout of the pathway. The new brick pathway will not alter the essential integrity of the house or the district. The Applicant would like to lay a decorative herringbone pattern with edging.

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.

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 178 Central Street Local Historic District; therefore **Staff recommends that the Historic Preservation Commission grant Serge Roy, Owner, a Certificate of Appropriateness for 178 Central Street** with the following contingencies.

1. Applicant shall obtain all appropriate building permits prior to commencing work.
2. The walkway shall retain the current dimensions, alignment and location.
3. The walkway shall have real brick pavers to be laid in a herringbone pattern with an edging pattern as indicated in the attached photos.
4. If the approval differs from the plans, new plans shall be submitted to Historic Staff prior to commencing the work.
5. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.



Existing pathway (approx. 20 feet long and 3.5 ft wide) leading to front of house facing Central Street from sidewalk



Path to front porch needs replacement

← 178 CENTRAL ST →

Existing pathway is made of poured cement: cement is broken and deteriorated. Is a safety hazard



Proposed replacement of cement path with Brick Path (these are examples from Internet). We would use antique brick and arrange them in diagonal herringbone pattern) similar to shown.

