



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: 178 Central Street c.1840 Adams-Locke House
Case: HPC 2019.026 Single Building Local Historic District

Applicant Name: Serge Roy, Owner
Applicant Address: 178 Central Street

Date of Application: April 19, 2019
Legal Notice: *Replace windows*
Staff Recommendation:
Date of Public Hearing: May 21, 2019

I. BUILDING DESCRIPTION: See attached Form B for architectural and historical information.

1. PROJECT DESCRIPTION

1. Proposal of Alteration:

1. *Replace window sash with Marvin wood ultimate double hung sash with spacer bars and applied muntins.*

The Applicant would like to replace all non-original windows with Marvin® windows to match the ones used on the kitchen renovation.



A report from 1983 by Christopher Kingsley for a former owner provided the attached window schedule. It should be noted that only the ground floor front are originals. The other original windows were located at the rear of the house and on the sides. The rear windows have been replaced. The two windows on the northeast (left) side of the building are visible obliquely from the street and at a distance. See attached information from the owner regarding the condition of the windows and his reasoning behind the request to replace all but the original windows.

II. FINDINGS

3. *Considerations:*

- *What is the visibility of the proposal?*
The windows are visible from Central Street.
- *What are the Existing Conditions of the building / parcel?*
See addendum by owner.
- *Is the proposal more appropriate than the existing conditions?*
They are proposing to install the same windows as approved by HPC in 2014 and 2016. Staff found that most of the remaining windows were already replacement windows
- *Is the proposal more in-keeping with the age, purpose, style and construction of the building?*
The proposed alteration is in-keeping with the age, purpose, style and construction of the 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.*

The windows were not discussed in the Form B, although the casings and trim were mentioned.

C. *Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.*

The Applicant states that the windows are not original, improperly installed and are in poor condition. Staff noted that they were relatively modern wood replacement windows .

D. *When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.*

The Applicant intends to replace the windows with ones in a form similar to the existing 6/6 or 1/1 patterns as described in the 1983 structural report.

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.*

1. The windows will match the existing in form, material, and pattern.

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 second floor front windows are the most visible, the other windows are visible down the driveway and across the neighbor's yard.

C. 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 original door and window openings have not been altered. The Applicant does not intend to alter the existing openings.

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 ...

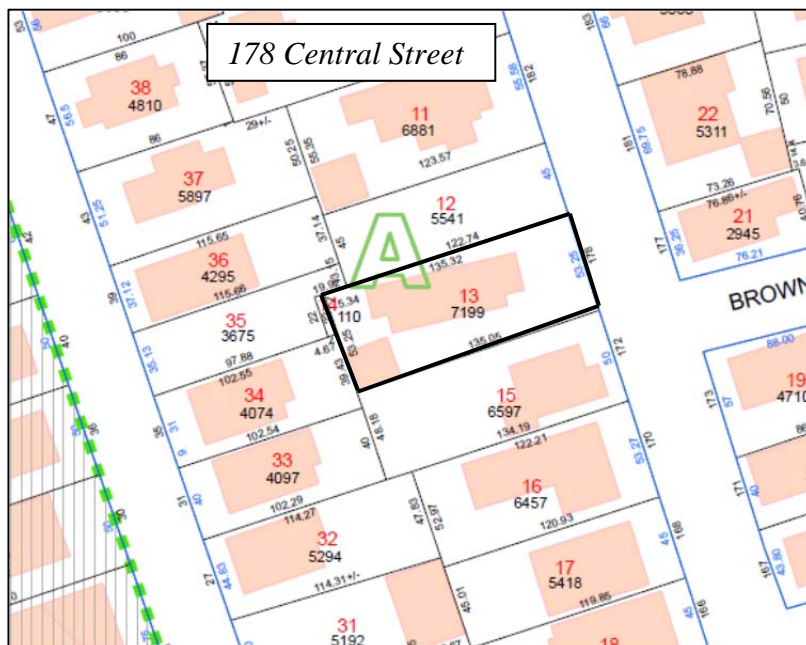
See attached for the reasons the Applicant would like to replace most of the windows. Staff finds the house to be well set back from the street. The remaining full sized ground floor windows will be retained; all the other windows have either been replaced. The most recent replacements were on the rear of the house where they were not visible from the street or too far from the right of way for a viewer to see the differences between the old and new windows. Staff finds that the current windows

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 due to the distance of the windows from the street; therefore **Staff recommends that the Historic Preservation Commission grant Serge Roy, Owner, a Certificate of Appropriateness for 178 Central Street** with the following contingencies.

2. Applicant shall obtain all appropriate building permits prior to commencing work.
3. The attic windows shall be replaced with Marvin Tilt Pac insulated wood window sash which shall have 6/6, 2/1 or 1/1 glazing as noted, spacer bars, and no Low-E glass to match the existing windows in form, material, and pattern.
4. The muntin size shall be the same dimensions and shape as in the existing windows.
5. If the work differs from the approved Certificate, a new application shall be submitted to Historic Staff prior to commencing the work.
6. Historic Staff shall issue a sign-off upon completion of the project that this was done in accordance with the Certificate and approved plans.



From e-mails from Serge Roy, Owner

“(T)he documentation in support of each of the following reasons for replacement:

1. Consistency and overall aesthetics: avoiding seeing a patchwork of different windows and styles from the street (e.g. some with storms/some without; some with half screens/some with whole screens; etc). This is highly objectionable and appears as though the restoration was never completed properly.
2. Structural deterioration on some windows: i.e. broken mullions, rotten wood.
3. All of the remaining windows have ineffective jams retrofitted with aluminum spring-loaded channels that no longer function: cold air pours through them; the casements rattle and do not stay in place when trying to leave a window partially open. They detract from the historic nature of the house from the interior, which is an important consideration to a properly restored home
4. A number of storm windows have large cracks from the following process: the storm window glass gets covered in a sheet of ice on the inside in winter (cold air leaking around jams mixes with humid interior air to condense and freeze on the interior portion of glass. When this ice melts it cracks the storm window). This is happening regularly throughout the house 3-4 windows per year. This is both a safety concern (walking underneath a second story window with a large glass shard ready to drop) and gives a shabby unkempt appearance to house. These large cracks can be seen from exterior. Fixing the glass does not stop the process.
5. Energy conservation: wherever possible - and without destroying the historic character of the building - we as citizens have an obligation to reduce our energy foot print. Our house is consistently rated by Eversource as being among the most expensive to heat when compared to neighboring homes of similar size and number of occupants.... despite our keeping the thermostat between 60-65 deg F and being very frugal. Insulated glazing and providing airtight fittings through period-correct, high-quality replacements will help in this regard as heat loss through drafty windows is a rapid source of heat transfer. A heated house with drafty windows never feels really warm.

“Very interesting report by the BU student and a rare find. Although the floor plan and key are hard to read (and only a downstairs floorplan is included) the text is very clear and specifically identifies which windows are original and which are not. Apparently there were two periods in which replacements were made: a late Victorian period around 1900 and a more recent period. The text is clear without the key and I hope you have a chance to read it. I can save you and the committee some time and point you to the pertinent sections:

On p 29 the report indicates that all frames are original but “there are a variety of sashes introduced over the years”. **Please note that my proposal does not request to change any of the frames.**

FIRST FLOOR

On page 37 it describes the front vestibule on the right as a replacement window (not original) but of the 2 over 1 style introduced as a late Victorian modernization to the house around 1900.

On page 41 it describes the two front facing floor to ceiling parlor windows as original and the remainder of windows in both parlors as later (non-Victorian modernization) replacements. If you look closely at the glass of the original parlor windows they are blown glass whereas all others are not, further confirming this reports findings. The windows in the dining room are not specified as originals and if you look at their glass and muntins

they match perfectly with those identified as replacements in the parlor. Kitchen windows are not part of this proposal and have all been replaced with Marvin Tilt-Pac windows per your prior approval. **Please note that I am not requesting to replace any of these original windows downstairs.**

SECOND FLOOR

On p 23 it describes windows of the second floor dormers in rear of house as all being replacements. Not surprising as the dormers were not original to house.

On page 32 it describes the rest of the second floor sashes: "Two original 6 over 6 sash may be found on the houses NE side, both with openings measuring 33 x 55.5. The balance of second floor windows with original frames and replacement sash have". **So there are only 2 original windows on second floor and they should not be considered as part of the proposed replacements**

ATTIC

All of these windows were approved for replacement and now have Marvin windows.

SUMMARY

So clearly from this description in this report the only original windows (including sashes) are the two floor to ceiling windows facing the street in the downstairs parlor and the two on the Northeast façade on second floor wall . So as to your point, I am not requesting that any of the windows original to the house for replacement in this proposal. Only non-original windows are being requested for replacement using the Marvin Tilt-Pacs -which were already approved in a number of locations in the house from prior renovations.

Serge Roy
178 Central Street
Somerville, MA 02145
617 233-1638; sroy@bu.edu

To: Somerville Historic Preservation Commission

16 April, 2019

From: Serge Roy (owner)

Re: Application to complete window replacement at 178 Central (Adam-Locke House)

We are asking to replace the remaining windows in our historic home for continuity (aesthetic) and energy efficiency reasons. We received approval to replace the kitchen windows in 2014 and the attic windows in 2016 (see attached). Finances prevented us from doing the entire house (\$1700 a window installed!) but now we are ready to complete this aspect of our home restoration. The current state is that we have 7 replaced windows and 19 that have not had replacement, therefore a kind of hodge podge of styles currently (see attached photos). The replaced windows were of the highest quality (Marvin Tilt Pac insulated wood window sash and 6/6 glazing, spacer bars, and no Low-E) and consistent with Historic Requirements having met prior approval by your committee. Our proposal is to continue with the same Marvin windows with the exception that the outside sash will be black, which is a nice historic look, and will match the original floor to ceiling windows (blown glass) that will not be replaced (they face the street and have attached picture).

As before, we will keep the window/door frames, interior/exterior trim but replace the sashes with the Marvin Tilt-Pac. I have attached photos of the existing Marvin windows (interior and exterior) as well as photos of windows needing replacement. Without storm windows and only a lower screen panel, the replacement windows give the house a nice historic appearance while upgrading the energy efficiency. I plan on painting the existing Marvin windows black so they match the proposed windows which will come pre-painted black on exterior and white on interior.

Because this is a continuation of a previously approved proposal, would it be possible to expedite this? There is a long queue for window replacement and I want to get them in before end of summer. Further scraping and painting on the exterior will be needed once installed to remove old paint and uneven surfaces that were covered by storm windows.

Thank you and best regards,

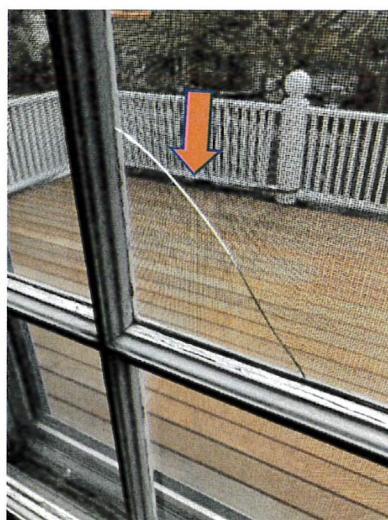
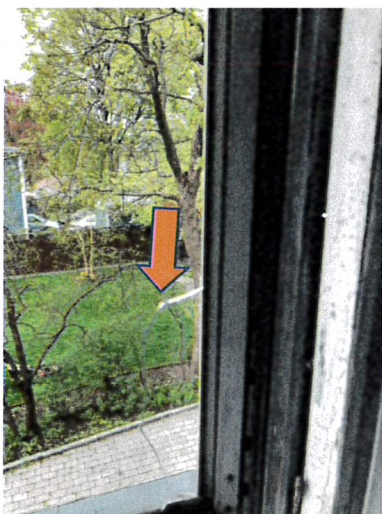


Serge Roy



These photos were taken from the interior showing the Marvin replacement windows that were completed in 2014 following Historic Commission approval.

Below are examples of storms (from 1st and 2nd floors) that have cracked glass (sorry, some are hard to see) from ice melting in winter. Replacing glass and trying to caulk and insulate were ineffective, resulting in repeat icing and breakage. I currently have 6 of these 19 windows with broken glass. I do not have a photo from winter but all windows completely iced over and can barely see out of them. When the weather gets warmer, the melting ice cracks the glass. I stopped replacing the glass as it is a chronic problem. The upper right example is a very large shard of glass which is on the second floor and just barely hanging. This is a clear and present danger which worries me.





Close-up of window requiring replacement



To Be Rented



ADDENDUM TO 178 CENTRAL STREET APPLICATION FOR WINDOW REPLACEMENT

May 2019



Windows to be replaced
from driveway side of
house (West) and opposite
side of house (East).



Windows to be replaced from front of house (street view)



Close up comparison between existing window needing replacement (right) and one that was replaced by Marvin Tilt Pac (left).

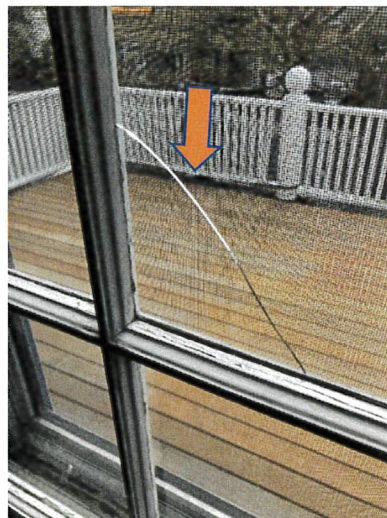
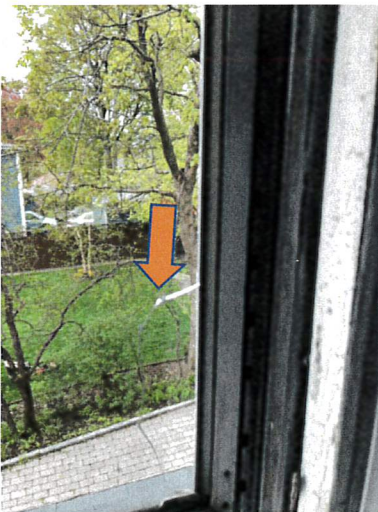
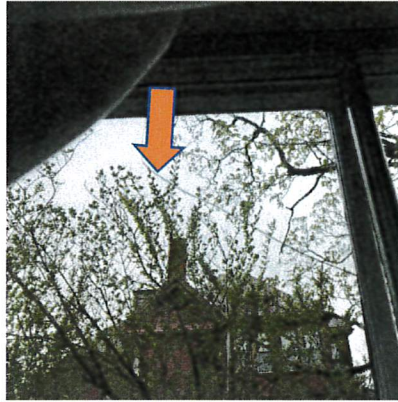
The appearance is strikingly different and detracts from the harmony/appearance of the façade from the street

Each of the following close up pictures are from the different windows among the n=19 I wish to replace. Problems All 19 suffer from wide gaps around casements which despite attempts at insulating still result in excessive draft, loss of heat, rattling in high winds, rotting and breakage around jams. All 19 have retro-fitted aluminum jam covers which have fallen apart/bent, no longer hold the window up with springs broken, and provide large openings for air to infiltrate. I would need to custom build all of these windows to make them functional. Among the most critical of these problems is broken glass panes which crack in winter resulting from them being completely iced over in winter (see page 2).

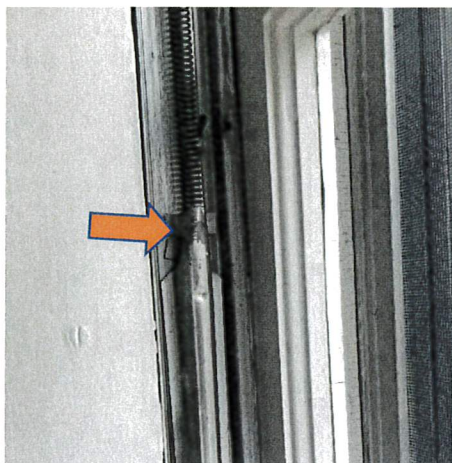
Below are examples of rotten jams and mullions; large gaps around aluminum jam covers allowing water/ice and air to infiltrate causing rotting. These windows are all from 1st Floor LR and parlor.



Below are examples of storms (from 1st and 2nd floors) that have cracked glass (sorry, some are hard to see) from ice melting in winter. Replacing glass and trying to caulk and insulate were ineffective, resulting in repeat icing and breakage. I currently have 6 of these 19 windows with broken glass. I do not have a photo from winter but all windows completely iced over and can barely see out of them. When the weather gets warmer, the melting ice cracks the glass. I stopped replacing the glass as it is a chronic problem. The upper right example is a very large shard of glass which is on the second floor and just barely hanging. This is a clear and present danger which worries me.



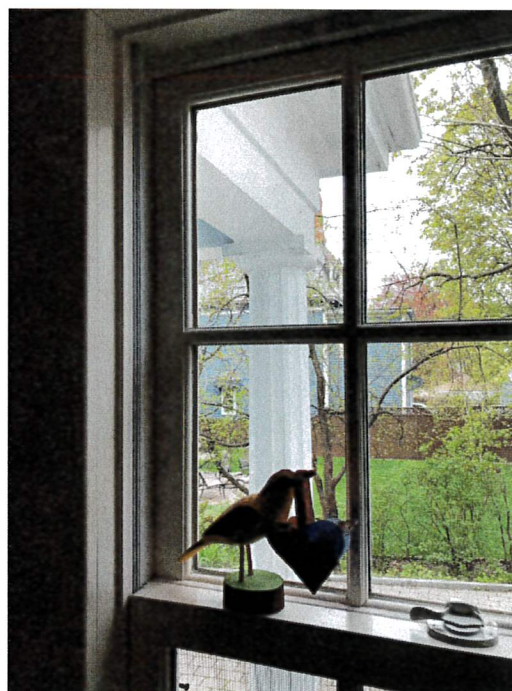
These photos below show aluminum jam replacements that are bent with broken springs and no longer hold the window up unless you lock them closed. I have to propphem open with sticks in summer to get fresh air.

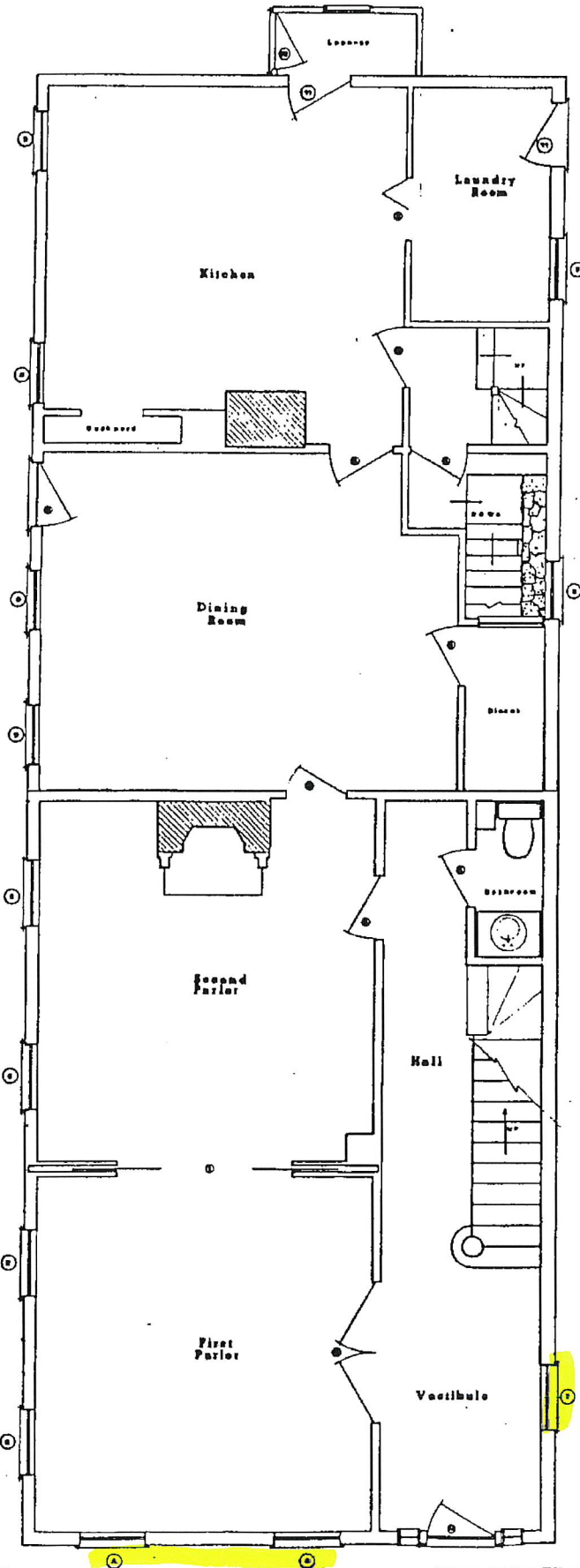


And finally this is what a replacement window looks like in our home from the inside. (we have 6 of these approved in past years) They are quite beautiful, work perfectly, are extremely well crafted, and look period -correct. I realize that your committee is primarily interested in what the home looks like from the street but please consider appearances from the interior - for those that live within its walls. Having the remainder of these windows consistently the same in a historically-correct fashion is not only aesthetically pleasing but addresses serious safety, energy and comfort concerns we have.

Thank you for your consideration.

Serge





original - front

CHARLES ADAMS HOUSE
150 GERRARD STREET, WINDSOR, ONT.
First Floor Plan
Arch. Sample
Gerrard, ON
June 1901

WINDOW/SASH SCHEDULENOVEMBER 1982

KEY	QUANTITY	DESCRIPTION	SIZE OF OPENING IN FRAME (W x H)*
A	2	Original 6-over-6 sash with Greek Revival pointed muntins and 9 3/4" x 20" lights	32 1/2" x 83"
B	2	Original 6-over-6 sash with pointed Greek Revival muntins and 9" x 12" lights. <i>gone - in rear bldg - sub row</i>	29 3/4" x 58 3/4"
C	4	Replacement 6-over-6 sash with flattened muntins... frames original. Lights measure 9 1/2" x 13 1/2".	32 1/2" x 59 1/2"
D	4	Replacement 6-over-6 sash with flattened muntins... frames original. Lights measure 9" x 12".	29 3/4" x 58 3/4"
E	1	Victorian 2-over-1 sash with sash-weights and pulleys. Double hung.	32 1/2" x 59 1/2"
F	2	Original 6-over-6 sash with pointed Greek Revival muntins.	33" x 55 1/2"
G	6	Replacement 6-over-6 sash with flattened muntins... frames original.	33" x 55 1/2"
H	1	6-over-6 sash with flattened muntins.	30 1/2" x 48"
I	1	Replacement 6-over-6 sash with flattened muntins.	27 3/4" x 43 3/4"
J	1	1-over-1 sash with flattened muntins	27" x 44 3/4"
K	1	1-over-1 sash with flattened muntins	20 1/2" x 34"

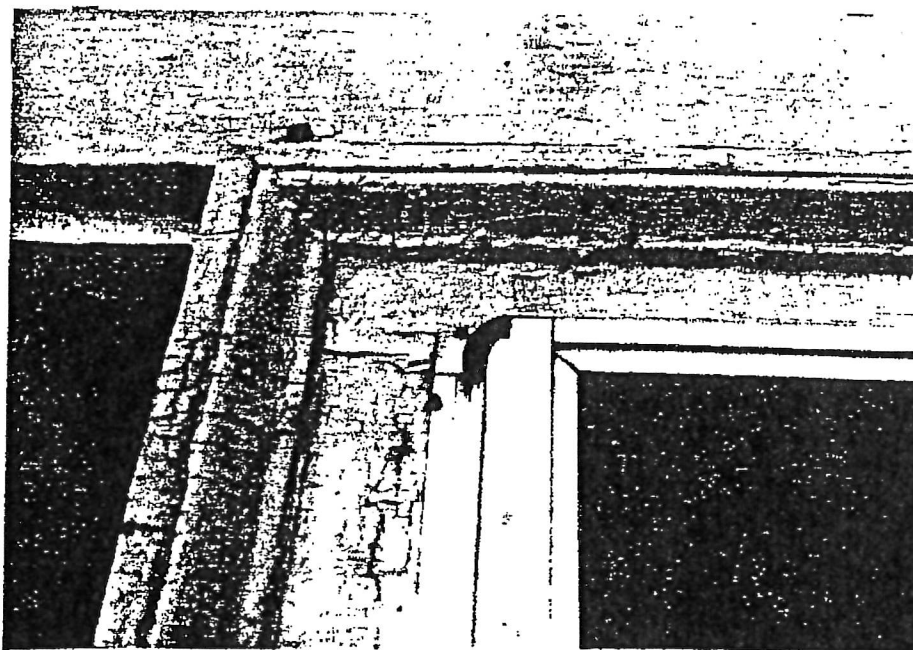
* all measurements variable ± 3/4"

WINDOWS AND BLINDS:

Although the framing and locations of windows remain virtually unchanged, there are a variety of sash which have been introduced over the years. Fortunately, most replacements have been done in good taste.

• Frames:

With the exception of those windows which were added when the shed dormer was built, all major window frames in Charles Adams House appear to be of 1844 vintage. Their vernacular exterior dressing is appropriate to that year, mixing the "picture-frame" style of the Federal period with the echinus mouldings of the Greek Revival period.



*Close-up view
of corner of
typical window
casing. Note
mitered corners
and echinus
mouldings.*

Original sash were of the single-hung variety, without weights or channels incorporated into their frames.

The interior casings are patently Greek Revival with simple trim, bullseye corner blocks, and mitered aprons.

In contrast to the original frames, the shed dormer originally incorporated sash weights, pulleys, and ropes into its frame. Although this hardware was removed when the sash were replaced, its framing in the jams remains intact. These window frames' exterior casings are of simple, undressed wood. Their interior trim is also simply designed, but seems to include some effort toward seeking congruence with the rest of the windows. Although they lack bullseye corner-blocks since their upper casing is imbedded in the ceiling, they do have mitered aprons beneath their stools.

• Sash

There are three primary types of sash in various parts of the house, as outlined in the window/sash schedule (See Attachments).

- Original 6-over-6 sash with pointed Greek Revival muntins.
- Later replacement 6-over-6 sash with flattened muntins.
- Victorian sash with 1-over-1 or 2-over-1 sash.

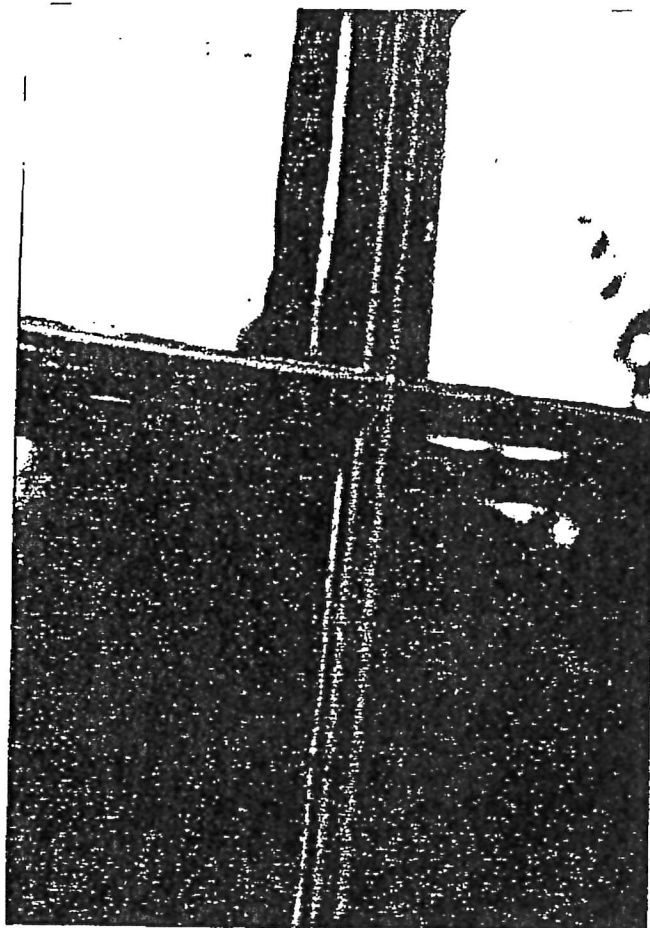
The exteriors of all sash are white and always have been. However, many of the sash which were replaced within the last twenty years have never been painted on their interiors.

The first floor on the front of the house has two long windows typical of three-bay Greek Revival houses. Both are original. Their opening size $83\frac{1}{2}" \times 32\frac{1}{2}"$ and they have 6-over-6 sash with $9\frac{3}{4}" \times 20"$ panes of glass.

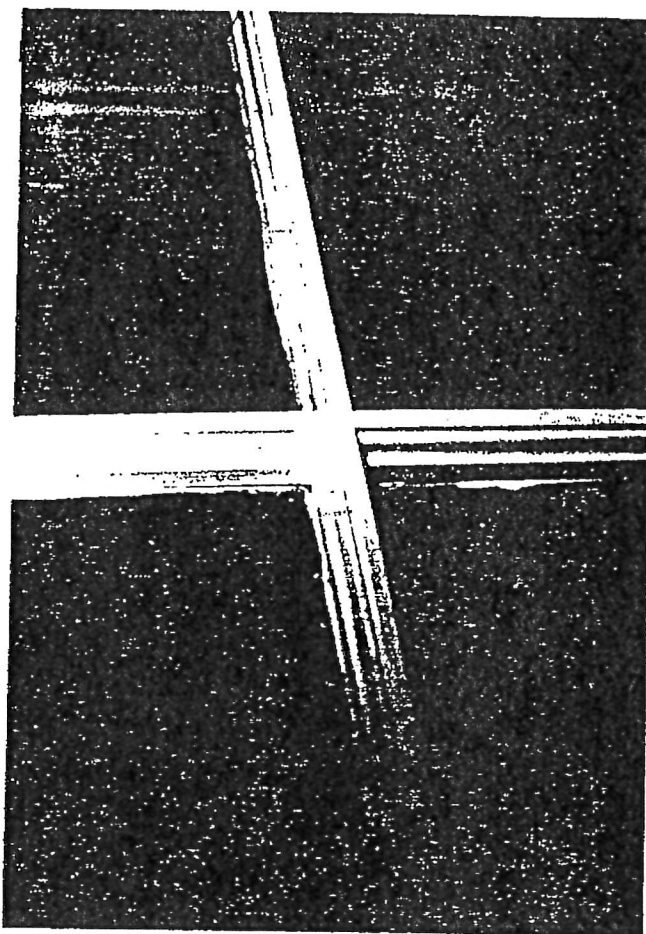
Shown on the next page are photographs of original and replacement muntins, and of an interior view of the aforementioned front windows.

The balance of the first-floor windows in the Main House also have 6-over-six sash (with the exception of the Vestibule window), but measure $32\frac{1}{2}" \times 59\frac{1}{2}"$ (opening in frame) and have $9\frac{1}{2}" \times 13\frac{1}{2}"$ lights.

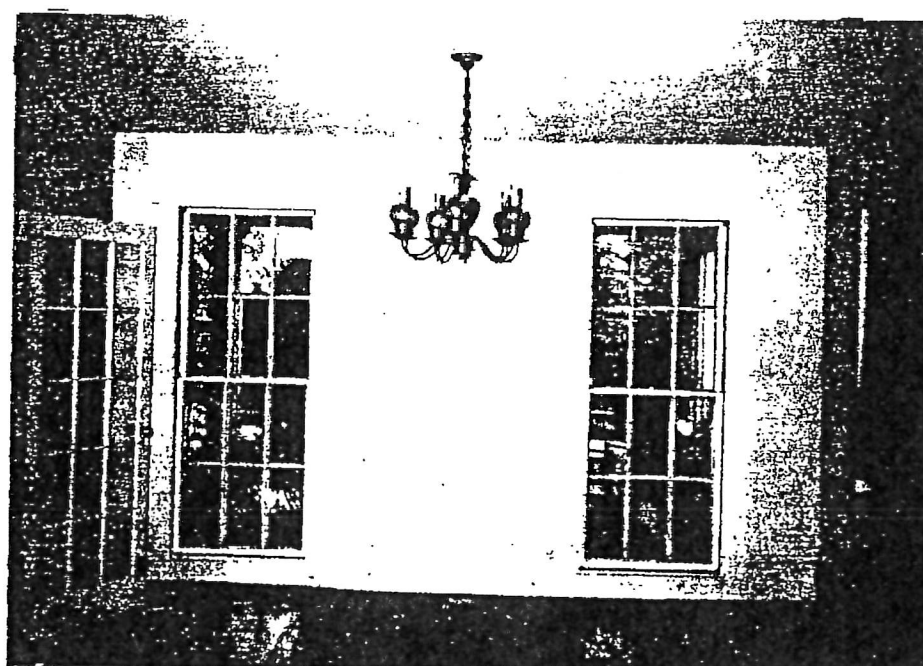
In the Rear House, first-floor window openings measure $29\frac{3}{4}" \times 58\frac{3}{4}"$ with $9" \times 12"$ lights...slightly smaller than those in the Main House.



Muntins on original windows



Muntins on replacement windows



View of first-floor windows at the front of the house

Windows on the second floor are of a fairly consistent size in all places except the shed dormer. Two original 6-over-6 sash may be found on the house's NE side, both with openings measuring 33" x 55½". The balance of second-floor windows with original frames and replacement sash have the same measurements except for the rear (NW) window which measures 27 3/4" x 43 3/4". The shed dormer's windows measure 30½" x 48".

It should be noted that the modern 6-over-6 replacement sash are actually third-generation replacements. Most were installed by the Kelleys or by Avishai Shafrir to replace the second-generation 2-over-1 sash. At this point, the only remaining 2-over-1 sash is located in the first-floor vestibule.

• Blinds

All windows were originally fitted for blinds except for those on the shed dormer and in the tympanum. Most windows still possess them, and there are a number of damaged blinds in the cellar which undoubtedly fit those which lack them.

All blinds are of the fixed-louver variety and have always been painted black. Depending upon location, the blinds measure as follows:

- Main House: first floor facade: 85½" x 17"
- Main House: balance of first floor: 61½" x 17"
- Main House: second floor: 57½" x 17"
- Rear House: all except shed dormer: 53" x 15½"

Blinds are joined with tenons and wooden pegs. They are connected to window frames with eye-and-shoulder hinges typical of 1844 hardware.

Unfortunately, the second-floor blinds on the house's facade are of the modern, metal, decorative type. However, beneath several layers of paint on their window frames are holes where the original hinges had connected. Therefore, it may be deduced that real blinds (measuring 57½" x 17") had hung there originally. These are probably among those in the cellar.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.132
Historic Name:	Adams, Charles - Locke, Woodbury House
Common Name:	
Address:	178 Central St
City/Town:	Somerville
Village/Neighborhood:	Winter Hill
Local No:	1034; 121
Year Constructed:	C 1840
Architect(s):	
Architectural Style(s):	Greek Revival
Use(s):	Agricultural; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	SMV.AY: Somerville Multiple Resource Area
Designation(s):	Local Historic District (3/11/1985); Nat'l Register Individual Property (9/18/1989); Nat'l Register MRA (9/18/1989)



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

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LHD - 3/11/85 (20)

AREA

FORM NO.

Winter Hill

121 132

PI - Winter
USGS - BOSTON
SECTA

Town Somerville MRA

Address 178 Central Street

Historic Name Charles Admas - Woodbury

Locke House

Use: Present residential

Original residential

DESCRIPTION

Date ca. 1840

Source map research

Style Greek Revival

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings garage (ca. 1923)

Major Alterations (with dates) Addition of porch roof, ca. 1910; shed dormer ca. 1900; removal of ell and barn, ca. 1870 and 1850, respectively

Condition Excellent

Moved no Date n/a

Acreage Less than one acre.

Setting The Adams - Locke House is located on an urban residential neighborhood on Winter Hill in north central Somerville.

Recorded by Betsy Friedberg

Organization Massachusetts Historical Comm.

Date May 1986

NRMRA/IND

9/18/89

IC, INC

MHC# 4034

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
30 BOYLSTON STREET
BOSTON, MA 02116



Sketch
in re
geogr
betw
inter
Indic

See Attached Assessor's Map

UTM REFERENCE Z 19 - 327/140 - 4695/450

USGS QUADRANGLE Boston North

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Adams-Locke House retains integrity of location, design, materials, and workmanship. Historically, the house was originally a farm, significant for its association with Somerville's early 19th century past and as the home of Charles Adams, a state legislator and one of the first merchants at the Boston's Quincy Market. Architecturally, the house is significant as a well-preserved and finely detailed example of the Greek Revival style. The Adams-Locke House thus fulfills Criteria A, B and C of the National Register of Historic Places on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Adams-Locke House is significant as one of the first non-agricultural houses built on Winter Hill. The structure, built ca. 1840, is a well-preserved example of a pretentious Greek Revival-style side-hall house. The three-bay facade is 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 offset to the right and is flanked by full-length sidelights. The interior retains most of its original doors, door and window enframements, baseboard moldings, and decorative moldings.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Originally a farmhouse, the house stands on land the boundaries of which once extended south to Medford Street and north to Broadway. Adams gave the city the land at the northern end of his property for the first schoolhouse on Winter Hill. The school stood on the site of the present-day Winter Hill Congregational Church (#118). 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.

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