15 Adams St. Historic Narrative Unit# 3 7.15.26

We propose to remove the entire uncovered portion of the side-facing and rear-facing deck, including the staircase leading from the deck down to the walkway leading to the rear yard. The area where the uncovered deck is to be removed will be repurposed as landscaped area. After the removal of the uncovered deck components, The condition of the remaining "covered" portion of the deck will more fully exposed to view (at all heights as shown in a cross section), allowing for our structural engineer to view the existing condition of the remaining covered section, and to create a report to address how to repair/replace components as needed, and to bring that portion of the building up to the current building code for its type of construction. So, this first demo phase is, in part, to be considered "exploratory demo". The remaining covered portion of the deck will be protected as needed during this exploratory phase with a temporary handrail, and a code compliant temporary set of stairs. This will continue (without interruption) to allow the existing rear patio door to be the second means of egress for Unit#3 through the completion of the upgrades to ensure safety compliance on the property. It is our intent to follow this first exploratory phase of the permit work with the structural upgrades (as reported and recommended in the Structural Engineer's forthcoming report) and the repairs and restoration to the existing covered deck (as shown on the forthcoming plans and elevations) to be submitted along with the structural report.

We assert that the removal of the uncovered section portion of the deck has no impact on the historic preservation of the building, since:

- It was not part of the original building footprint
- It has no effect on the use or functioning of any of the current "common" areas of the building
- I can only be see skewed and marginally from any public way
- Its removal, and the subsequent regrading of the grade under the uncovered deck after that deck has been removed, will more closely align (visually) with what appears would have likely been the original finish grade of the building after its original construction.

We further state that any new materials used in the subsequent restoration of the covered section of the deck and structural upgrades needed (as will be documented by the Structural Engineer) and submitted by Just Woodcraft, Inc. (after findings), will be consistent with all original materials, both in their intent and their actual selection. The

“step back rule of thumb” will apply to the elevation and plan view of the restored covered porch area.

Schematic plan view and elevations (2 sides) will be submitted and uploaded as part of this application, if requested.

166 CENTRAL STREET

GUILLERMO HERRERA
164 CENTRAL STREET

NOW OR FORMERLY
MARIANA MARANDA
162 CENTRAL STREET

NOW OR FORMERLY
JESSICA & FREDRICK SNARE
156 CENTRAL STREET

NOW OR FORMERLY
JEAN PETERSON
19 ADAMS STREET

NOW OR FORMERLY
ROBERT McCORMICK
7 ADAMS STREET

ADJOINER'S DWELLING

MEDFORD STREET
(PUBLIC 55' WIDE)

1 STORY BLOCK GARAGE

GRASS

STEPS

LANDSCAPED BLOCK RETAINING WALLS (TYP.)

41' (+/-) FROM REAR LOT LINE TO THE EDGE OF THE NEW STAIRCASE

LOT A
6,914± S.F.
(RECORD AREA)

4 TREADS
5 RISERS

14' FROM SIDE OF STAIRCASE TO RIGHT LOT LINE

COVERED PORCH

UNCOVERED PORCH

WOOD DECK

1 STORY WOOD FRAME DWELLING
No. 13
UNIT NUMBER 1

YARD AREA EASEMENT FOR No. 13 ADAMS ST.

COVERED PORCH

LOT B
6,265± S.F.
(RECORD AREA)

4.50' YARD AREA EASEMENT FOR No. 15 ADAMS ST. (UNIT 2 & 3)

3 STORY WOOD FRAME DWELLING
No. 15
UNIT NUMBERS 1, 2, 3 & 4

REMNANTS OF WALL

PARKING SPACE #1

PARKING SPACE #2

PARKING SPACE #3

PARKING SPACE #4

PARKING SPACE #5

COVERED PORCH

YARD AREA EASEMENT FOR No. 15 ADAMS ST.

EXISTING 9.00' WIDE RIGHT OF WAY

DRIVEWAY AREA EASEMENT FOR No. 15 ADAMS ST. (UNITS 1-4)

BIT. CONC. PAVEMENT

LANDSCAPED BLOCK RETAINING WALLS (TYP.)

CONC. SIDEWALK

CONCRETE SIDEWALK

MERIDIAN BASED ON PLAN NO. 1148 OF 1979

1-1800

07/25/03 PLAN NUMBER: 00000681
MSD 07/25/03 05:12:07 2046 525.00

LEGEND:

- INDICATES REDUCED DECK AREA
- INDICATES NEW STAIRS DOWN TO BACKYARD
- INDICATES EXISTING DECK TO BE DEMOLISHED
- INDICATES LOT LINE

JWC BUILDERS

LENOX DESIGN STUDIO

HAINES RESIDENCE

Project Number

15 ADAMS STREET
SOMERVILLE, MA

LENOX DESIGN STUDIOS
617-821-1242
www.lenoxdesignstudios.com

ISSUANCE:
FOR PERMIT

REVISION:

DATE: 09/14/2026
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker

SHEET INFO:
15 ADAMS PLOT PLAN

G-101


15
BE KIND
LOVETT







